

# For Lease

## Retail Building For Lease

### 2717 E Stone Drive Kingsport, TN

#### Property Information

Right across the road from the Target shopping center

6000 Sf

20 Ft ceilings

Gas Heat

Great visibility

High traffic area

Zoned Commercial

\$16/SF/year



For More Information Contact:

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Traffic Count = 26,000 Stone Drive



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Google earth

1999

36°33'03.37" N 82°29'45.01" W elev 1262 ft eye alt 5943 ft



# Executive Summary

2717 E Stone Dr, Kingsport, Tennessee, 37660  
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.55082  
Longitude: -82.49090

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,781	30,509	55,898
2010 Population	3,081	31,074	57,104
2017 Population	3,169	31,469	57,778
2022 Population	3,231	31,743	58,226
2000-2010 Annual Rate	1.03%	0.18%	0.21%
2010-2017 Annual Rate	0.39%	0.17%	0.16%
2017-2022 Annual Rate	0.39%	0.17%	0.15%
2017 Male Population	46.9%	47.2%	47.4%
2017 Female Population	53.0%	52.8%	52.6%
2017 Median Age	52.6	47.4	46.2

In the identified area, the current year population is 57,778. In 2010, the Census count in the area was 57,104. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 58,226 representing a change of 0.15% annually from 2017 to 2022. Currently, the population is 47.4% male and 52.6% female.

### Median Age

The median age in this area is 52.6, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	92.4%	93.3%	92.1%
2017 Black Alone	1.5%	2.3%	3.5%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2017 Asian Alone	4.1%	1.4%	1.1%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.5%	0.9%	1.0%
2017 Two or More Races	1.4%	1.8%	2.0%
2017 Hispanic Origin (Any Race)	1.5%	2.1%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 18.1% 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 18.9 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	1,014	12,961	23,964
2010 Households	1,186	13,439	24,767
2017 Total Households	1,217	13,526	24,918
2022 Total Households	1,238	13,609	25,057
2000-2010 Annual Rate	1.58%	0.36%	0.33%
2010-2017 Annual Rate	0.36%	0.09%	0.08%
2017-2022 Annual Rate	0.34%	0.12%	0.11%
2017 Average Household Size	2.48	2.28	2.29

The household count in this area has changed from 24,767 in 2010 to 24,918 in the current year, a change of 0.08% annually. The five-year projection of households is 25,057, a change of 0.11% annually from the current year total. Average household size is currently 2.29, compared to 2.27 in the year 2010. The number of families in the current year is 15,852 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$60,963	\$44,920	\$39,984
2022 Median Household Income	\$69,182	\$51,599	\$45,592
2017-2022 Annual Rate	2.56%	2.81%	2.66%
<b>Average Household Income</b>			
2017 Average Household Income	\$86,210	\$63,781	\$58,579
2022 Average Household Income	\$98,216	\$73,805	\$67,788
2017-2022 Annual Rate	2.64%	2.96%	2.96%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$38,782	\$27,949	\$25,643
2022 Per Capita Income	\$43,833	\$32,161	\$29,542
2017-2022 Annual Rate	2.48%	2.85%	2.87%

Current median household income is \$39,984 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,592 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,579 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,788 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,643 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,542 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,131	14,092	26,300
2000 Owner Occupied Housing Units	730	9,524	16,995
2000 Renter Occupied Housing Units	284	3,437	6,969
2000 Vacant Housing Units	117	1,131	2,336
2010 Total Housing Units	1,276	14,907	27,721
2010 Owner Occupied Housing Units	753	9,416	16,761
2010 Renter Occupied Housing Units	433	4,023	8,006
2010 Vacant Housing Units	90	1,468	2,954
2017 Total Housing Units	1,287	15,084	28,073
2017 Owner Occupied Housing Units	733	9,114	16,196
2017 Renter Occupied Housing Units	484	4,412	8,722
2017 Vacant Housing Units	70	1,558	3,155
2022 Total Housing Units	1,297	15,217	28,332
2022 Owner Occupied Housing Units	742	9,148	16,242
2022 Renter Occupied Housing Units	496	4,461	8,815
2022 Vacant Housing Units	59	1,608	3,275

Currently, 57.7% of the 28,073 housing units in the area are owner occupied; 31.1%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 27,721 housing units in the area - 60.5% owner occupied, 28.9% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 0.56%. Median home value in the area is \$135,007, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.02% annually to \$156,686.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.