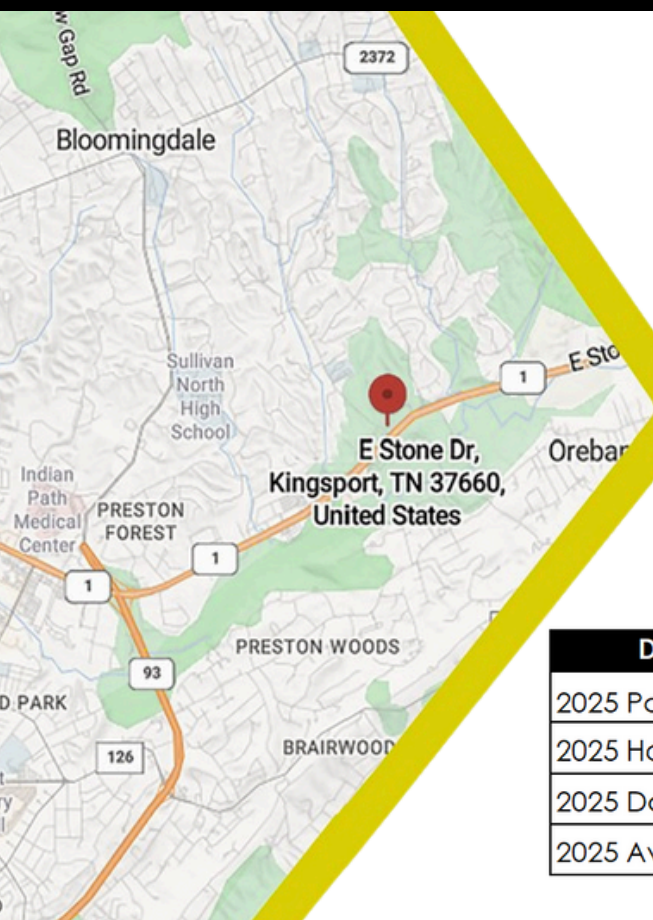


Blue Ridge Corners

PADS AVAILABLE!



NEC E. Stone Drive and New Beason Well Road • Kingsport, TN



Phase I of Neighborhood Shopping Center 4 Prime Outparcels Available!

*Seeking Car Wash, QSR, Restaurant, Auto Use,
Coffee, Small Shop Tenants for Retail Building*

- Adjacent to Kingsport Pavilion with 3.5M+ annual visits
- Signalized intersection along a high-traffic corridor
- Excellent visibility, frontage, and accessibility
- Regional draw pulling from all directions
- Ground Lease, Sale, or BTS options
- Interconnectivity and cross-access between parcels
- Surrounded by upscale, affluent neighborhoods
- Significant residential growth to the east and south
- Positioned to serve as the retail hub for the community

Demographics	1 Miles	3 Miles	5 Miles	10 Miles
2025 Population	3,384	25,878	57,033	122,130
2025 Households	1,424	11,191	25,165	53,080
2025 Daytime Pop	3,287	20,511	44,320	86,176
2025 Average HH Incomes	\$99,434	\$88,894	\$83,240	\$88,748

100 Colonial Center Parkway, Suite 230 • Lake Mary, FL 32746 • 321-363-4955
www.TWDRE.com



Blue Ridge Corners

PADS AVAILABLE!



Parcel	Size	Status
OP 1	± 1.1 AC	AVAILABLE
OP 2	± 1.34 AC	AVAILABLE
OP 3	X	PHASE II
OP 4	± 1.03 AC	AVAILABLE
OP 5	± 1.40 AC	AVAILABLE



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