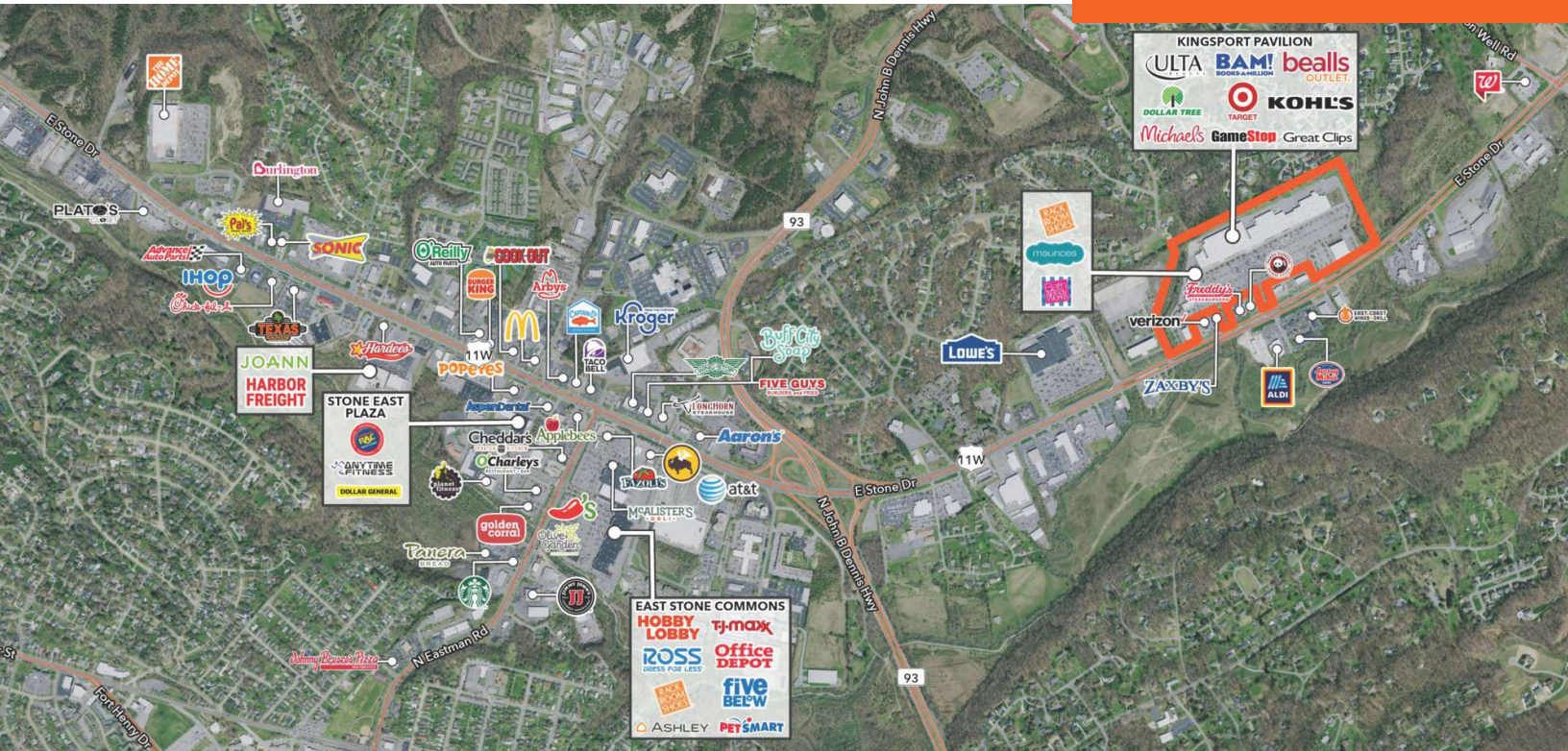


KINGSPORT PAVILION

2626 E STONE DR. , KINGSPORT, TN 37660

FOR LEASE



LOCATION DESCRIPTION

The City of Kingsport, located in Northeast Tennessee, is one of three cities in the Tri-City CSA, comprising of over a half million people. In 2020 U-Haul ranked the Tri-Cities as the 12th fastest growing area in America. Kingsport Pavilion is located on East Stone Drive, which serves as Kingsport's primary retail artery (32,451 VPD).

PROPERTY HIGHLIGHTS

- +/- 390,000 SF regional shopping center anchored by Target, Kohls, and Ashley HomeStore
- One of only three Target-anchored shopping centers in the Tri-Cities CSA
- Signalized ingress and egress, excellent visibility, and highly visible pylon signage
- Located 2.7 Miles from Eastman Chemical Company's Kingsport facility which is the 4th largest chemical manufacturing plant in America (7,000+ employees)
- +/- 29 acre development opportunity



DEMOGRAPHICS	1 MILE 3 MILES 5 MILES		
2024 Total Population	3,516	33,308	60,390
2024 Total Households	1,396	14,493	26,394
2024 Average Household Income	\$108,194	\$82,457	\$78,916



SAM NICHOLS

sam.nichols@tscg.com

615.324.5644

KINGSPORT PAVILION

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FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
2626-2	Available	1,898 SF
2626-4	Milan Laser Hair Removal	1,217 SF
2626-6A	US Nails	1,796 SF
2626-8	Image Essentials	1,120 SF
2626-9	Available	1,150 SF
2626-10	Available	6,030 SF
2626-20	Bath & Body Works	4,018 SF
2626-30	Available	7,680 SF

SUITE	TENANT NAME	SPACE SIZE
2626-40	Maurice's	5,079 SF
2626-50	Hibbett Sports	5,016 SF
2626-60	Rack Room Shoes	8,000 SF
2626-70	Bealls	15,095 SF
2626-80	Great Clips	1,951 SF
2626-100	Game Stop	1,640 SF
2626-110	Michaels	21,574 SF

SUITE	TENANT NAME	SPACE SIZE
2626-130	Ulta	10,117 SF
2626-140	Books A Million	15,500 SF
2626-150	Academy Sports + Outdoors	45,000 SF
2626-160	Dollar Tree	10,010 SF
2600-70	Available	1,298 SF
2600-50	Available	2,397 SF
2600-10	LensCrafters	1,608 SF



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