



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR SALE

## GROCERY ANCHORED VALUE ADD SHOPPING CENTER

\$3,750,000

4300 W Stone Dr  
Kingsport, TN 37660

AVAILABLE SPACE  
77,110 SF

### AREA

Growing area in Kingsport. New Retail development across the street. Surrounded by many restaurants, such as McDonald's, Waffle House, Taco Bell, Pizza Hut, Burger King. CVS Pharmacy on right, across the street. Property is about a mile from the Walmart Super Center, Lowe's, Tractor Supply and Dollar Tree.



### OFFICE

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization’s skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

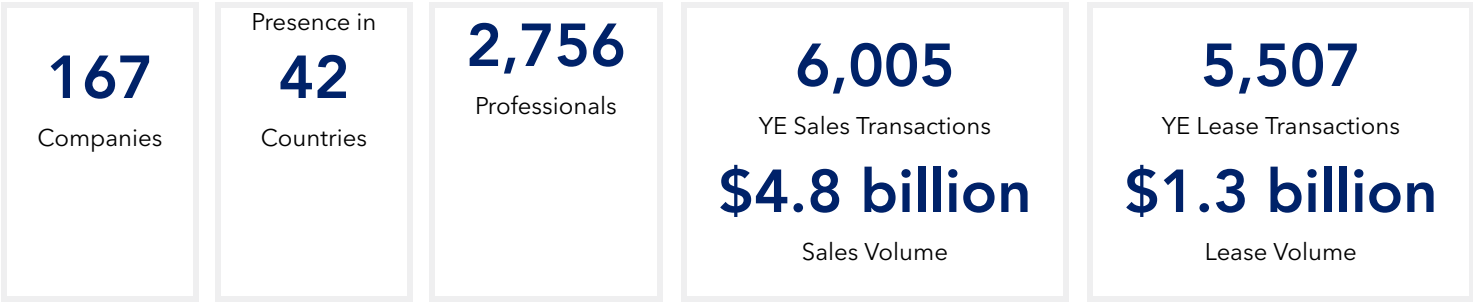
Relocation Services
- Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation



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### WHY COLDWELL BANKER COMMERCIAL WALLACE

#### CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

#### DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

#### VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

#### CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.

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## PROPERTY INFORMATION

### SECTION 1

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### OFFERING SUMMARY

Sale Price:	\$3,750,000
Available SF:	
Lot Size:	7.7 Acres
Year Built:	1981
Building Size:	77,110 SF
Zoning:	B-3
Price / SF:	\$48.63

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### PROPERTY OVERVIEW

Price Less Grocery Store Anchored Shopping Center. 77,110 total SF on +/- 8 acres lot. Growing area in Kingsport. New retail development across the street. Great visibility. Great opportunity to rehab and re tenant for outstanding returns.

Closest Grocery Store is about one-mile driving. Surrounded by many restaurants, such as McDonald's, Waffle House, Taco Bell, Pizza Hut, Burger King. CVS Pharmacy on right, across the street. Property is about a mile from the Walmart Supercenter, Lowe's, Tractor Supply and Dollar Tree.

McDonald's restaurant and parcel not included.

Confidentiality Agreement is required.

### PROPERTY HIGHLIGHTS



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### LOCATION DESCRIPTION

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### CONSTRUCTION DESCRIPTION

Block, brick, concrete

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## LOCATION INFORMATION

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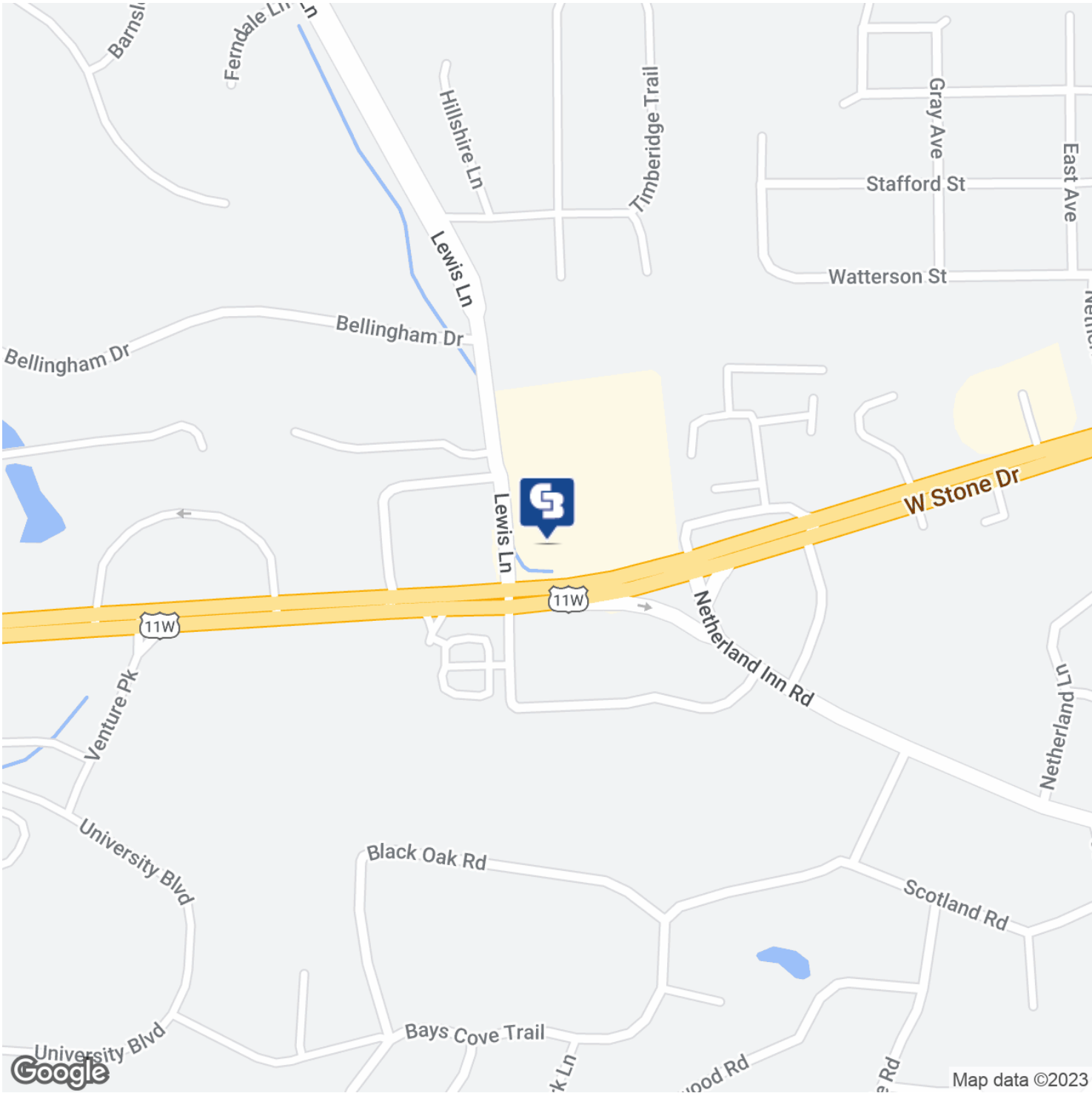




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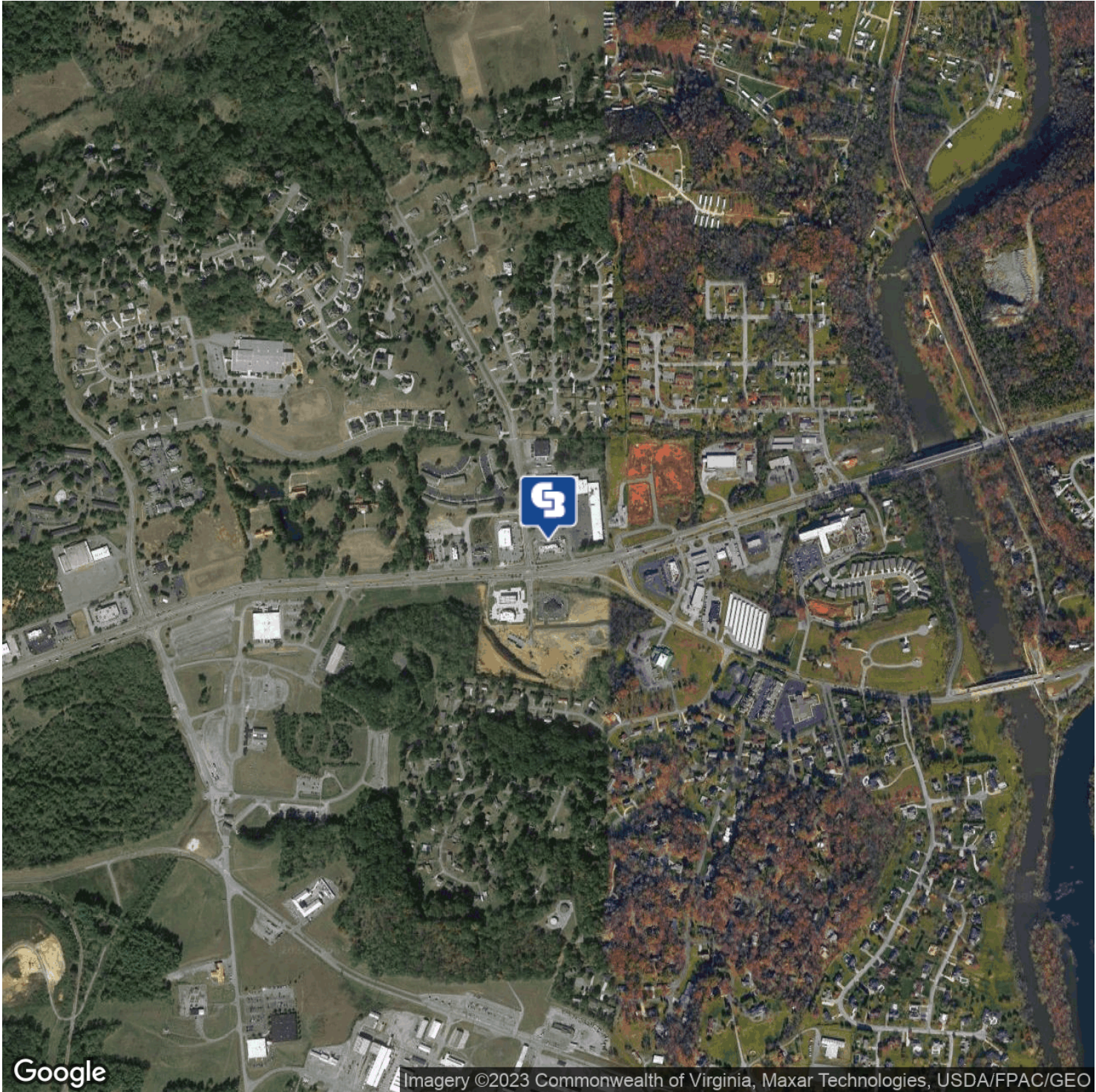




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## FINANCIAL ANALYSIS

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## DEMOGRAPHICS

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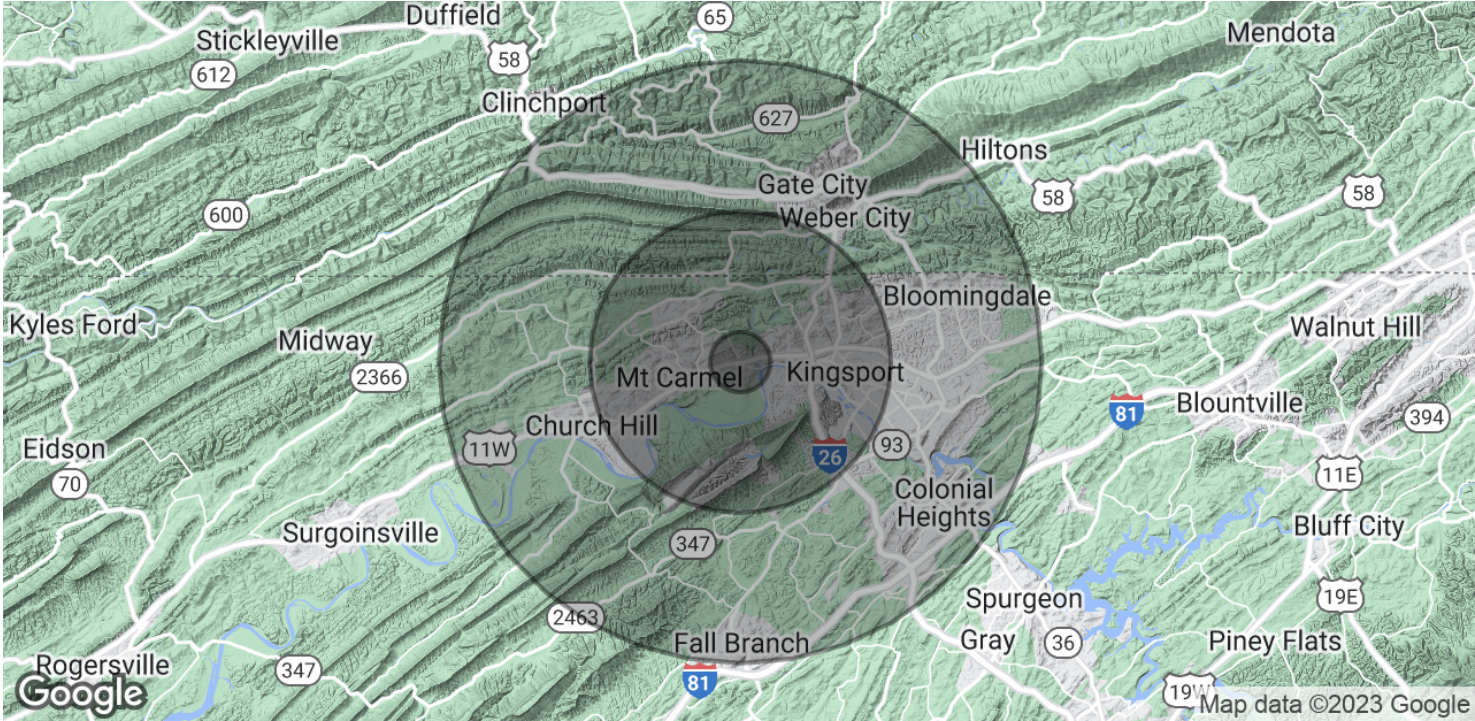
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,895	41,347	117,429
Average age	40.2	41.9	42.7
Average age (Male)	39.8	41.2	41.1
Average age (Female)	41.0	42.5	43.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	785	18,230	50,893
# of persons per HH	2.4	2.3	2.3
Average HH income	\$53,785	\$49,809	\$51,021
Average house value	\$129,675	\$150,671	\$142,792

\* Demographic data derived from 2020 ACS - US Census

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**ADVISOR BIOS**  
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**DENIS ARVAT**

Commercial Real Estate Advisor

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**JIM STALEY, CCIM**

Managing Broker

jimstaley@mindspring.com

**Direct:** 865.690.1111 | **Cell:** 865.548.3047

### PROFESSIONAL BACKGROUND

Furman University Graduate; Known for hard work and follow-up.

Working in Commercial Real Estate since 2000, Catylist Member since 2004

#### Wallace

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