



Jackie Hewitt Broker

A native of Surrey in England, Jackie came to the United States in 1999 and quickly entered into the volunteer spirit of the Community. She was an engaging member of Junior League and was also very instrumental in spearheading a local movement that resulted in the Tri-Cities region gaining World Trader Center (WTC) status in 2005. The WTC license is now managed by the Tri-Cities Economic Development Alliance and significantly increases opportunities for global exposure for business within the region.

Starting her working life as a personal assistant at a London law firm, Hewitt acquired her real estate credentials in 1984 and spent the next 15 years selling residential properties. Subsequently, she was promoted to Regional Sales Manager for a National New Homes Company that specialized in land acquisition, design and construction of executive homes. Having satisfied the state requirements, Jackie obtained her Brokers license in October 2006. Continuing her enthusiasm to be involved in the Community she graduated from the 2007 Leadership Kingsport Class . She resides in Kingsport with her husband Tony who is employed by BAE Systems and her daughter Lucy; they are active members of Christ Fellowship Church.

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TCI Group—Jerry Petzoldt Agency LLC
2004 American Way, Suite 105
Kingsport, TN 37660

FOR LEASE

Station Square

**5583 Bobby Hicks Hwy.
Gray, TN 37615**



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Gray, TN**

Location: Next door to Miners Exchange Bank, approximate 1.5 miles from I-26

Local Facts:

Home to East Tennessee State University, General Shale Brick Natural History Museum & Gray Fossil Site

Other businesses include:

Food City -KVAT Food Stores, Inc.

Citi Commerce Solutions, Industrial Electronic Services, and TPI Corporation

Road: Two major interstate highways intersect the region (I-81 and I-26)

Air: 5 mi. from Tri-Cities Regional Airport with non stop services to Atlanta, Cincinnati, Charlotte, Detroit, Memphis, Ft Lauderdale, Tampa and Florida. Tri Cities Airport is also a Foreign Trade Zone providing trade development assistance.

Rail:

The Region has both CSX and Norfolk Southern mainline railway access.

Available Space Includes:

Street Level—9,088 sq ft retail /professional office space facing Bobby Hicks Highway at \$14 per sq ft NNN



Looking north on Bobby Hicks Hwy with 25,000 cars per day



Lower Level—7,500 sq ft professional office space at \$12 per sq ft NNN

Station Square Features

- **Suites available from 1,500 sq ft to 9,000 sq ft. Choose your space now for best selection!**
- **Suited to specialty retail, professional office, restaurant/deli, spa/salon, medical and/or dental offices.**
- **New construction with ample lighted parking lot including door front spaces for all suites.**
- **Competitive lease rates—\$14/sq ft NNN for street level and \$12/sq ft NNN for lower level.**
- **All suites separately metered**
- **Owner willing to assist with amortized TI for five year term lease only.**
- **CAM rates approximately \$1.50 per sq. ft.**

Further expenses for the lessee include but are not limited to utilities, liability insurance and cleaning.

For further information :

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