

PRIME FRONTAGE PARCELS

4 OUTPARCELS AVAILABLE | **KINGSPORT, TN**

Pad Ready Delivery | Zoned Commercial | 35,302 AADT | BTS, GL or Sale



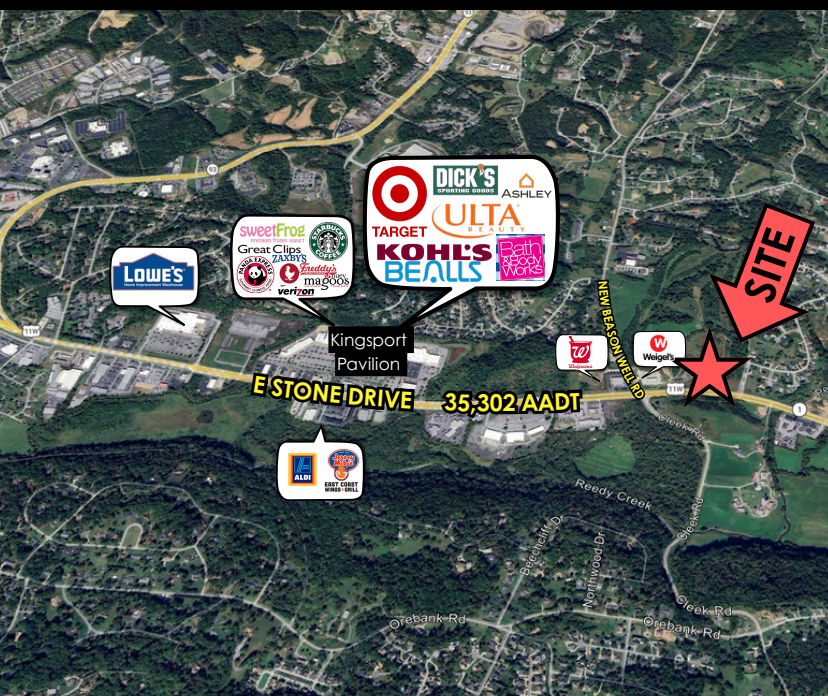
NEC E. Stone Drive and New Beason Well Rd • Kingsport, TN

Blue Ridge Corners

Key Features:

- Prime frontage parcels available
- Flexible deal structure: BTS, Ground Lease, or Purchase
- Pad ready delivery
- Adjacent to Kingsport Pavilion – 3.5M+ annual visits
- Commercial zoning in place
- Signalized intersection along a high-traffic corridor
- Excellent visibility, frontage, and accessibility
- Regional draw pulling from all directions
- 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 Mile	3 Miles	5 Miles
2025 Population	2,846	26,375	55,893
2025 Households	1,236	11,424	24,727
2025 Daytime Pop	2,229	20,411	43,208
2025 Average HH Incomes	\$124,060	\$92,084	\$85,859



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



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Parcels Available for
Ground Lease, BTS or Sale

PARCEL	SIZE	STATUS
OP 1	± 2.11 AC	AVAILABLE
OP 2	± 1.20 AC	AVAILABLE
OP 3	X	X
OP 4	± 1.08 AC	AVAILABLE
OP 5	± 1.40 AC	AVAILABLE/WILL DIVIDE

BUILDING	SIZE	STATUS
Restaurant	± 4,000 SF	AVAILABLE
R 1	± 2,500 SF	AVAILABLE
R 2	± 2,000 SF	X
QSR 1	± 2,500 SF	AVAILABLE
QSR 2	± 1,250 SF	AVAILABLE
Auto	± 1,438 SF	AVAILABLE



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