



GREENBRIER
real estate advisors

Former Long John Silver's

For Lease

1336 East Stone Drive
Kingsport, TN 37660



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GREENBRIER
real estate advisors

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Property Details

Name	Former Long John Silver's For Lease
Address	1336 East Stone Drive Kingsport, TN 37660
Building Size	2,520 SF +/-
Lot Size	0.67 +/- Acres
Lease Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,048	39,063	67,052
Average Household Income	\$69,993	\$58,477	\$62,332

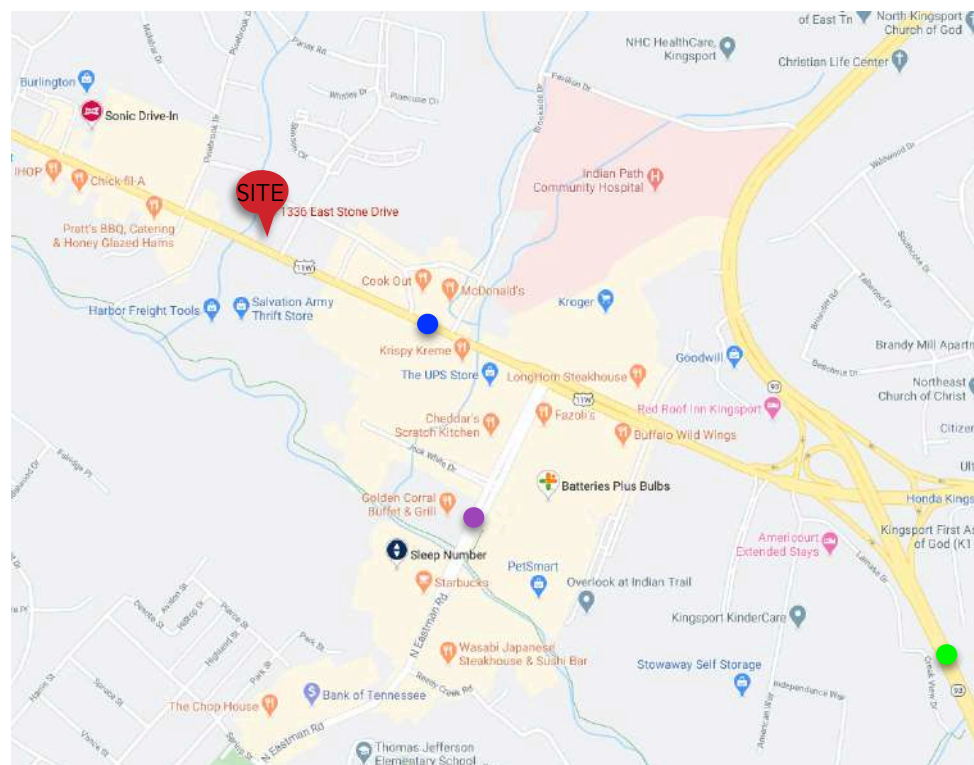
Market Overview

- Property located on E. Stone Drive in Kingsport, TN, which is part of the greater Tri-City (Johnson City, Kingsport & Bristol) MSA
- Former Long John Silver's (2,520 SF) on 0.67 +/- acre on busy Highway 11W corridor
- Good visibility and access and an impressive daytime population of 58,069 within a 3 mile radius
- Located in one of the main hubs of Kingsport near Indian Path Community Hospital and Eastman Chemical Company

Traffic Counts

E Stone Drive (Hwy 11W)	32,407 ADT
N Eastman Road	23,036 ADT
N John B Dennis Highway (Hwy 93)	29,085 ADT

Map



Johnson City, Tennessee (Tri Cities MSA)





Kingsport, TN



Kingsport, TN

Subject Site
(1336 E Stone Drive)

Indian Path
Medical Center

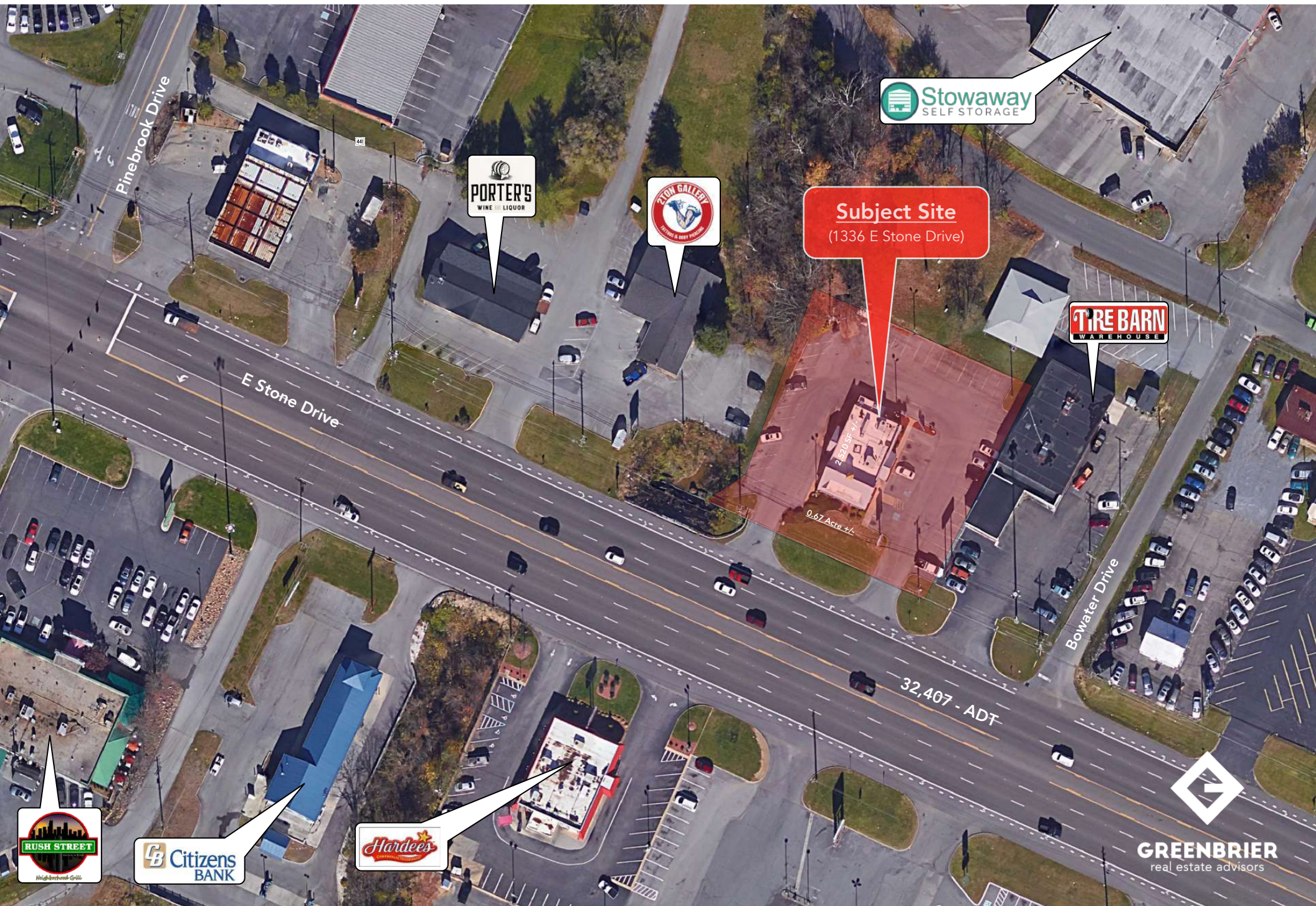
93

E Stone Drive

32,407 ADT

23,036 ADT

N Eastman Road



 **Stowaway**
SELF STORAGE

 **PORTER'S**
WINE LIQUOR

 **ZION GALLERY**
ARTS & MORE

Subject Site
(1336 E Stone Drive)

 **TIRE BARN**
WAREHOUSE

 **RUSH STREET**
Highland Grill

 **Citizens**
BANK

 **Hardee's**





Subject Site

(1336 E Stone Drive)



2,200 SF +/-
0.67 Acre +/-

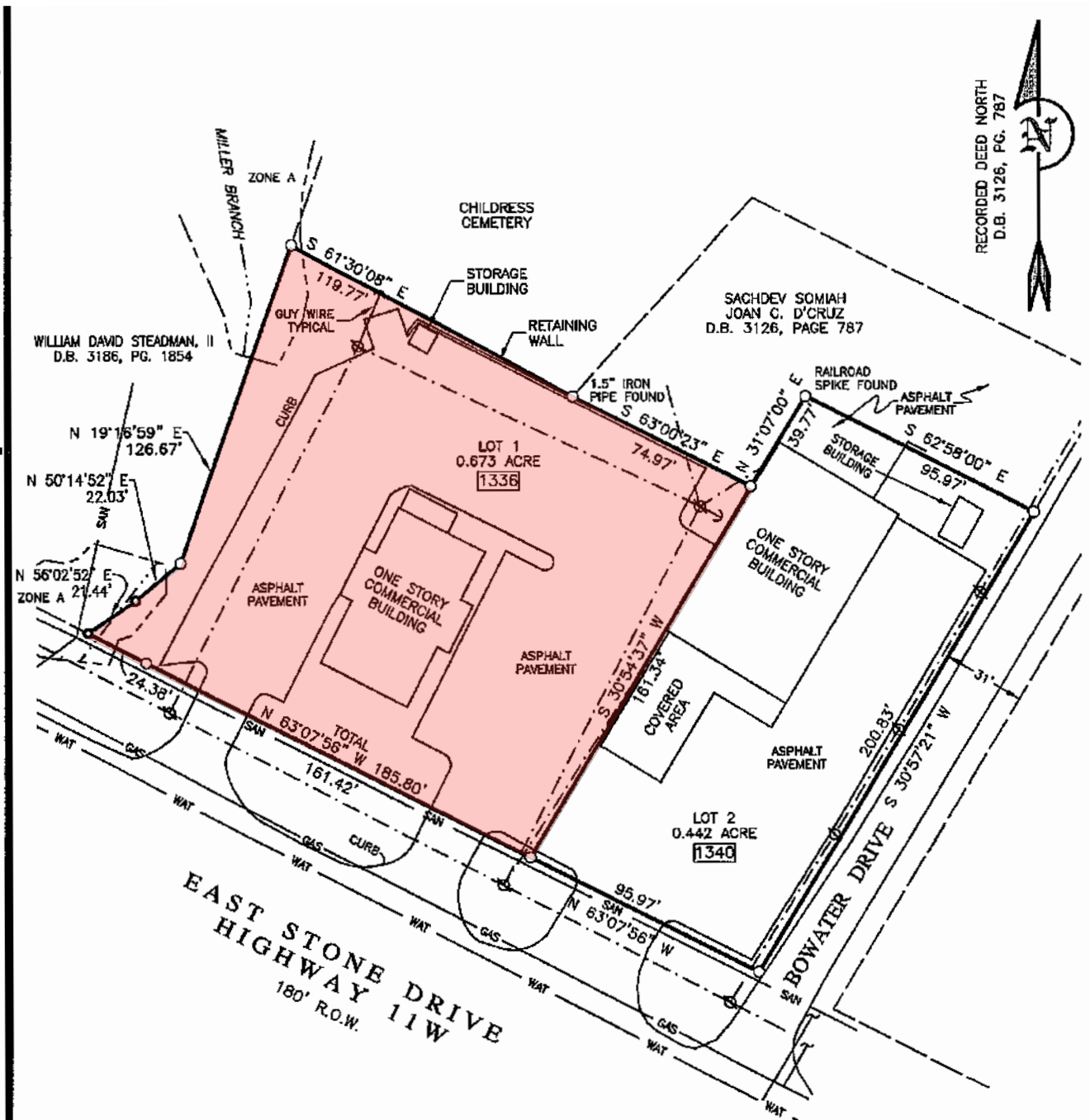
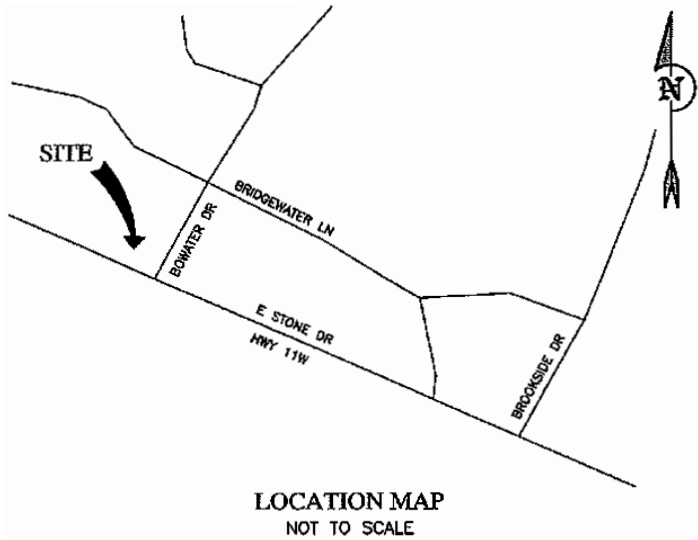
E Stone Drive

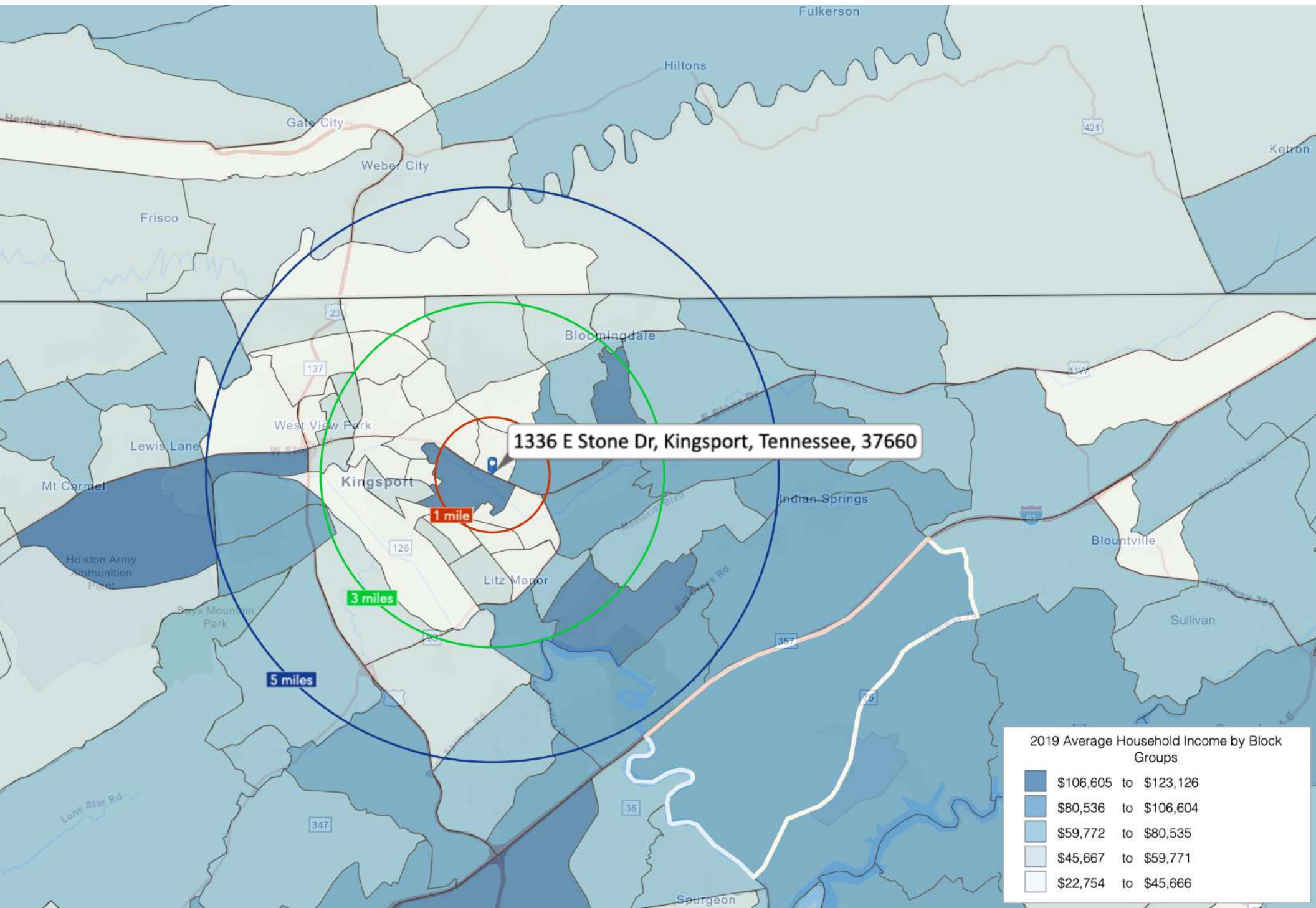
Bowater Drive

32,407- ADT



Pinebrook Drive





(5 Mile Radius)

KEY FACTS

67,052

Population



2.3

Average
Household Size

46.5

Median Age

\$41,290

Median Household
Income

EDUCATION

13%

No High
School
Diploma



37%

High School
Graduate



27%

Some
College



23%

Bachelor's/Grad/Prof
Degree

2019 Daytime Population

2019 Total Daytime
Population

82,103

2019 Daytime Population:
Workers

42,831

2019 Daytime Population:
Residents

39,272

BUSINESS



2,616

Total Businesses



41,348

Total Employees

Total Retail Sales



\$1,393,134,763

Total Retail Sales

EMPLOYMENT



White Collar

60%



Blue Collar

23%



Services

17%



5.3%

Unemployment
Rate

1336 E Stone Dr, Kingsport, Tennessee, 37660

Average Household Income



\$62,332

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,500

Apparel &
Services



\$109

Computers &
Hardware



\$2,598

Eating Out



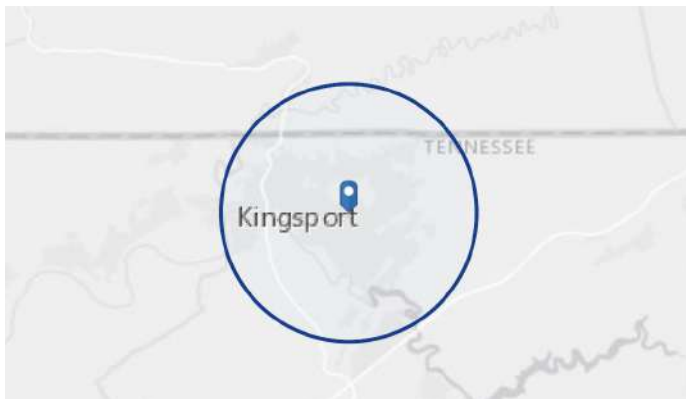
\$3,900

Groceries



\$4,709

Health Care



Tri-Cities - MSA Demographics

Submarkets

Region	Population			Average Household Income		
	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile
Johnson City	4,661	42,474	77,875	\$78,939	\$59,313	\$59,041
Kingsport	7,769	32,717	70,967	\$48,587	\$51,582	\$56,120
Bristol	7,949	33,129	52,901	\$37,591	\$45,113	\$50,979

Top 10 Employers (Washington County)	Product/Service	Full time employees
Mountain States Health Alliance	Health Care	8,610
ETSU	Education	2,370
James H. Quillen VA Medical Center	Hospital	2,188
Citi GROUP	Financial	1,700
Washington County TN Department of Education	Education	1,200
Advanced Call Center Technologies	Technology	1,179
AO Smith Water Company	Utilities	1,076
Frontier Health	Health Care	1,016
Johnson City Schools	Education	832
Kelly Services, Inc.	Technology/Industry	650

Top 10 Employers (Sullivan County)	Product/Service	Full time employees
Eastman	Industrial	6,800
Wellmont Health Systems	Health Care	6,225
Holston Medical Group	Hospital	5,300
Sullivan County Department of Education	Education	1,650
Kingsport City Schools	Education	1,100
Pal's Fast Food	Food	950
CenturyLink Telecommunications	Technology	950
BAE Systems	Aerospace Company	525
Domtar Paper	Manufacturing	330
Robinette Company	Manufacturing	325

Univeristies/Colleges	Fall Enrollment
East Tennessee State University, Johnson City	15,000
King University, Bristol	2,920
Milligan College, Elizabethton	1,130
Northeast State Community College	8,500
Tusculum College	1,619
Bethel University	2,975
Washington County Schools (13)	9,057
Johnson City Public Schools (11)	7,900
3 Private Schools	749
Sullivan County Schools (23)	10,000
Kingsport City Schools (13)	7,100
Bristol City Schools (7)	4,300

Healthcare & Medical (Washington County)	Region of Service
Johnson City Medical Center	Trauma Center - TN, VA, WV, NC, KY
Niswonger Children's Hospital	Affiliate of St. Jude - TN, VA, NC, KY
Franklin Woods Community Hospital	Non-profit - 80 bed hospital in TN
Quillen Rehabilitation Hospital	General
Woodridge Hospital	Mental Health & Dependency services

Healthcare & Medical (Sullivan County)	Number of Hospitals	Region of Service	# of Beds
Mountain State Health Alliance	13	Indian Math Medical Center	261
Wellmont Health System	6	Holton Valley Media Center	345
		Bristol Regional Medical Center	348