



GREENBRIER
real estate advisors

Former Long John Silver's For Lease or Sale

1336 East Stone Drive
Kingsport, TN 37660



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

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Property Details

Name	Former Long John Silver's For Lease or Sale
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

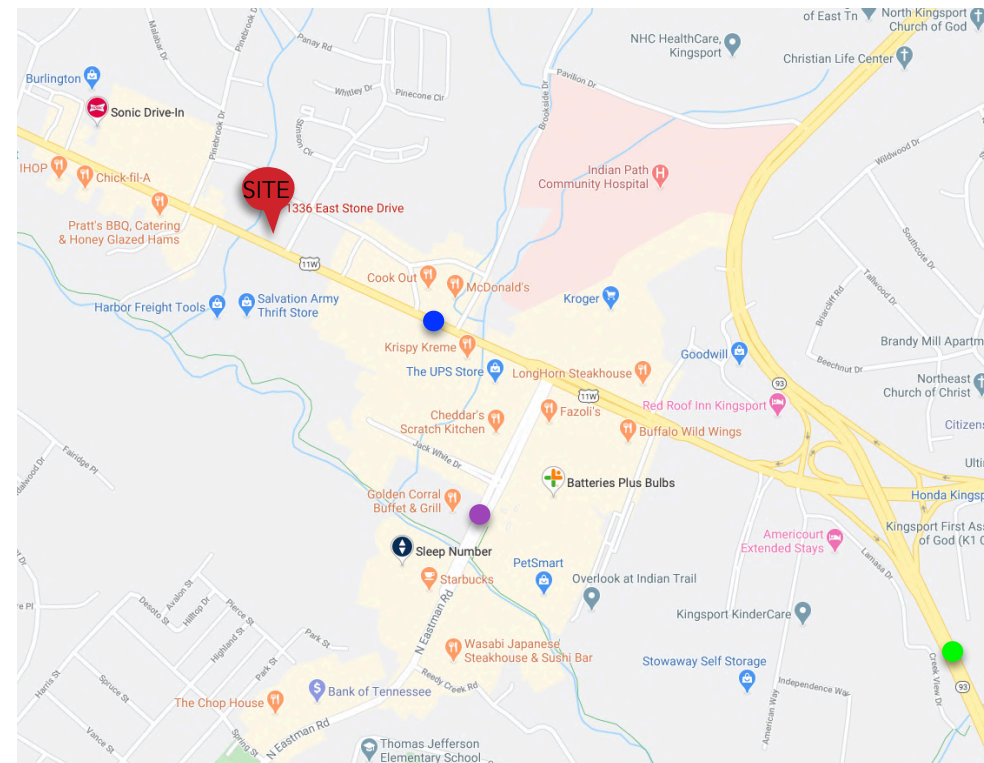
Market Overview

- 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)





Subject Site
(1336 E Stone Drive)

Sullivan North High School

Indian Path Medical Center

Great Clips
Ulta
GameStop
Ink 360
Lane Bryant

LOWE'S

ALDI

Dobyns-Bennett High School

Cheddar's

Eastman Road
17,715 ADT

Kingsport Town Center
beek
sears
JC Penney
rue 21
BED BATHS
BUY

John B. Dennis Highway

Eastman Chemical Company

WAL-MART

Kingsport, TN

Kingsport, TN



Subject Site
(1336 E Stone Drive)

Indian Path
Medical Center

Advance!
Auto Parts

ihop

Chick-fil-A

TEXAS
CHICKEN

Hardlee's

HARBOR FREIGHT
TOOLS

JOANN

Tuesday Morning

O'Reilly

BOOK-BUY

BURGER KING

McDonald's

Arby's

Kroger

CAPTAIN D'S

TACO BELL

Waffle House

LONGHORN
STEAKHOUSE

Krispy Kreme

Applebee's

Cheddar's

Charley's

golden corral

Panera

Starbucks

The Chop House

EVANS

BUFFALO WILD WINGS

at&t

chili's

sears

Olive Garden

ROSS

HOBBY LOBBY

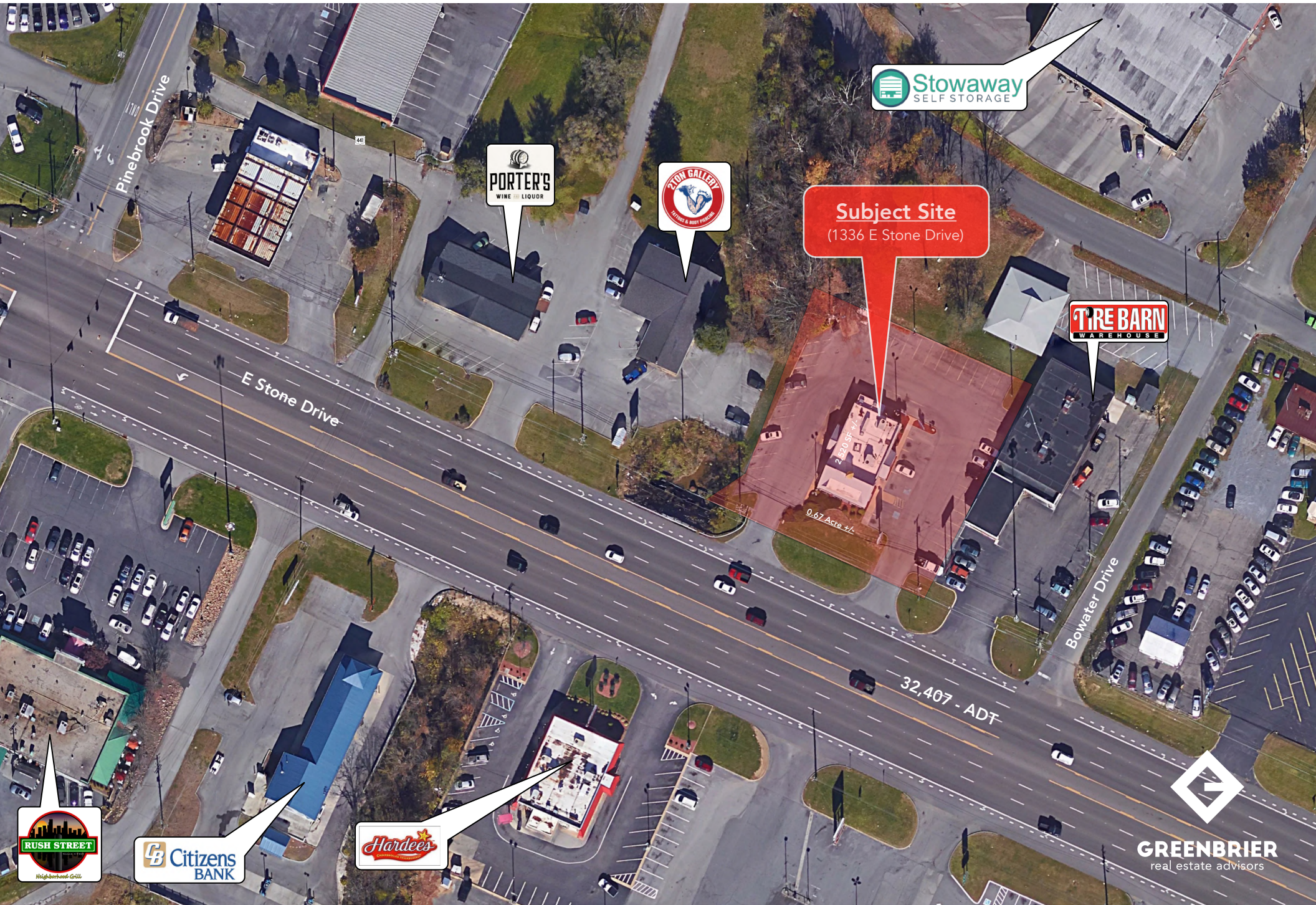
TJ-maxx

Office DEPOT

PET SMART

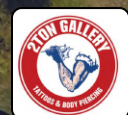
ASHLEY

SALLY BEAUTY SUPPLY



 Stowaway
SELF STORAGE

 PORTER'S
WINE & LIQUOR

 PIN GALLERY
FINE & BODY PERSONAL

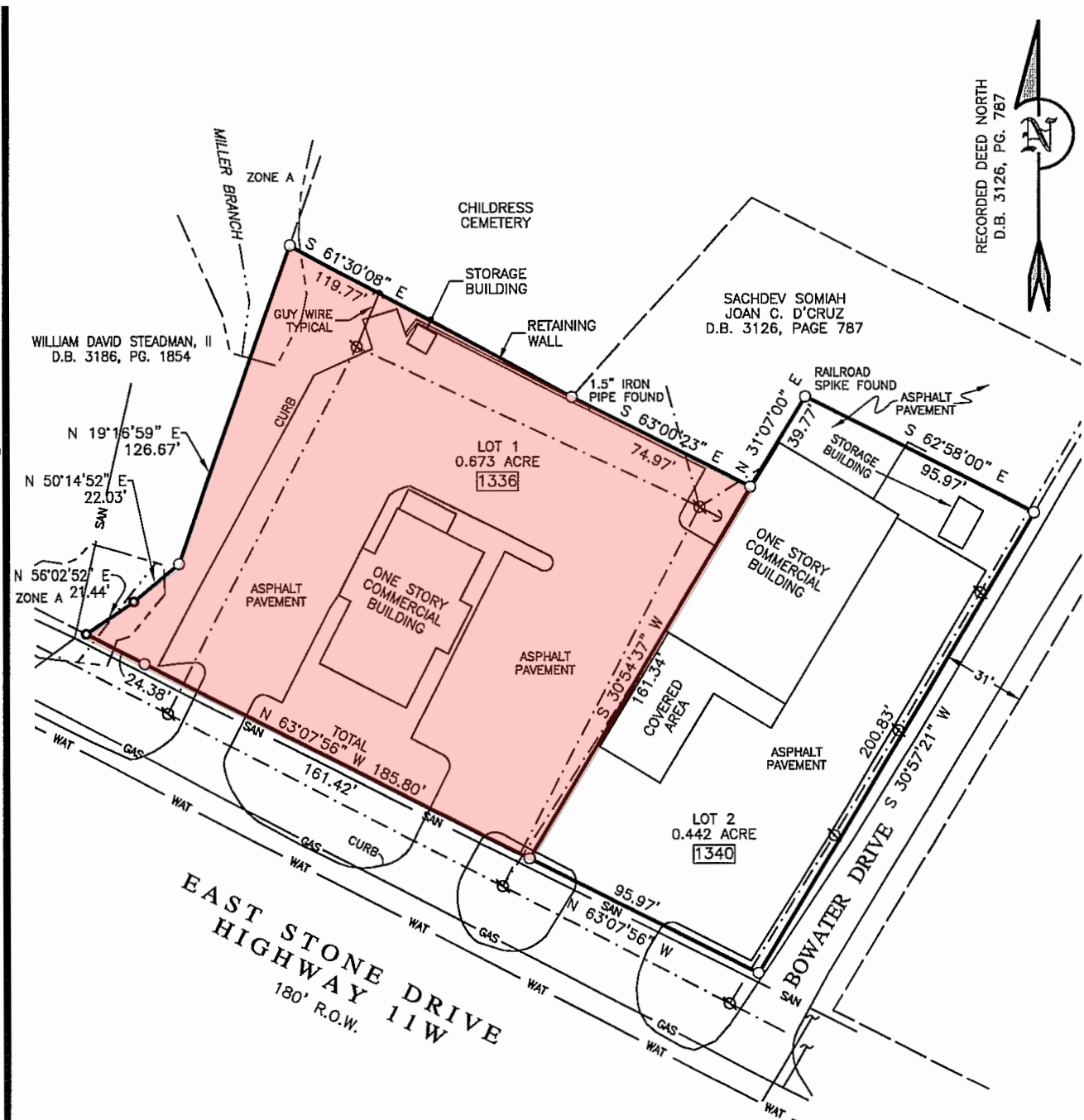
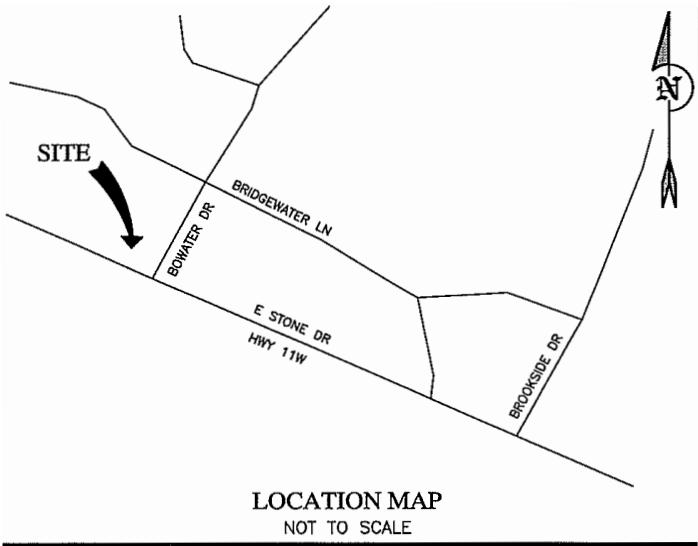
Subject Site
(1336 E Stone Drive)

 TIRE BARN
WAREHOUSE

 RUSH STREET
Neighborhood Grill

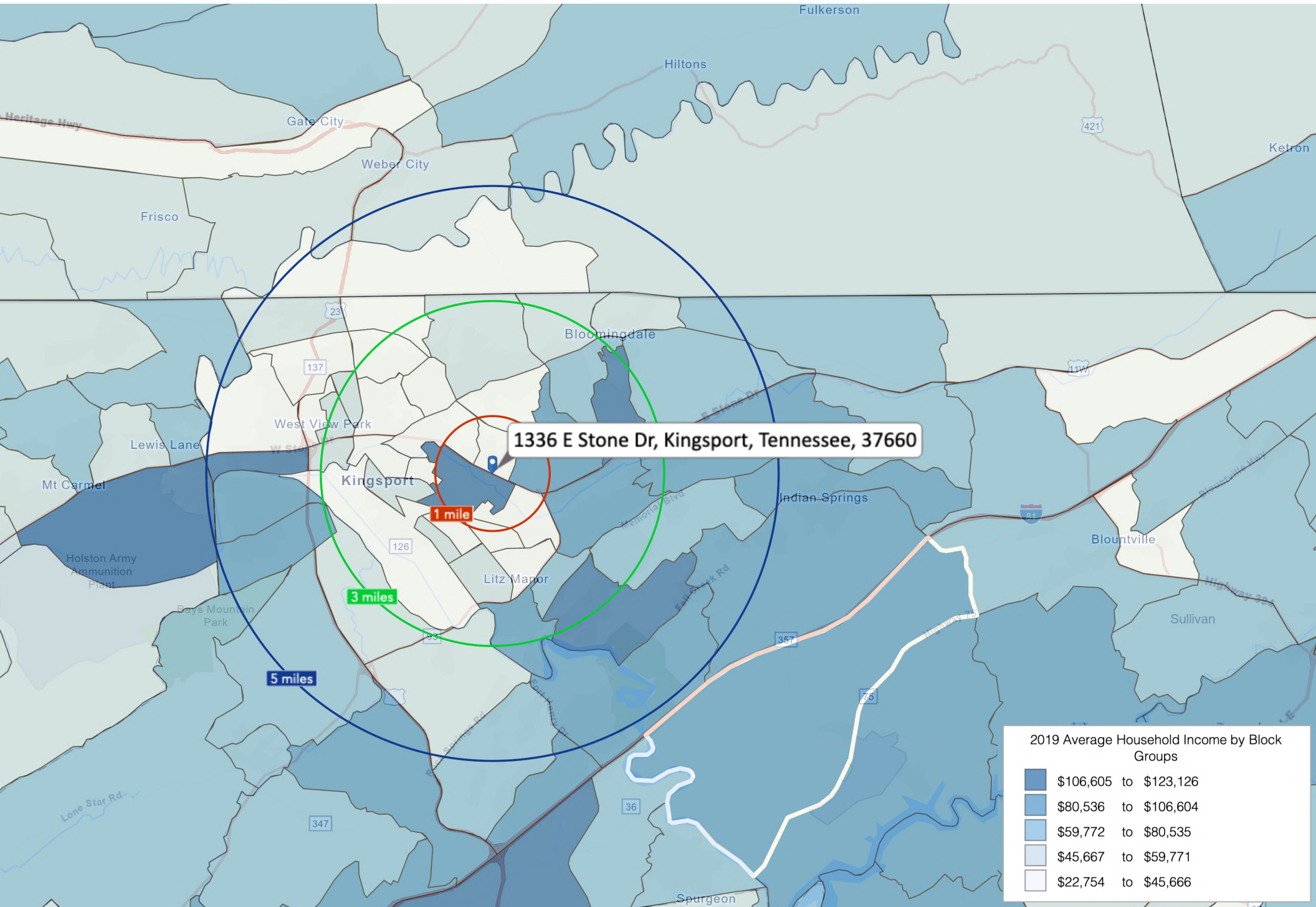
 Citizens
BANK

 Hardee's



LEGEND

- 1/2" Ø IRON ROD FOUND UNLESS NOTED OTHERWISE
- POINT
- ⊗ UTILITY POLE
- # E-911 ADDRESS
- LINES PLOTTED FROM PLAT DESCRIPTIONS
- - - - SAN SANITARY SEWER, APPROXIMATE LOCATION
- - - - GAS NATURAL GAS, APPROXIMATE LOCATION
- - - - WAT WATERLINE, APPROXIMATE LOCATION
- - - - CREEK
- - - - VARIOUS COMBINATION OF OVERHEAD ELECTRIC, TELEPHONE, AND CABLE UTILITY LINES
- - - - APPROXIMATE LIMIT OF FLOOD HAZARD AREA ZONE A PER FLOOD INSURANCE RATE MAP








1336 E Stone Dr, Kingsport, Tennessee, 37660

1 mile

3 miles

5 miles

2019 Average Household Income by Block Groups

	\$106,605 to \$123,126
	\$80,536 to \$106,604
	\$59,772 to \$80,535
	\$45,667 to \$59,771
	\$22,754 to \$45,666

(5 Mile Radius)

KEY FACTS

67,052
Population

46.5
Median Age

2.3
Average Household Size

\$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

60%
White Collar

23%
Blue Collar

17%
Services

5.3%
Unemployment Rate

1336 E Stone Dr, Kingsport, Tennessee, 37660

Average Household Income

\$62,332
2019 Average Household Income

ANNUAL HOUSEHOLD SPENDING

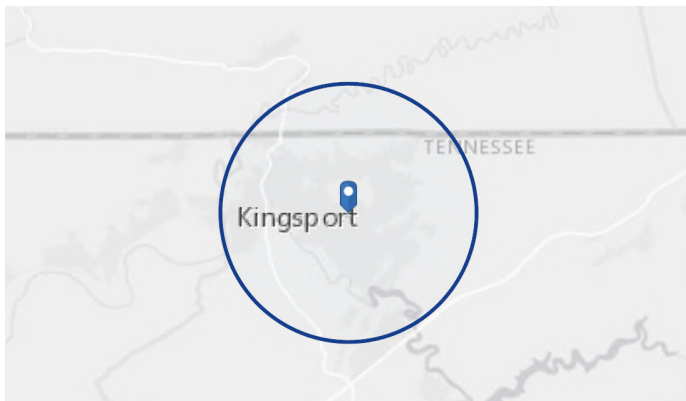
\$1,500
Apparel & Services

\$3,900
Groceries

\$109
Computers & Hardware

\$4,709
Health Care

\$2,598
Eating Out



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	Top 10 Employers (Sullivan County)	Product/Service	Full time employees	Univeristies/Colleges	Fall Enrollment	
Mountain States Health Alliance	Health Care	8,610	Eastman	Industrial	6,800	East Tennessee State University, Johnson City	15,000	
ETSU	Education	2,370	Wellmont Health Systems	Health Care	6,225	King University, Bristol	2,920	
James H. Quillen VA Medical Center	Hospital	2,188	Holston Medical Group	Hospital	5,300	Milligan College, Elizabethton	1,130	
Citi GROUP	Financial	1,700	Sullivan County Department of Education	Education	1,650	Northeast State Community College	8,500	
Washington County TN Department of Education	Education	1,200	Kingsport City Schools	Education	1,100	Tusculum College	1,619	
Advanced Call Center Technologies	Technology	1,179	Pal's Fast Food	Food	950	Bethel University	2,975	
AO Smith Water Company	Utilities	1,076	CenturyLink Telecommunications	Technology	950	Washington County Schools (13)	9,057	
Frontier Health	Health Care	1,016	BAE Systems	Aerospace Company	525	Johnson City Public Schools (11)	7,900	
Johnson City Schools	Education	832	Domtar Paper	Manufacturing	330	3 Private Schools	749	
Kelly Services, Inc.	Technology/Industry	650	Robinette Company	Manufacturing	325	Sullivan County Schools (23)	10,000	
Healthcare & Medical (Washington County)	Region of Service		Healthcare & Medical (Sullivan County)	Number of Hospitals	Region of Service	# of Beds	Kingsport City Schools (13)	7,100
Johnson City Medical Center	Trauma Center - TN, VA, WV, NC, KY		Mountain State Health Alliance	13	Indian Math Medical Center	261	Bristol City Schools (7)	4,300
Niswonger Children's Hospital	Affiliate of St. Jude - TN, VA, NC, KY		Wellmont Health System	6	Holton Valley Media Center	345		
Franklin Woods Community Hospital	Non-profit - 80 bed hospital in TN				Bristol Regional Medical Center	348		
Quillen Rehabilitation Hospital	General							
Woodridge Hospital	Mental Health & Dependency services							