

KINGSPORT

TOWN CENTER

Kingsport, Tennessee

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Strong Market Area

- Kingsport Town Center is the only regional mall in Kingsport and serves a thriving and growing trade area. The average household income for Kingsport area residents within a 20 mile drive time is \$56,145.
- In Kingsport, an average annual salary of \$50K is the equivalent of \$77K in Atlanta, \$62K in Charlotte and \$72K in Raleigh. With 60% of Kingsport's workforce employed in white collar jobs and cost of living lower than the national average, families in the trade area have a higher rate of disposable income.
- Kingsport Town Center is strategically located at one of the busiest traffic intersections in the Tri-Cities region with traffic counts at 29,750 cars per day, and is in close proximity to the area's largest employers and business hubs.
- Kingsport continues to exceed national trends in employments, home value appreciation, private investment, new construction permits and sales tax revenue collections.

Future Development Plans

- An extensive multi-million dollar interior and exterior renovation is planned for Kingsport Town Center with projected completion of all phases by 2012.
- The renovation will feature a 25,000 square foot, two-level expansion and will include interior and exterior renovations that will create a shopping and gathering environment reflecting the community pride of Kingsport.
- In addition to more square footage for retail/restaurant uses, Phase One of the renovation will include new flooring, new interior lighting and skylights, soft seating areas and a new children's play area, a food court as well as new outparcel opportunities.

Destination Anchors and Merchandise Mix

- Anchored by Belk, JCPenney, Sears and Marquee Cinemas, Kingsport Town Center benefits from the strength and diverse merchandise offerings provided by its anchor stores.
- Belk is one of the most popular department stores in the region and complements the loyal customer base of both Sears and JCPenney.
- Many national retailers at Kingsport Town Center including Aeropostale, Victoria's Secret, Bath & Body Works, American Eagle, GameStop and GNC have been consistent strong performers at an average above \$500 per square foot.
- Dining options include: Garfield's, Piccadilly Cafeteria, Charley's Grilled Subs and Italian Village.



Mall Information

Location

Memorial Boulevard and Fort Henry Drive

Market

Tri-Cities Region, Tennessee

Description

Enclosed two-level regional mall

Anchors

Belk, JCPenney, Sears and Marquee Cinemas

Total Retail Square Footage

530,446 sq.ft.

Parking Spaces

3,230

Opened / Renovated

1976, 1989, 2005

Trade Area Profile

2009 Population	182,761
2014 Population	186,959
2009 Households	78,114
2014 Projected Households	80,789
2009 Median Age	42.10
2009 Average Household Income	\$51,942
2014 Projected Household Income	\$56,167

10-Mile Radius Profile

2009 Population	128,174
2014 Population	130,211
2009 Households	55,204
2014 Projected Households	56,681
2009 Median Age	42.59
2009 Average Household Income	\$53,500
2014 Projected Household Income	\$57,683

Daytime Employment

3-Mile Radius	38,619
5-Mile Radius	46,231

Source: CBRE (CB Richard Ellis)

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