

# Two Addresses, Four Tenants, One Rare Downtown Opportunity.

**100% Leased. ~50% Owner-Operator Ready.**



215 - 223 Commerce St. Kingsport, TN 37660

**Sale: \$2,295,000**

Kingsport's steady, measured growth is its quiet advantage. Fast-growing markets like Nashville often **overbuild during boom cycles** and **pay for it in vacancy** spikes. Kingsport doesn't carry that risk. Commercial fundamentals here are unusually tight across every sector — Office at 4.0% vacancy, Retail at 1.5%, and Multifamily at 5.6%, all outperforming national averages.

What makes this property a rare opportunity is the location: the historic core of downtown, where the inventory is finite and **effectively irreplaceable**. You can't build more historic buildings, and the city isn't adding new ones to the downtown center anytime soon.

**Kingsport buying power per dollar of retail rent is 10% to 24% higher than Knoxville, Nashville, and Asheville, NC.**

This metric is critical: rent is ultimately funded by tenant revenue, which is directly tied to the purchasing power of the surrounding population. In Kingsport, that relationship is more favorable.

**215 & 223 Commerce Street** is one of Downtown Kingsport's most distinctive commercial assets — approximately 17,750 square feet of flexible space contained within a single building yet operating under two separate street addresses. That multi-address configuration is genuinely rare for the market: it gives an owner the footprint of a larger facility while preserving the option to operate, brand, or sub-lease as multiple distinct storefronts and suites under one roof.

The building is **100% occupied across four tenants** — a tavern with a full commercial kitchen, a craft distillery, a high-end fitness operator, a destination retail concept, and a supplemental storefront. Two leases are intentionally short-term, letting a buyer underwrite a stabilized, in-place rent roll from day one and step into those spaces as the leases roll — capturing income today while retaining full control of the building going forward.



The property sits inside Kingsport's Central Business District — a TIF District, PILOT District, federally designated Qualified Opportunity Zone, and Tennessee Main Street area — making it eligible for the City's Façade Grant, Redevelopment Grant, and Downtown Kingsport Loan programs. Qualified OZ investors can also defer and reduce capital gains tax, then grow the OZ investment capital-gains-tax-free with no depreciation recapture after a 10-year hold.

## SBA 10% Down Payment Options for Purchase

The 504 program is designed for major fixed assets, with 10-, 20-, or **25-year terms, up to \$5 million** and the loan amount can exceed \$5 million for certain manufacturing or energy projects.

<b>Option 1: Flex Side 11,250 SqFt.</b>	
<b>223 Commerce St Kingsport, TN 37660</b>	
\$1,315,000	Building Price
<b>\$197,250</b>	<b>15% Down Payment</b>
\$1,117,750	Loan Amount
7%	Interest
<b>\$7,900</b>	<b>Monthly Payment</b>

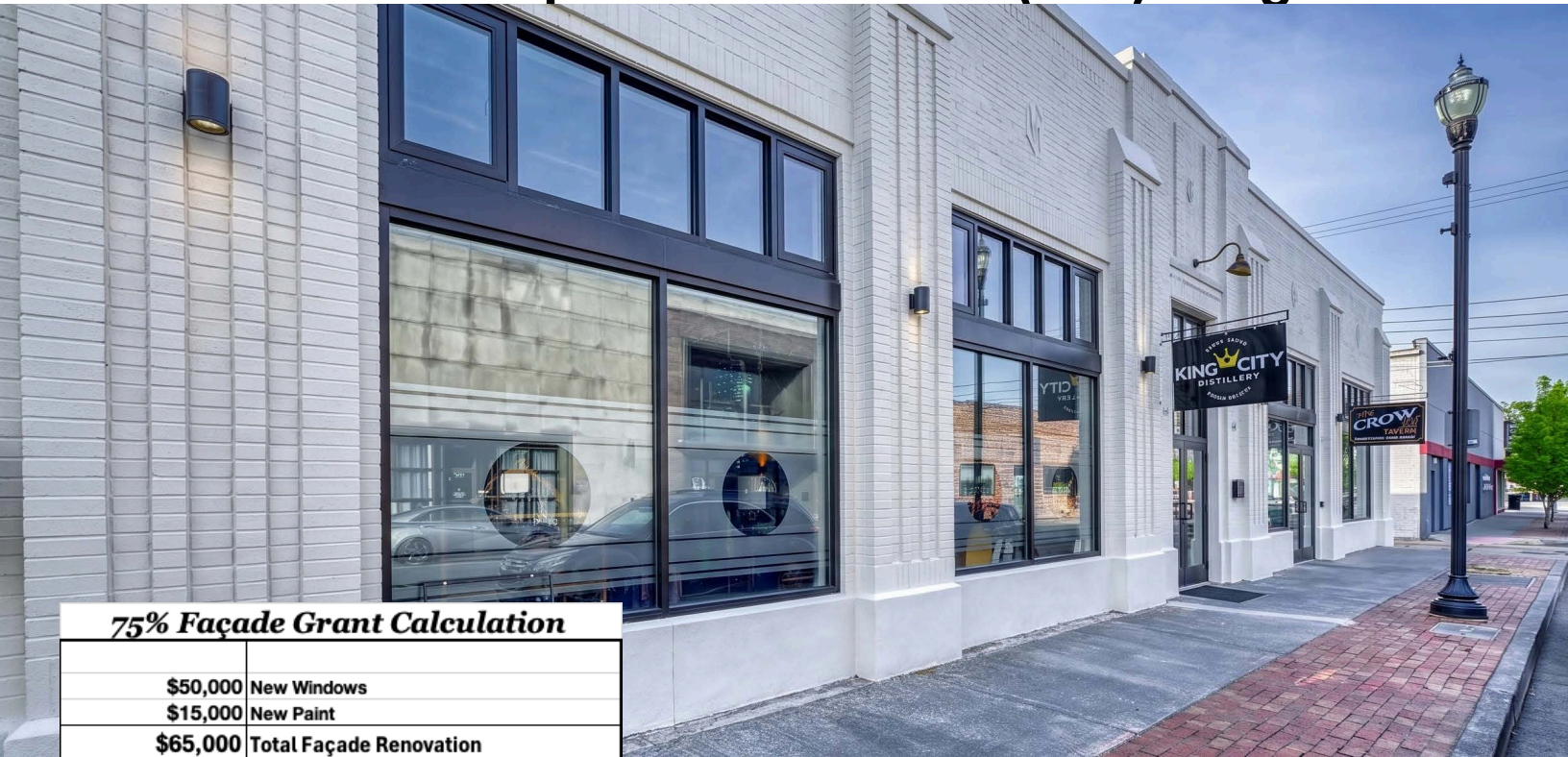
<b>Option 2: Entire Building - Tavern &amp; Distillery Space Included</b>	
<b>215-223 Commerce St Kingsport, TN 37660</b>	
\$4,750	Monthly Income
\$2,295,000	Building Price
<b>\$344,250</b>	<b>15% Down Payment</b>
\$1,950,750	Loan Amount
7%	Interest
<b>\$13,787</b>	<b>Monthly Mortgage Payment</b>
\$4,750	Tenant Rent (Rent Increases to \$8,600 a Month by 2030)
<b>\$9,037</b>	<b>Out of Pocket After Collecting Rent</b>
<b>\$5,187</b>	<b>Out of pocket mortgage payment assuming rent increases by 2030</b>

### Qualified Opportunity Zone Asset — Tax-Advantaged Investment

Located in a designated Qualified Opportunity Zone. Investors rolling recent stock or crypto capital gains into a Qualified Opportunity Fund may defer tax on those gains, offset operating income through cost-segregation and bonus depreciation, and potentially **exit federal-tax-free on appreciation after a 10-year hold**. Buyers should consult their own tax advisor regarding eligibility and current OZ rules.

**Disclaimer:** Financing example is for illustrative purposes only and is based on a commercial real estate loan under the SBA 504 program. This property is commercial in nature. Consumer credit protections and disclosures under Regulation Z (Truth in Lending Act) do not apply. Terms are not guaranteed and are subject to lender approval, underwriting, and current market conditions. Consult with a qualified SBA lender or financial advisor for personalized information. Any references to Opportunity Zone benefits are provided for informational purposes only and reflect a general summary of the cited statutes and regulations as written. They are not tax or legal advice, are not a guarantee of any tax treatment or outcome, and do not account for any individual's circumstances. Opportunity Zone provisions carry specific deadlines and conditions and are subject to change by legislation or regulation. Prospective investors should consult their own qualified tax advisor, attorney, and CPA before making any investment decision

# Downtown Improvement Grant (DIG) Program



Facade Grant - Potential Renovation

<b>75% Façade Grant Calculation</b>	
\$50,000	New Windows
\$15,000	New Paint
<b>\$65,000</b>	<b>Total Façade Renovation</b>
<b>\$48,750</b>	<b>City Portion 75% Up To \$50,000</b>
<b>\$16,250</b>	<b>Out of Pocket</b>

Not an exact estimate. For informational purposes only. All grant renovations are subject to city approval.



Actual Photo 2026

## Façade Program Application

The purpose of the Façade Grant Program is to encourage the revitalization of building facades and to improve the aesthetics of the city's Central Business District with grant assistance through the Kingsport Economic Development Board (KEDB), for the City of Kingsport, Tennessee.

## Redevelopment Program Application

The purpose of the Redevelopment Grant Program is to encourage the revitalization of building sites with special emphasis on improvement of the aesthetics in the city's Central Business District with grant assistance through the Kingsport Economic Development Board (KEDB), for the City of Kingsport, Tennessee. Special emphasis is given to projects pertaining to the Central Business District, however; the grant is applicable to all parts of the city.

Visit the city website to learn more or click here: <https://www.kingsporttn.gov/e cd/incentives>

Anchor tenant Ole Crow Tavern has **invested approximately \$500,000** in a fully upgraded commercial kitchen and bar — hood system, line equipment, finishes, and front-of-house infrastructure all in place — giving the next operator a turnkey, move-in-ready restaurant platform at a fraction of replication cost.

The 223 Commerce gym bay features **industrial-size overhead doors** — a rare downtown feature that supports drive-in, load-in/load-out, and higher-clearance uses: supply company, contractor showroom, **plumbing/HVAC/electrical distributor, flooring or window/door showroom, or light fabrication**. Few Downtown Kingsport spaces can roll trucks or material directly into the building.

The property sits inside Kingsport's Central Business District — a TIF District, PILOT District, federally designated Qualified Opportunity Zone, and Tennessee Main Street area — making it eligible for the **City's Façade Grant, Redevelopment Grant, and Downtown Kingsport Loan programs**. Qualified OZ investors can also defer and reduce capital gains tax, then grow the OZ investment capital-gains-tax-free with no depreciation recapture after a 10-year hold.



### **In-Place Tenant Roster — 100% Occupied with Owner-Operator Flexibility**

The building is fully leased today, with two tenancies on temporary terms — delivering in-place cash flow from day one and a clear path for an owner-operator to step into either space as those leases roll, or for an investor to re-lease at market and ride Downtown Kingsport's rising rents..

### **King City Distillery — Craft Distillery & Tasting Room**

A working craft distillery operating under B-2 zoning, which expressly permits distilleries with tasting rooms. The space drives destination foot traffic, pairs naturally with the building's restaurant infrastructure, and can be continued as-is, folded into a larger F&B concept, or repurposed for a brewpub, winery, or other licensed beverage producer.

Website: [www.kingcitydistillery.net](http://www.kingcitydistillery.net)



### **Ole Crow Tavern — Anchor F&B Tenant with ~\$500,000 Commercial Kitchen Build-Out**

Ole Crow Tavern occupies the primary restaurant space and has invested approximately \$500,000 in a fully upgraded commercial kitchen and bar — hood system, line equipment, finishes, and full front-of-house, all staying with the building. For an owner-operator running a restaurant, brewpub, tasting room, gastropub, supper club, or ghost kitchen, it's one of the most cost-advantaged F&B platforms in the market — and for an investor, durable, replication-cost-protected restaurant space.

Website: [www.olecrowtavern.com](http://www.olecrowtavern.com)

## ***G1 ELITE FITNESS & PERFORMANCE***

THE PREMIERE KINGSPORT GYM OF ITS KIND



### **G1 Elite — Fitness Tenant in the Industrial-Door Bay**

G1 Elite operates a fitness facility on the 223 Commerce side, built out with industrial-size overhead doors that expand the future use set well beyond gym product — naturally suited to a supply company, plumbing/HVAC/electrical distributor, contractor showroom, flooring or kitchen-and-bath showroom, or light fabrication operator. That kind of drive-in, high-clearance footprint is exceptionally rare in Downtown Kingsport.

Website: [www.g1elite.com](http://www.g1elite.com)

### **Found Objects — Destination Retail**

Found Objects is an active Downtown destination retail concept operating inside the building. The space contributes pedestrian traffic and street-level activation to the Commerce Street frontage and would suit any boutique, gallery, antique/consignment, home goods, gift, or specialty-retail concept an owner-user wants to operate or replace at lease roll.

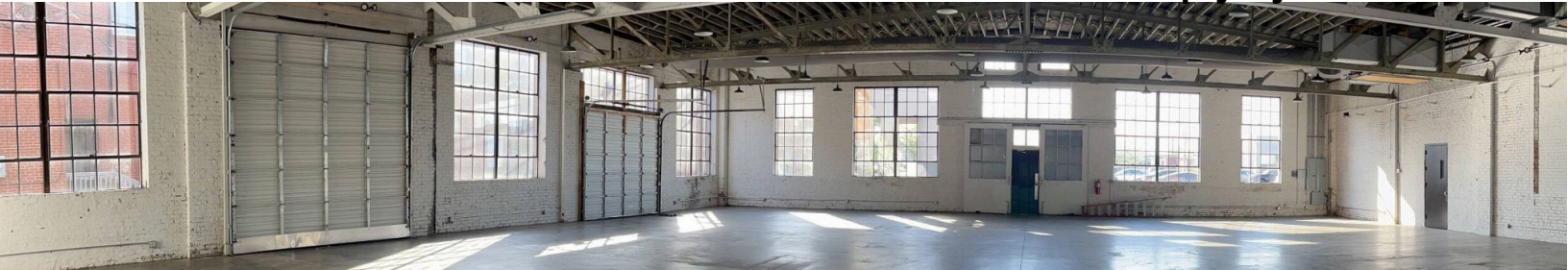
Page: [Found Objects on Facebook](#)

# Industrial-Size Overhead Doors



Conceptual Rendering – Van & Third Overhead Door Digitally Added

## Empty Gym Area Below



*Click Video*



## Downtown Video!

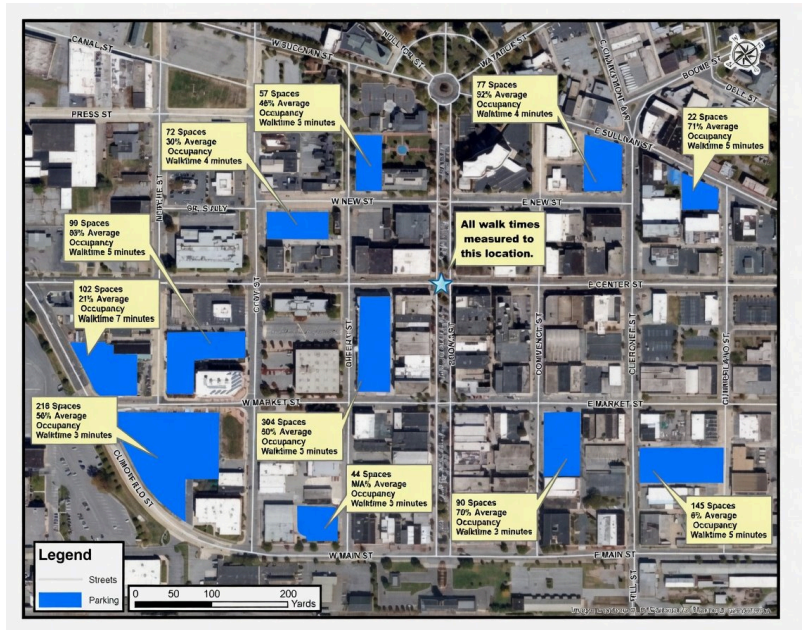
# Nearby 364 - Space Parking Garage, 3 Min. Walk (~250 Yards Away)

Click Video



# 1,800+ public parking spaces in Downtown Kingsport

Click Map



# [Click Here: Full Picture Gallery](#)



The same **construction-cost advantage** shown for multifamily holds true for retail and remodel work. Kingsport hard costs run meaningfully below peer markets across the board, and when paired with incentives — Opportunity Zone tax advantages, façade improvement **grants of up to \$50,000**, and the **City's Redevelopment Grant** and **Downtown Loan programs** — projects achieve a superior basis and stronger risk-adjusted returns.

Whether the buyer is repositioning the existing F&B, retail, and fitness spaces or doing a full top-to-bottom remodel, the cost to build is substantially more affordable than what the same project would carry in **Chattanooga, Knoxville, Nashville, or Asheville.**

City	Multifamily	
	Cost to Build (\$/sq ft, hard cost)	Cost to Build per Unit (1,000 sq ft)
<b>Kingsport</b>	<b>\$175</b>	<b>\$175,000</b>
Chattanooga	\$200	\$200,000
Knoxville	\$210	\$210,000
Nashville	\$245	\$245,000
Asheville, NC	\$235	\$235,000

**The Owner-Operator Path — Cash Flow Now, Vacancy on Demand**

Most Downtown buildings force a buyer to choose between income and occupancy. This one doesn't. The four in-place tenancies produce contractual rent today, and because two of those leases (G1 Elite and Found Objects) are intentionally temporary the building is structured to deliver either or both of those bays back to the owner without a tenant displacement fight. That gives a buyer three clean paths:

- Income first. Hold the rent roll as-is, collect on the in-place tenancies, and step into individual spaces selectively as leases roll.
- Operator first. Take the the industrial-door bay for an owner-occupied concept on day one, and continue to collect rent from the remaining tenancies.
- Reposition. Use the temporary lease structure to recapture the building over time and reposition it as a single-tenant, mixed-use, or hospitality redevelopment under B-2 zoning.

**B-2 Central Business District — Exceptionally Broad Permitted Use List**

The property sits inside Kingsport's B-2 Central Business District, the city's most flexible and use-permissive commercial zone. Permitted principal uses include — but are far from limited to — the following, making the building suitable for a wide range of tenant mixes or owner-user concepts: Retail & Shopping

Clothing and apparel boutiques, gift and card shops, bookstores, antique and consignment, jewelry, art galleries and artist studios, home goods and furniture showrooms, florists, specialty food retailers (butcher, bakery, cheese, chocolatier), wine and liquor stores, music and record shops, sporting goods and bike shops, toy and hobby stores, pet supply, cigar/tobacco, novelty and souvenir shops. Golf cart sales were explicitly approved by the Kingsport Board of Zoning Appeals in 2025 as a B-2 principal use.

**Food & Drink**

Sit-down, fast-casual, ethnic, and fine dining restaurants; cafés, coffee shops, tea houses; bakeries and pastry shops; ice cream, gelato, and frozen yogurt; juice and smoothie bars; delis and sandwich shops; bars, taverns, lounges, and wine bars. The code also expressly permits brewpubs and craft breweries (up to 10,000 SF of production area in commercial zones), craft wineries, and distilleries with tasting rooms — a natural fit given the in-place Ole Crow Tavern kitchen and King City Distillery operation. Cat cafés were approved by BZA for the Boops & Beans concept in 2024.

### **Light Trade, Industrial & Specialty — The Industrial-Door Use Set**

Plumbing/HVAC showroom + office, electrical contractor with counter sales, appliance and kitchen/bath showrooms, flooring and window/door companies, printing and sign shops, commercial/ghost kitchens, tech repair, light indoor fabrication, AV/low-voltage, security, and fire protection system companies, small accessory data centers, and secure asset storage (exotic/vintage vehicles, precious metals, financial assets, art, and other high-value assets). The 223 Commerce industrial-size doors make this category genuinely operable in the building — not just theoretically permitted.

### **Professional & Office**

Law, accounting, and CPA offices; architecture, engineering, and design firms; real estate, insurance, and financial advisory; banks and credit unions; medical, dental, optometry, chiropractic, and physical therapy; mental health and counseling; tax preparation; marketing, advertising, and PR agencies; software and tech startups; co-working spaces; nonprofit and association offices; small accessory data centers.

### **Personal Services**

Hair and nail salons, barbershops, day spas, massage therapy, tanning, tailoring and alterations, dry cleaners and laundromats, shoe repair, tattoo and piercing studios.

### **Entertainment, Culture & Recreation**

Movie and performing-arts theaters, music venues and concert halls, dance/yoga/pilates studios, indoor fitness and gyms (the in-place G1 Elite use), martial arts, art classes and maker studios, escape rooms, arcades, museums, galleries, event venues and banquet halls, private clubs.

### **Lodging**

Hotels, boutique hotels, and bed & breakfasts.

### **Education & Instruction**

Tutoring centers; music, art, and dance lessons; indoor trade and vocational schools.

### **Residential**

Residential uses permitted (except single-family detached dwellings) — supporting an upper-level or rear-of-building loft conversion if a buyer wants to reposition any portion of the asset.

## **Downtown Kingsport Incentives & Tax Advantages**

Beyond the Opportunity Zone, the property's location inside the Central Business District makes it eligible for additional local incentive programs, which may include the Façade Grant Program, Redevelopment Grant Program, and Downtown Kingsport Loan Program — designed to help offset the cost of purchase, renovation, and façade improvements. Buyer to verify current program availability and eligibility with the City of Kingsport and Downtown Kingsport Association.

### **Qualified Opportunity Zone tax benefits available to eligible investors include:**

- Deferral of federal tax on capital gains rolled into a Qualified Opportunity Fund that acquires and substantially improves property in the zone
- Reduction of the deferred gain depending on holding period
- Elimination of federal tax on new gains generated by the Opportunity Zone investment if held for 10 + years — with no depreciation recapture on the OZ basis

**Buyer should consult their CPA or tax advisor regarding eligibility and current IRS rules.**

# \$294M Capital Improvement Plan 2025–2029



## Kingsport, Tennessee Infrastructure & Beautification City Scapes / "Rebuild" Initiatives

Kingsport, Tennessee, is currently undergoing significant infrastructure and beautification efforts aimed at revitalizing its downtown and enhancing public spaces. These projects, often referred to as city scapes or "rebuild" initiatives, focus on modernizing infrastructure while improving aesthetics and quality of life.

### 1. Main Street Rebuild Project

**Scope:** Revitalizing the downtown area from Market Street to Sullivan Street. **Status:** Ongoing for roughly two years. (Picture Above). Replace aging infrastructure, stabilize the road base, enhance the aesthetic appeal of the downtown corridor. Key improvements include new water, sewer, and stormwater lines, utilities moved underground, stamped brick crosswalks, landscaping, and bulb-outs.



### 2. Downtown Public Art & Aesthetic Enhancements

- **Vinyl Wraps:** In June 2024, new vinyl wraps were installed on utility boxes featuring local history (funded by a Tennessee Arts Commission grant).
- **Downtown Master Plan:** Comprehensive plan developed by TSW Design to guide the creation of a vibrant downtown for future generations.

### 3. Other Major City Upgrades

- **Riverwalk Park Expansion:** \$7.8 million grant from the BlueCross BlueShield of Tennessee Foundation to add new amenities along the 11-mile Greenbelt.
- **Bays Mountain Park:** Renovations to update the nature center, expand the gift shop, and restore the observation tower.
- **Street Resurfacing:** \$2.5 million project covering streets including Moreland Drive and Fall Creek Road (expected completion in 2025).
- **Scott Adams Memorial Skatepark:** New, improved skatepark planned for Brickyard Park.

### 4. City Visioning & Future Development

- **"Only Kingsport" Campaign:** Continues to promote the city as the "City of Originals," highlighting unique attractions such as the hand-carved carousel and outdoor adventures.
- **Residential Growth:** Over 1,200 residential permits issued in the last five years, resulting in approximately 2,500 new residential units.
- **Industrial & Commercial Growth:** Includes redevelopment of the Dobyys-Taylor Warehouse and expansion of the IMAX theater at Fort Henry Mall.

**For the most up-to-date information,** visit the City of Kingsport's official engineering project page or the dedicated Main Street Rebuild Project website.

# Just Sold? Turn That Gain **Tax-Free.**

*Roll capital gains from the sale of a property, a business, or crypto into a Qualified Opportunity Fund — defer the tax you owe now, and pay \$0 on the growth.*

## WHAT COUNTS AS AN ELIGIBLE GAIN

### Property

Sold a rental, land, or another appreciated property and have a capital gain.

### A Business

Sold a company, partnership stake, or other business interest at a profit.

### Crypto & Stocks

Cashed out crypto, stock, or other appreciated assets — short or long term.

## HOW IT WORKS

- 1 Realize a capital gain**  
from selling property, a business, or crypto.
- 2 Reinvest within 180 days**  
into a Qualified Opportunity Fund (QOF).
- 3 Hold for 10 years**  
and the growth on that investment is never taxed.

## WORKED EXAMPLE — SALE OF A PROPERTY OR BUSINESS

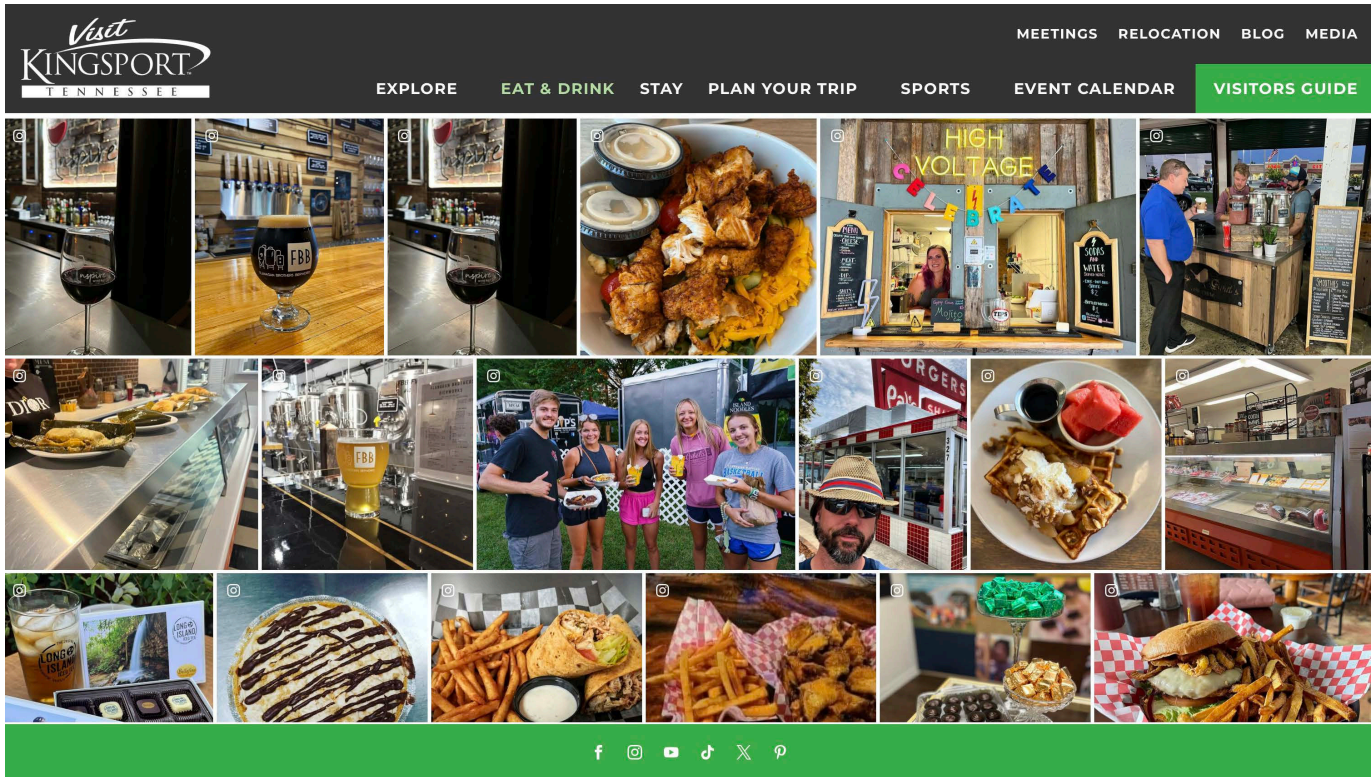
- You sell a rental property or your business and walk away with a **\$1,000,000 capital gain**.
- Reinvest that \$1,000,000 into a Qualified Opportunity Fund within 180 days — the tax on the **gain is deferred**.
- Hold the fund for 10 years. Say it grows to **\$2,500,000**.
- That \$1,500,000 of appreciation is **100% tax-free. You owe nothing on the growth.**

*Illustrative only. The original gain is deferred, not erased; the 10-year exclusion applies to the new growth.*

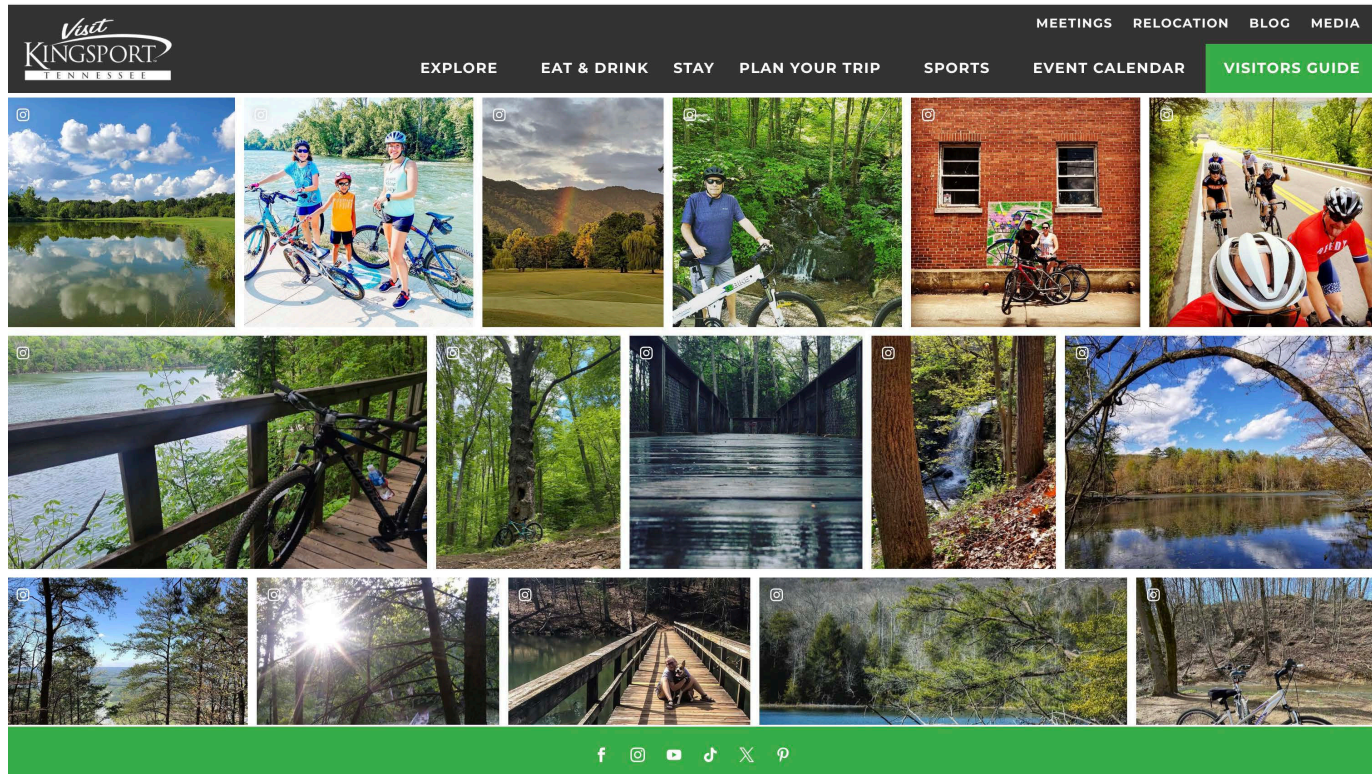
**NOW PERMANENT.** The 2025 federal tax law made Opportunity Zones a permanent part of the tax code.

*Note: a house “flip” itself usually produces ordinary income, which does not qualify — Opportunity Zone treatment requires a capital gain. This is general information, not tax or investment advice; confirm your situation with a qualified CPA.*

Explore Kingsport, TN dining at <https://visitkingsport.com/eat-drink/>



Discover Kingsport, TN outdoor Activity at <https://visitkingsport.com/explore/category/outdoors/>



**Dollywood (Pigeon Forge) — roughly 1 hour 34 minutes by car.**

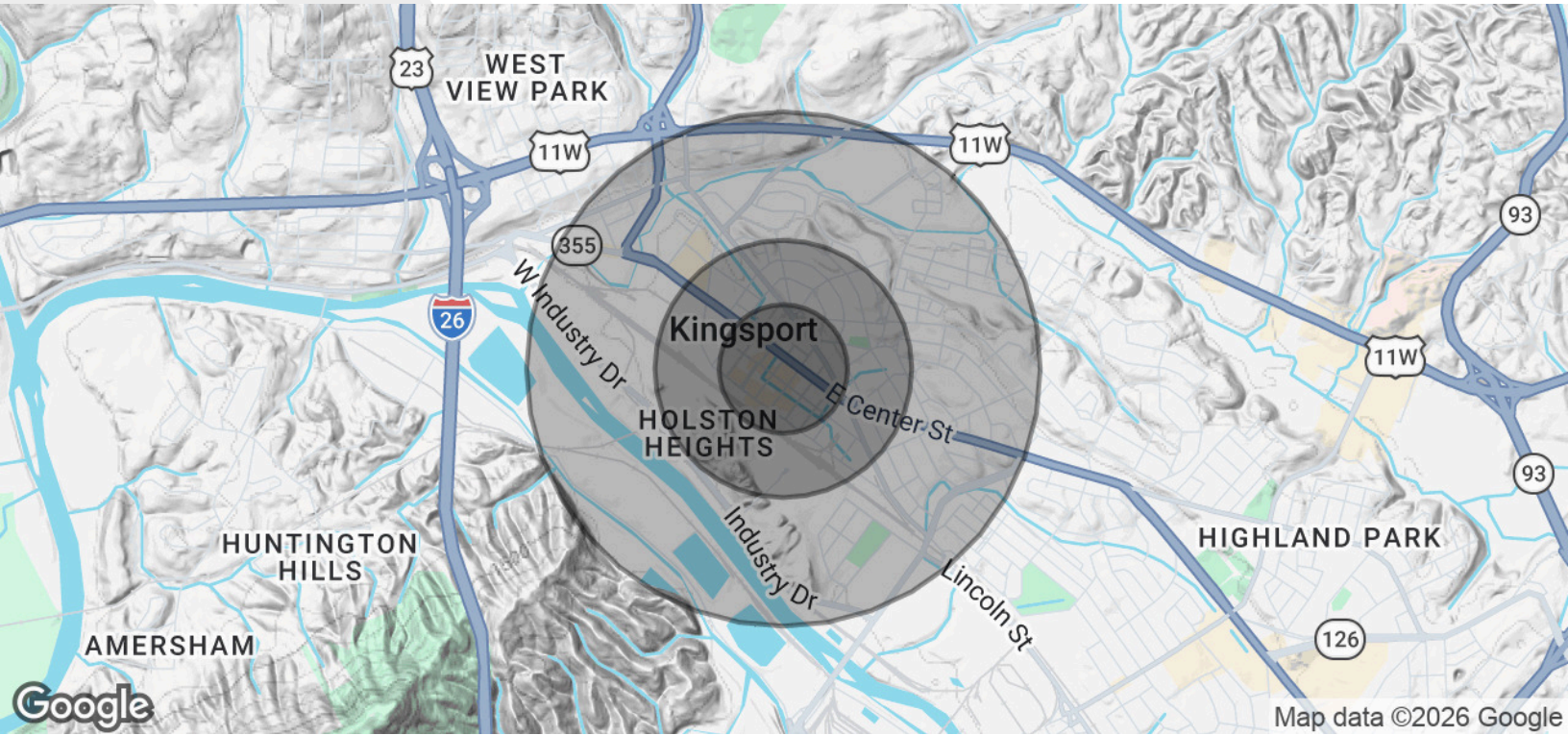
**Smoky Mountains National Park — North Entrance 90 Miles**

**5 Minutes to Trout Fishing**

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# Demographics Report

FOR SALE



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	68,168	115,655	287,747
Average Age	43.2	44.9	44.3
Average Age (Male)	42.3	43.9	42.9
Average Age (Female)	44.7	46.2	45.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	29,874	49,948	121,107
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$75,345	\$81,794	\$77,733
Average House Value	\$205,833	\$244,585	\$248,060

2023 American Community Survey (ACS)

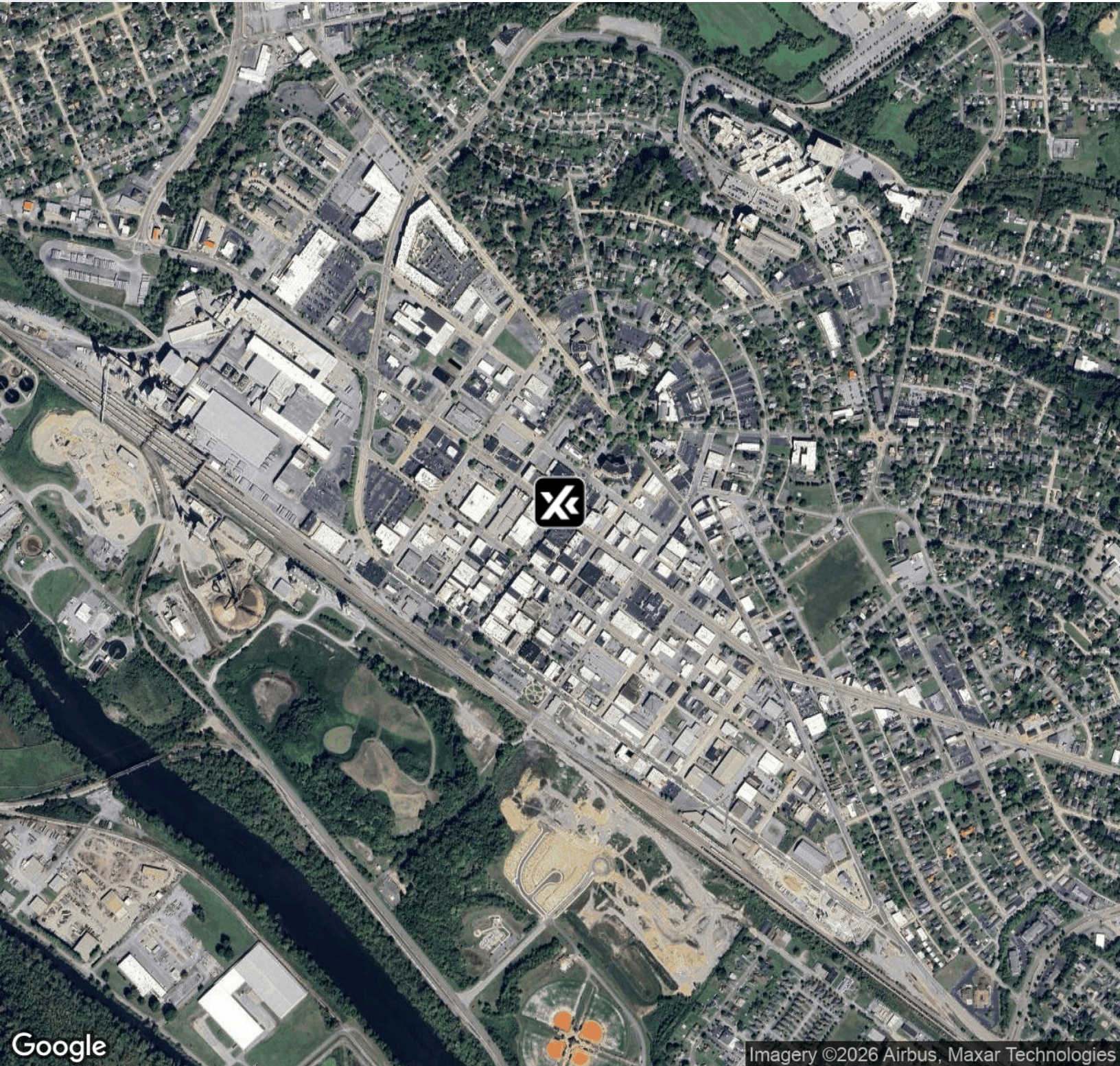
Carson Lee Jones  
**615-212-5524**  
 carson.jones@expcommercial.com



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# Aerial Map

FOR SALE



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## Location

- Downtown Kingsport core — steps from Broad Street, Church Circle, and the Heritage Trail
- Purpose-planned urban fabric — wide streets and sidewalks, alleys, a true grid system, and 44 city blocks of walkable downtown
- Walkable, tree-lined streetscape with 1,800+ free public parking spaces Downtown
- Walk Score area rating: "Very Walkable"
- Active revitalization district — new water, sewer, power, and streetscape investment underway
- Growing residential base — loft conversions (Bridwell on Broad), townhomes, and the Brickyard Village development bringing 400+ new residences nearby; Downtown lofts currently appraising and selling at \$250+/SF
- Event-driven foot traffic — Fun Fest, Santa Train, First Thursday Sip & Stroll, Kingsport Farmers Market, Sculpture Walk, and year-round Downtown programming
- Abundant outdoor recreation nearby — South Fork of the Holston River, 10-mile Greenbelt, Bays Mountain Park, skate park, bike pump track, mountain biking and hiking trails, baseball/softball fields, soccer fields, and sand volleyball
- Access: ~1 mile to I-26, connecting to I-81; within a day's drive of roughly 70% of the U.S. population; ~14 miles / 21 minutes to Tri-Cities Airport with direct flights to CLT, ATL, DFW, ORD, MCO/SFB, IAD, PIE, and AZA
- Anchored by employment — minutes from Eastman Chemical (one of the largest employers in the region), Holston Valley Medical Center, and the Kingsport Academic Village (Northeast State and ETSU Downtown)

## Highlights

- ±17,750 SF historic Downtown asset across two street addresses (215 + 223 Commerce) in one building
- 100% occupied with five active tenants — Ole Crow Tavern, King City Distillery, G1 Elite, Found Objects, and supplemental storefront/storage
- All leases temporary by design — building can deliver vacancy on demand to support an owner-operator strategy
- ~\$500,000 turnkey commercial kitchen and bar build-out in place (Ole Crow Tavern) — replication-cost protection for the next F&B operator
- Working craft distillery with tasting room in place (King City Distillery)
- Industrial-size overhead doors in the 223 Commerce gym bay — drive-in capable, supports a supply company, contractor showroom, plumbing/HVAC/electrical distributor, flooring or kitchen-and-bath showroom, or light fabrication operator
- B-2 Central Business District — one of Kingsport's most flexible zoning classifications
- Qualified federal Opportunity Zone — significant federal tax advantages available
- Located inside Kingsport's TIF District, PILOT District, and Tennessee Main Street boundary
- Eligible for downtown Façade Grant, Redevelopment Grant, and Downtown Kingsport Loan Program incentives
- Flood Zone B/X — outside the 100-year floodplain (buyer to verify)

## Who This Property Suits

- **Supply company, distributor, or contractor showroom** looking for industrial-door, drive-in capability inside a walkable Downtown footprint
- **Brewpub, distillery, or winery operator** expanding alongside (or replacing) the existing tasting-room concept
- **Mixed-use operator** splitting the two addresses across complementary concepts — F&B + retail, gym + showroom, or event + tasting room
- **Healthcare, civic, or professional tenant** using the multi-address layout for distinct patient or public entrances
- **Adaptive-reuse developer** recapturing the building over time as temporary leases roll, with Downtown loft comps at \$250 +/SF
- **Investor** positioning for the continued upward trajectory of Downtown Kingsport rents and values, with Opportunity Zone tax advantages available to qualifying buyers

## Kingsport — America's First "Model City"

Kingsport was purpose-designed as a planned city in the early 20th century, and Downtown's pedestrian grid, Church Circle roundabout, and civic architecture reflect that intentionality. After a period of 20th-century decline, the Downtown district has been on a steady upswing, driven by a city-led master plan, private redevelopment, and public infrastructure investment. The result is an emerging, revitalized Downtown with real momentum: active storefronts, growing residential density, a 1.8-mile Heritage Trail, public art, breweries, restaurants, and a dense calendar of festivals and markets.

## Offered For Sale or Lease

Sold together as one building under a single transaction. Serious inquiries only, tours available upon request. Please contact the listing agent.

## Other Possible Uses

Beyond the uses outlined above, Kingsport's B-2 Central Business District is one of the most permissive commercial classifications in the city, designed to welcome a wide mix of tenant concepts. The categories below are illustrative of the broader universe of uses a buyer or tenant could explore at 215 & 223 Commerce — particularly given the building's two-address configuration, the in-place commercial kitchen, the in-place distillery, the industrial-door gym bay, and the prominent Downtown storefront frontage. Each is offered as an idea-generation list; specific operations should be confirmed with the City of Kingsport for any required permits, licensing, or use approvals.

## Government & Civic Offices

Federal, state, county, and municipal office space — including U.S. Post Office and USPS retail, Social Security Administration (SSA) field offices, U.S. Department of Veterans Affairs (VA) clinics and benefits offices, IRS taxpayer assistance centers, USDA service centers, U.S. Census Bureau offices, Department of Labor / workforce development and career centers, military recruiting stations (Army, Navy, Air Force, Marines, Coast Guard, National Guard), congressional and U.S. Senate district offices; Tennessee Department of Human Services, Tennessee Department of Health, Tennessee Department of Safety / driver services (DMV), Tennessee Department of Revenue, TBI / state law enforcement satellite offices, state senator and state representative district offices; Sullivan County clerk, register of deeds, trustee, assessor, election commission, juvenile services, probation/parole, and child support satellite offices; City of Kingsport administrative annex, planning & zoning, code enforcement, economic development, public works, parks & recreation, and public library branch space; courthouse annex, public defender, district attorney satellite, and mediation/arbitration offices; chamber of commerce, visitor center, Main Street program offices, and other civic and quasi-governmental tenants.

## **Healthcare, Wellness & Medical Services**

Urgent care, primary care, pediatric and women's health clinics, dental and orthodontic, optometry and vision, dermatology, ENT, allergy, audiology, physical and occupational therapy, sports medicine and rehabilitation, dialysis centers, imaging and diagnostic labs, blood donation centers, behavioral health and counseling, substance use treatment, telehealth hubs, med spa and aesthetics.

## **Childcare & Family Services**

Licensed daycare, preschools, Montessori and learning centers, after-school enrichment programs, family resource centers, adoption and foster-support agencies.

## **Religious, Nonprofit & Community Organizations**

Houses of worship and fellowship halls, denominational and ministry offices, community centers, civic clubs (Rotary, Lions, Kiwanis), Chamber of Commerce satellite space, foundation and nonprofit headquarters, social-service and food-pantry administrative offices.

## **Maker, Creative & Media Production**

Maker spaces and shared shop bays, woodworking and metal-fabrication studios, podcast and recording studios, photography and videography studios, film and content production, graphic design and creative agencies.

## **Financial Services**

Bank branches and credit union locations, ATM lobbies, mortgage and lending offices, tax preparation, wealth management, family offices, fintech storefronts.

## **Retail & Shopping (Expanded)**

Boutiques, gift shops, bookstores, antique/consignment, art galleries, jewelry, home goods, florists, specialty food retailers (bakery, butcher, chocolatier), wine & liquor, music/record shops, sporting goods, toys, hobby, pet supply, cigar/tobacco, novelty/souvenir, golf cart sales, outdoor outfitters, bicycle shops, eyewear/optical, vape and CBD retailers, comic and collectibles shops, board game stores, vintage and resale, mobile phone and electronics, kitchenware and cookware, fabric/quilting and craft supply.

## **Food & Drink (Expanded)**

Sit-down, fast-casual, ethnic and fine-dining restaurants, food halls, cafes, coffee shops, tea houses, bakeries and patisseries, ice cream / gelato / frozen yogurt, juice and smoothie bars, delis and sandwich shops, bars, wine bars, taverns, lounges, brewpubs, craft breweries, distilleries with tasting rooms, wineries with tasting rooms, cat cafes, dessert bars, hookah lounges, supper clubs, pop-up dinner concepts, commercial/ghost kitchens.

## **Professional & Office (Expanded)**

Law, CPA and accounting, architecture, engineering, real estate, insurance, financial advisory, banking, marketing/PR, software, tech startups, business incubators and accelerators, co-working, executive suites, nonprofit offices, talent and staffing agencies, title and escrow companies, court reporting, IT managed services, cybersecurity firms, AI and data consultancies, government affairs and lobbying offices.

## **Personal Services (Expanded)**

Hair and nail salons, barbershops, blow-dry bars, day spas, massage therapy, brow/lash studios, tanning, tailoring and alterations, dry cleaners, shoe repair, watch and jewelry repair, key-cutting, tattoo and piercing studios, pet grooming, mobile-device repair, eyewear adjustment, locksmiths.

## **Entertainment, Culture & Recreation (Expanded)**

Movie theaters, performing arts and music venues, comedy clubs, dance/yoga/pilates/barre studios, fitness centers, CrossFit boxes, martial arts and boxing gyms, escape rooms, arcades, virtual-reality and immersive experience venues, golf simulators, axe-throwing, bowling alleys, mini bowling, billiards/pool halls, rock climbing walls, tactical/defensive training facilities, gaming and esports venues, museums, galleries, event and banquet venues, private clubs, speakeasy and lounge concepts, cigar lounges.

## **Lodging & Residential-Style Uses (Expanded)**

Boutique hotels, bed & breakfasts, short-term and extended-stay rentals, urban lofts, corporate housing, furnished executive suites, hostel-style or themed lodging concepts.

## **Education & Instruction (Expanded)**

Tutoring centers, test-prep, language schools, music/art/dance instruction, coding bootcamps, indoor trade and vocational schools, culinary schools, continuing education and professional certification, charter or micro-school satellite locations.

## **Light Trade, Industrial & Specialty Uses (Expanded — Industrial-Door Bay)**

Plumbing/HVAC, electrical, flooring, kitchen & bath, appliance, window & door showrooms; printing and sign shops; tech repair; AV/low-voltage, security and fire-protection contractors; light indoor fabrication; small accessory data centers; secure asset storage (exotic/vintage vehicles, precious metals, financial assets, art, and other high-value assets); commercial supply distributors and contractor counter-sales operators — all naturally supported by the 223 Commerce industrial-size overhead doors.

## **Investment Summary**

- ±17,750 SF total building — multi-address configuration (215 & 223 Commerce) inside a single structure
- B-2 Central Business zoning — maximum use flexibility
- Downtown core location — walkable, event-driven, with active ongoing reinvestment
- 100% occupied with five active tenants on temporary leases — buyer underwrites in-place income and chooses when to take occupancy
- Turnkey food-and-beverage infrastructure in place — Ole Crow Tavern's ~\$500,000 commercial kitchen and bar build-out stays with the building
- In-place craft distillery operation (King City Distillery) under a B-2 use category that expressly permits distilleries with tasting rooms
- Industrial-size overhead doors in the gym bay — supply-company / contractor-showroom / light-industrial capable inside a Downtown footprint
- Located inside a TIF District, PILOT District, Tennessee Main Street district, and federally designated Opportunity Zone
- Flood Zone B/X — outside the 100-year floodplain (buyer to verify current FEMA designation)
- Eligible for City incentives — Façade Grant, Redevelopment Grant, and Downtown Kingsport Loan Program
- Sold together as one building under a single transaction

## Property Stats

**Offered As:** Single sale, combined parcels

**Total Building Size:** ±17,750 SF (223 Commerce ±11,250 SF + 215 Commerce ±6,500 SF per Sullivan County records)

**Lot Size:** ±0.40 acres combined (±17,424 SF) — 0.16 acres (±6,970 SF) + 0.24 acres (±10,454 SF) **Location:** Heart of Downtown Kingsport — the city's revitalized commercial core

**Zoning:** B-2 Central Business District (City of Kingsport)

**Parcel (215 Commerce):** 046P-C-012.00

**Special Districts:** Opportunity Zone, TIF District, PILOT District, Tennessee Main Street

**Flood Zone:** B/X — outside the 100-year floodplain (buyer to confirm minimal vs. moderate designation with current FEMA maps)

**Submarket:** Downtown Kingsport / Kingsport-Bristol CBSA

*All information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers should verify all square footage, zoning compliance, lease structure and remaining lease terms, Opportunity Zone boundaries, incentive program eligibility, flood zone designation, and permitted uses with the appropriate authorities and their own professional advisors. Public records reflect the two addresses as separate parcels; consult the listing agent for current tax, title, and survey details.*

**For showings and additional information, contact the listing agent.**