$1,500,000 · MLS #9992779 · brphomes.com/mls/9992779



2025
YEAR BUILT

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 2025
City Taxes: $3,627.66
County Taxes: $3,488.38

Description

Originally crafted as a commercial landmark along East Main Street, this exceptional property has been masterfully transformed into a striking mixed-use destination that seamlessly blends modern sophistication with timeless character. Every detail of its redevelopment has been intentionally curated to elevate both form and function--positioning it at the center of Kingsport's vibrant downtown renaissance.

The first floor offers approximately 6,000 square feet of versatile space, currently presented as an open shell--providing a blank canvas for a wide range of uses. This flexible layout allows for easy subdivision to accommodate multiple tenants or customized build-outs tailored to specific business needs. Additionally, the property features an open/covered patio area, ideal for outdoor seating, events, or extended operational space. Whether you're envisioning retail, office, or hospitality use, this property presents an excellent opportunity to

design and develop a space that perfectly suits your vision.

--------- Restaurant Use ---------
Offering a prime opportunity to design a fully customized restaurant concept. The expansive layout allows for flexible kitchen and dining configurations, while the open/covered patio provides the perfect setting for outdoor seating or bar service. This space can be demised for multiple concepts or built to suit a single flagship establishment, making it ideal for operators looking to bring a unique dining experience to life.

--------- Office Use ---------
The flexible layout allows for a variety of configurations, including private offices, collaborative workspaces, or open-plan environments. The additional open/covered patio creates a valuable outdoor amenity for employees, perfect for breaks or informal meetings. The space can be subdivided or customized to meet the needs of a single tenant or multiple users.

--------- Retail Use ---------
With the ability to subdivide or build to suit, the layout can accommodate everything from boutique storefronts to larger anchor tenants. The open/covered patio offers added potential for outdoor displays, customer engagement, or experiential retail concepts, enhancing visibility and foot traffic appeal.

Surrounded by momentum and growth, this asset taps directly into the rising demand for upscale urban living and dynamic, experience-driven dining. With its prime location, elevated design, and undeniable presence, this is more than just a property--it's a rare opportunity to own a piece of Kingsport's future.

Features & Amenities

INTERIOR

Basement • Central Air • Central Heating • Fire Sprinkler System

EXTERIOR

Brick Exterior • City Street • Cleared • Finished Lot(s) • Rubber Roof

OTHER

220 Volts • Above Average Condition • Bar/Tavern/Lounge • Building Restrictions • Cable Connected • Electricity Connected • Fee Simple • Floor Plan • Natural Gas Available • New Construction Condition • Public Sewer • Public Water • Restaurant • Retail • Sewer Connected • Updated/Remodeled Condition • Water Connected • Wholesale

Listing courtesy of Summit Properties

SCAN TO VIEW ONLINE
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