

REEDY CREEK TERRACE

1880 N Eastman Road
Kingsport, TN 37664

Location

N Eastman Road across from the intersection of
Ryder Drive in East Kingsport

Available for Lease

1,534 - 2,000 SF retail space
1,200 - 5,093 SF office space
\$12 - \$17/SF/year NNN
First generation spaces include vanilla box
Landlord is willing to build out space to tenant's specs

Highlights

Located at a traffic light in a dense retail district just off
E Stone Drive

Large Pylon sign on Eastman Road

Kingsport's Green Belt runs right next to the property

Approx. 1.5 miles from Eastman Chemical Company's
7,000-employee global headquarters

Approx. 0.7 miles from Dobyns-Bennett High School and
Kingsport Civic Auditorium

Occupants include Panera Bread, Merle Norman, Fleet
Feet, Citizens Savings & Loan, Annie's Room, Lux Nails,
The Pope Firm, SportClips, Highland Professional Group,
Southern Pool & Spa, Cornucopia, Tri-Cities Dance
Company, Sleep Number and Kumon Math & Reading

Traffic Counts

N Eastman Rd: 19,886 (2020)

Demographics

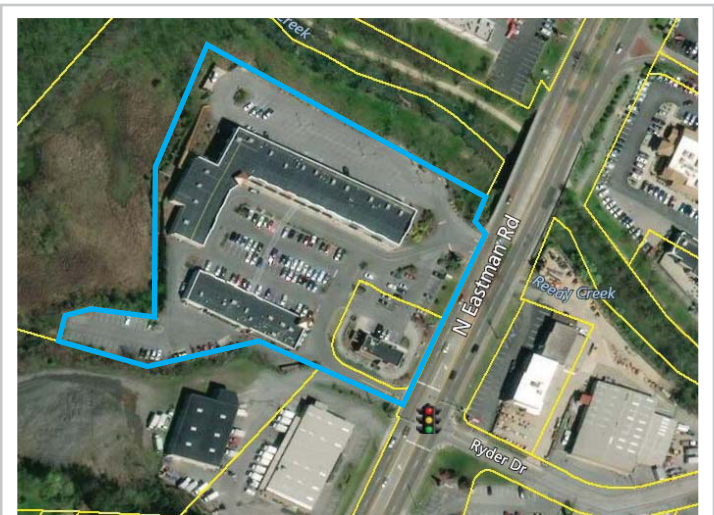
(2021 Est.)	3 mile	5 mile	10 mile
Population	35,995	70,656	130,211
Median HH Income	\$43,789	\$47,763	\$51,701
Median Age	47.2	47.1	46.5

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