

For Sale
Commercial Property
1781 Fort Henry Drive Kingsport, Tennessee 37664



Property Information

125' X 143'

Fronting Fort Henry Drive

In Front of A Very Busy

Food City

\$325,000



For More Information Contact:

Kelly Graham, CCIM
Graham & Associates, REALTORS
PO Box 2044
126 Edgemont Ave
Bristol, TN 37620
423-968-2276

Website:
www.KellyGraham.com

Email:
kgccim@kellygraham.com



SUNTRUST

BIG LOTS!

FOOD CITY

Bank of America

BURGER KING

SUBWAY

COST CUTTERS

TACO BELL

toby frozen yogurt

Pa's

SITE

Belk
jcpenny
Sears

Walgreens

jiffy lube

BB&T

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Google earth

36°31'50.78" N 82°31'38.13" W elev 1257 ft eye alt 3629 ft



Executive Summary

1781 Fort Henry Dr, Kingsport, Tennessee, 37664
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.53048
Longitude: -82.52569

	1 mile	3 miles	5 miles
Population			
2000 Population	7,269	29,800	68,977
2010 Population	7,175	30,608	70,261
2015 Population	7,083	30,644	70,453
2020 Population	7,008	30,670	70,541
2000-2010 Annual Rate	-0.13%	0.27%	0.18%
2010-2015 Annual Rate	-0.25%	0.02%	0.05%
2015-2020 Annual Rate	-0.21%	0.02%	0.02%
2015 Male Population	45.4%	46.7%	47.5%
2015 Female Population	54.6%	53.3%	52.5%
2015 Median Age	45.9	45.9	45.6

In the identified area, the current year population is 70,453. In 2010, the Census count in the area was 70,261. The rate of change since 2010 was 0.05% annually. The five-year projection for the population in the area is 70,541 representing a change of 0.02% annually from 2015 to 2020. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 45.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	90.9%	89.9%	92.7%
2015 Black Alone	4.2%	5.2%	3.2%
2015 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2015 Asian Alone	0.8%	1.3%	1.0%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.5%	1.1%	0.9%
2015 Two or More Races	2.1%	2.2%	1.8%
2015 Hispanic Origin (Any Race)	2.9%	2.6%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	3,415	13,240	29,415
2010 Households	3,316	13,710	30,452
2015 Total Households	3,283	13,749	30,674
2020 Total Households	3,253	13,754	30,754
2000-2010 Annual Rate	-0.29%	0.35%	0.35%
2010-2015 Annual Rate	-0.19%	0.05%	0.14%
2015-2020 Annual Rate	-0.18%	0.01%	0.05%
2015 Average Household Size	2.09	2.17	2.27

The household count in this area has changed from 30,452 in 2010 to 30,674 in the current year, a change of 0.14% annually. The five-year projection of households is 30,754, a change of 0.05% annually from the current year total. Average household size is currently 2.27, compared to 2.28 in the year 2010. The number of families in the current year is 19,669 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2015 Median Household Income	\$32,915	\$34,489	\$38,134
2020 Median Household Income	\$36,714	\$39,162	\$44,336
2015-2020 Annual Rate	2.21%	2.57%	3.06%
Average Household Income			
2015 Average Household Income	\$43,329	\$51,233	\$54,673
2020 Average Household Income	\$48,528	\$58,071	\$62,088
2015-2020 Annual Rate	2.29%	2.54%	2.58%
Per Capita Income			
2015 Per Capita Income	\$20,300	\$23,267	\$23,953
2020 Per Capita Income	\$22,731	\$26,326	\$27,222
2015-2020 Annual Rate	2.29%	2.50%	2.59%

Current median household income is \$38,134 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,336 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$54,673 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$62,088 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,953 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,222 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	3,749	14,706	32,175
2000 Owner Occupied Housing Units	2,316	8,578	21,238
2000 Renter Occupied Housing Units	1,099	4,662	8,177
2000 Vacant Housing Units	334	1,466	2,760
2010 Total Housing Units	3,703	15,339	33,851
2010 Owner Occupied Housing Units	2,054	8,308	20,907
2010 Renter Occupied Housing Units	1,262	5,402	9,545
2010 Vacant Housing Units	387	1,629	3,399
2015 Total Housing Units	3,722	15,623	34,288
2015 Owner Occupied Housing Units	1,876	7,782	19,917
2015 Renter Occupied Housing Units	1,407	5,967	10,757
2015 Vacant Housing Units	439	1,874	3,614
2020 Total Housing Units	3,729	15,763	34,492
2020 Owner Occupied Housing Units	1,847	7,773	19,937
2020 Renter Occupied Housing Units	1,406	5,981	10,817
2020 Vacant Housing Units	476	2,009	3,738

Currently, 58.1% of the 34,288 housing units in the area are owner occupied; 31.4%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 33,851 housing units in the area - 61.8% owner occupied, 28.2% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 0.57%. Median home value in the area is \$155,793, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.16% annually to \$200,377.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.