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# 628 State Street, Bristol, TN 37620

**$8,500** · MLS #9980519 · brphomes.com/mls/9980519

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| 8,500 | 1929 | 0.18 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Lease
**Status:** Active
**Year Built:** 1929
**Lot Acreage:** 0.18
**City Taxes:** $3,585.60
**County Taxes:** $3,977.94

## Description

FOR LEASE. This 8,500 sq. ft. commercial space offers an incredible opportunity in the heart of downtown Bristol, Tennessee—The Birthplace of Country Music. Featuring a fantastic open floor plan, a bar, kitchen, mezzanine, and office space, this property is ideal for a restaurant, retail store, entertainment venue, or a custom build-out to suit your business needs.

Downtown Bristol is a thriving hub of commerce, dining, and entertainment, making it the perfect place to establish or expand your business. The area is home to world-class attractions like the Hard Rock Hotel & Casino Bristol, Bristol Motor Speedway, and the renowned Bristol Rhythm & Roots Reunion Music Festival, which draws thousands of visitors each year.

With high foot traffic, strong tourism, and a vibrant local community, this prime location offers unparalleled exposure and accessibility to all of downtown's amenities. Whether you're launching a new venture or looking to grow your business, 628 State St. is the perfect place to make your mark in one of Tennessee's most exciting downtown districts. Lease is Net, Net, Net. + CAM

## Features & Amenities

**INTERIOR**

Central Air • Central Heating • Heat Pump

**EXTERIOR**

Alley • Brick Exterior • City Street • Rubber Roof

**OTHER**

220 Volts • Average Condition • Electricity Connected • For Lease • Natural Gas Connected • Public Sewer • Public Water • Restaurant • Retail • Sewer Connected • Shopping • Single Phase • Underground Utilities • Water Connected

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SCAN TO VIEW ONLINE
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