



# KINGSTON, TENNESSEE

## Market Guide

### City Contact Information



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### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

### Demographics (10 Minute Drive Time)



Population  
**12,770**



Average Age  
**43.5**



Household Income (Median)  
**\$48,293**



Number of Households  
**5,470**



Household Income (Average)  
**\$62,643**

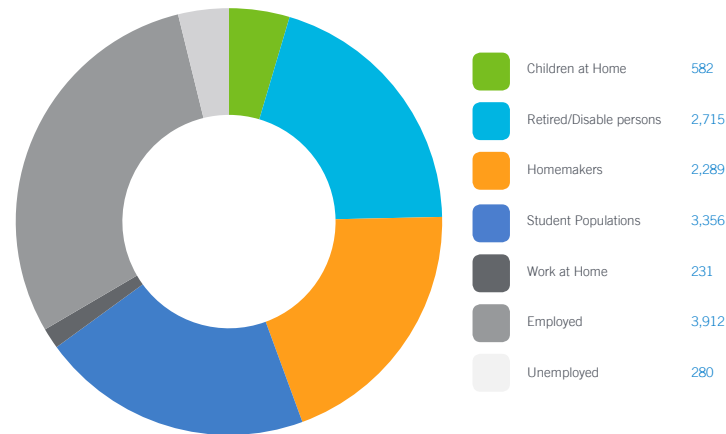
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

- Milan, TN 15427 S First Street
- Arab, AL 1450 No Brindlee Mt
- Jefferson City, TN 630 E Broadway Blvd
- Lawrenceburg, KY 1000 Bypass N
- Jasper, GA 1100 Old Philadelphia Road
- Robertsdale, AL 21141 State Hwy 59

### Daytime Population **13,365** (10 Minute Drive Time)



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurant



Apparel



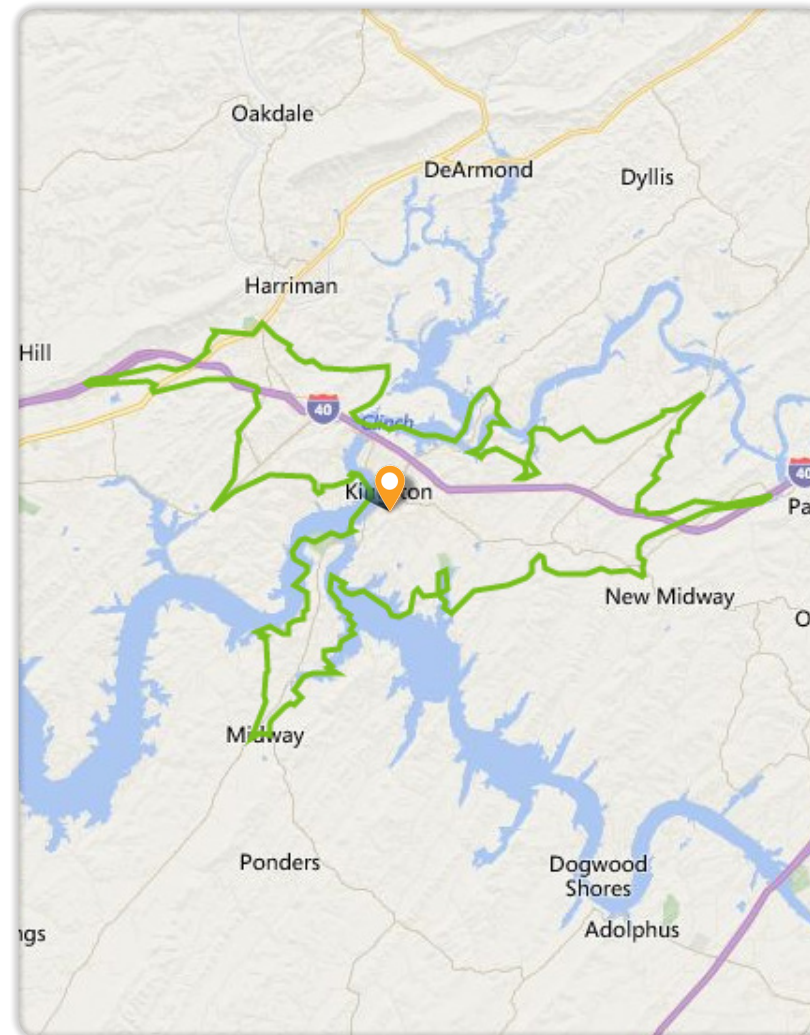
Cellular



Sporting Goods



*There's a lot of potential here.*



DEMOGRAPHIC PROFILE	1 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Estimated Population	3,016	10,022	19,940
Daytime Population	4,405	8,571	18,467
Median HH Income	\$46,380	\$49,876	\$46,903
Number of Households	1,346	4,241	8,442

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	4,109	12,770	22,240
Daytime Population	5,162	13,365	24,487
Median HH Income	\$44,392	\$48,293	\$45,312
Number of Households	1,813	5,470	9,428

\*Source: STI PopStats



