

\$6K/Month Income + Loft, Office & Cellar Conversion Upside

237 – 245 Broad St • Kingsport, TN 37660 | ±22,300 SF | 3 Stories + Mezzanine + Cellar

SALE PRICE	BUILDING SIZE	PRICE / SF	ZONING
\$1,659,000	±22,300 SF	±\$74	B-2 CBD

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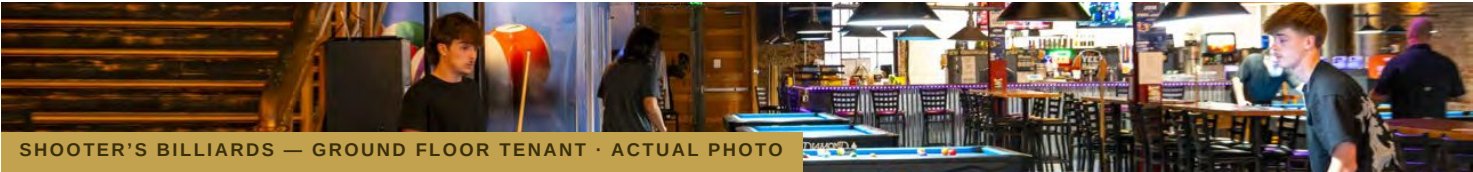
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\$6K/Month Income + Loft, Office & Cellar Conversion Upside

From Cellar Entertainment Hub to Loft/Office Redevelopment | Sale: \$1,659,000



Wood framing in place for cellar stair installation. Staircase shown is a rendering.



Back of Building Stairs: Actual Photo May 2026

IN-PLACE INCOME

\$6,500 / mo

First Floor + Mezzanine

Tenant in place

SALE PRICE

\$1,659,000

≈\$74 / SF

Opportunity Zone

BUILDING

±22,300 SF

3 Stories + Mezzanine

Plus expansive cellar

Rare three-story building plus mezzanine with tenant growth. A rare large-format downtown asset in the heart of Kingsport’s revitalized Broad Street corridor — approximately **22,300 square feet** across three stories plus mezzanine, with an expansive cellar level below, in an opportunity zone with **\$50,000+ in grants available**. The first floor and mezzanine provide strong in-place cash flow at a highly attractive basis, offering tenant diversification, value-add upside, and potential Opportunity Zone tax advantages.

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, all outperforming national averages.

OFFICE VACANCY	RETAIL VACANCY	MULTIFAMILY	POP. / 60 MILES
4.0%	1.5%	5.6%	1.2 Million

What makes this property rare is the location: the historic core of downtown, where the inventory is finite and **effectively irreplaceable**. You can’t build more historic buildings. **Kingsport buying power per dollar of retail rent is 10% to 24% higher than Knoxville, Nashville, and Asheville, NC** — rent is ultimately funded by tenant revenue, which is tied directly to the purchasing power of the surrounding population.

SBA 10% to 20% Down Payment Options for Purchase

Qualified Opportunity Zone | TIF | PILOT | TN Main Street

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.

The **SBA 504 program** is the one most relevant to commercial real estate and heavy equipment. It has a distinctive three-part structure: a conventional bank provides about 50% of the project cost, a nonprofit Certified Development Company provides about 40% through an SBA-guaranteed debenture at a long-term fixed rate, and the borrower contributes roughly 10% as a down payment. It’s designed for major fixed assets, with 10-, 20-, or **25-year terms**, and the loan amount can exceed \$5 million for certain manufacturing or energy projects. The low fixed rate on the CDC portion is a real draw when interest rates are elevated.

CONVENTIONAL BANK ~50% First mortgage Of total project cost	CDC / SBA DEBENTURE ~40% Long-term fixed rate 10-, 20-, or 25-year terms	BORROWER ~10% Down payment Loan may exceed \$5 million
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237 – 245 BROAD STREET, KINGSFORT, TN 37660	AMOUNT
Monthly Rental Income	\$6,500
Building Price	\$1,659,000
15% Down Payment	\$248,850
Loan Amount	\$1,410,150
Loan Interest	7%
Monthly Mortgage Payment	\$9,967
Out of Pocket After Collecting Rent	\$3,467

QUALIFIED OPPORTUNITY ZONE ASSET — TAX-ADVANTAGED

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.

DEALS ACTUALLY PENCIL

Adaptive reuse projects, on average, come in **16% less expensive** and **18% faster** than ground-up construction — and often deliver **10–15% higher ROI** (Deloitte Report).

When you buy a stabilized asset, ask yourself: who’s capturing the upside — you or the developer cashing out? Acquiring vacant or underutilized properties and executing a heavy value-add or adaptive reuse strategy lets you create the value instead of paying for someone else’s margin.

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.

Build Costs Below Peer Markets — and a Vacant Top Floor

53' Broad Street Frontage | 3rd Floor Redevelopment-Ready

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 and the City's Redevelopment Grant and Downtown Loan programs — projects achieve a superior basis and stronger risk-adjusted returns.

MULTIFAMILY — CITY	COST TO BUILD (\$/SF, HARD COST)	COST TO BUILD PER UNIT (1,000 SF)
Kingsport	\$175	\$175,000
Chattanooga	\$200	\$200,000
Knoxville	\$210	\$210,000
Nashville	\$245	\$245,000
Asheville, NC	\$235	\$235,000

The property features **53 feet of continuous frontage on Broad Street** and a mix of character-rich original detail: exposed brick walls, prominent steel joists, Terrazzo floors, original hardwood, and street-facing windows that flood the interior with natural light. Portions of the building have been thoughtfully redeveloped to preserve these historic elements while modernizing the usable space. The vacant top floor has been stripped down and is ready for redevelopment.

3RD FLOOR: RESIDENTIAL LOFT, RETAIL, LAW OR MEDICAL OFFICE, ETC.



The Floors: Cellar, Ground + Mezzanine

Cellar Blank Canvas | Shooter's Billiards | Mezzanine Expansion



CELLAR BOTTOM FLOOR — ACTUAL PHOTO

CELLAR — BLANK-CANVAS DESTINATION VENUE

The building includes an expansive, undeveloped cellar — a genuinely rare feature in this market. The space is sized and configured for a high-concept destination use, with multiple potential build-outs:

- Potential Music Venue
- Cigar Lounge
- Fine Dining
- Indoor Golf, or Mini Bowling

GROUND FLOOR + MEZZANINE — IN-PLACE INCOME WITH TENANT GROWTH

The first floor is leased to **Shooter's Billiards**, a growing, well-trafficked downtown destination tenant that is actively expanding its footprint up into the building's mezzanine level. This tenant growth story provides immediate in-place cash flow from day one alongside near-term upside as the mezzanine is built out and folded into the lease. An owner-user could continue to collect rent on this space while occupying the upper floors, or an investor can step into a stabilized, expanding ground-floor tenancy in one of Kingsport's most active retail corridors.



FIRST FLOOR: SHOOTER'S BILLIARDS



MEZZANINE ABOVE 1ST FLOOR: SHOOTER'S EXPANSION

Loft Development & Sales Metrics

Tri-Cities Region, TN | Kingsport Market Analysis

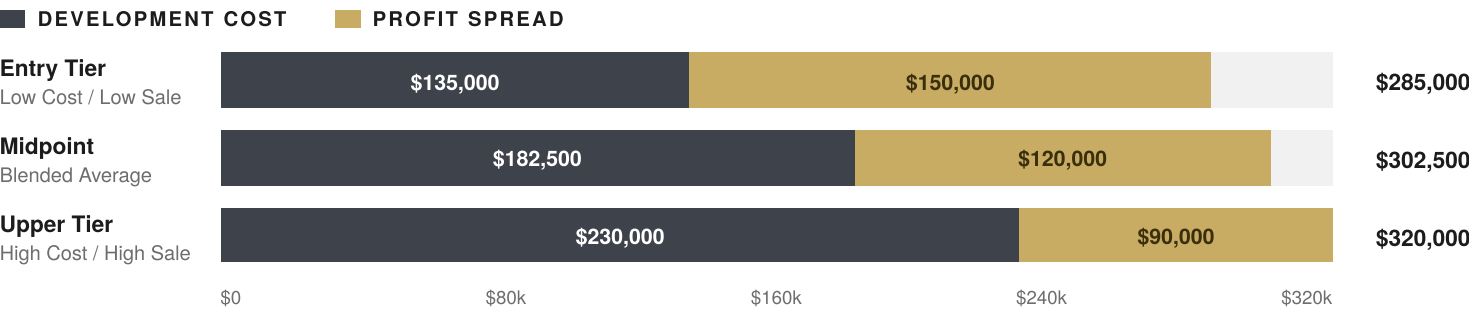
KEY FINANCIAL INDICATORS (PER DOOR)

LOFT SALES PRICE \$285k – \$320k Per Door Actual Sales Data	DEVELOPMENT COST \$135k – \$230k Per Door Actual Permitted Records	NET PROFIT SPREAD \$90k – \$150k Per Door Estimated Margin
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DETAILED FINANCIAL BREAKDOWN

Metric Category	Low End	High End	Midpoint / Avg	Data Source & Context
Loft Sales	\$285,000	\$320,000	\$302,500	ACTUAL SALES Kingsport Market
Development Cost	\$135,000	\$230,000	\$182,500	PERMITTED RECORDS Tri-Cities, TN
Calculated Spread	\$90,000	\$150,000	\$120,000	MARGIN \$ Profit / Door

COST VS. SALE PRICE — MARGIN VISUALIZATION



All figures per door. Profit spread segment equals sale price less development cost within each tier.

INVESTMENT SUMMARY & TAKEAWAYS

Strong Profitability Profile

The market data demonstrates a significant margin spread of **\$90,000 to \$150,000 per door** between development costs and final sales prices for loft properties in the Tri-Cities area. With development costs capped around **\$230,000** and top-tier sales reaching **\$320,000**, projects in Kingsport present strong potential upside and favorable risk-reward metrics.

Data Sources & Disclaimers: Loft sales figures based on actual completed sales in Kingsport, TN. Cost data compiled from actual permitted municipal records across the Tri-Cities, TN region. Figures are presented per door (unit) and represent general market benchmarks. All figures subject to project-specific verification.

Conceptual Loft Renderings

Downtown Kingsport, TN | Representative Finish Level

TARGET FINISH & LAYOUT



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

DESIGN DRIVERS SUPPORTING \$285K–\$320K PER DOOR

- Open-plan great room with island kitchen
- Original brick, timber and exposed structure retained
- Large restored window openings — downtown and ridge views
- 10 ft.+ ceilings with exposed mechanical

Images on this page are artist conceptual renderings — illustrative of design direction and finish level only, not photographs or representations of any specific unit or building.

Just Sold? Turn That Gain Tax-Free.

Capital Gains Rollover | Qualified Opportunity Fund Strategy

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

ELIGIBLE GAIN

Property

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

Examples
Rental · Land · Investment Property

ELIGIBLE GAIN

A Business

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

Examples
Company Sale · Partnership Stake

ELIGIBLE GAIN

Crypto & Stocks

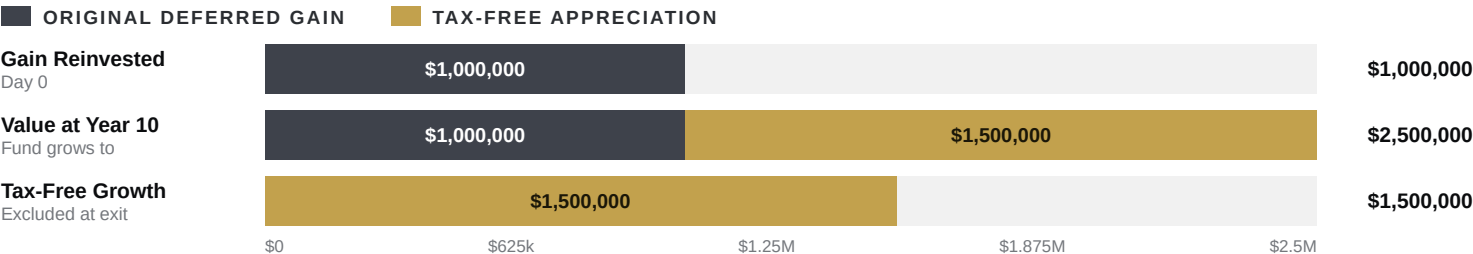
Cashed out crypto, stock, or other appreciated assets — short or long term.

Examples
Crypto · Stock · Other Assets

HOW IT WORKS

STEP	WHAT HAPPENS	TIMING	WHY IT MATTERS
1 Realize a capital gain	Sell property, a business, or crypto at a gain	Day 0	TRIGGER Starts the 180-day clock
2 Reinvest the gain	Roll it into a Qualified Opportunity Fund	Within 180 days	DEFERRAL Tax on the gain is deferred
3 Hold the investment	Stay invested in the fund	10 years	EXCLUSION Growth is never taxed
The Result	\$0 federal tax on the appreciation	10-Year Hold	PERMANENT 2025 federal tax law

WORKED EXAMPLE — SALE OF A PROPERTY OR BUSINESS



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

KEY TAKEAWAYS

Now Permanent

The **2025 federal tax law made Opportunity Zones a permanent part of the tax code**, removing the sunset that previously limited the strategy. A gain from the sale of property, a business, crypto, or stock can be rolled into a Qualified Opportunity Fund within 180 days — deferring the tax now and excluding the appreciation entirely after a 10-year hold. Note that a house “flip” itself usually produces ordinary income, which does not qualify — Opportunity Zone treatment requires a capital gain.

Disclosures: This is general information, not tax, legal, or investment advice. Opportunity Zone eligibility, reinvestment deadlines, holding-period requirements, and fund qualification rules are set by federal statute and regulation and are subject to change. Figures shown are illustrative and do not represent a projection or guarantee of performance. Confirm your situation with a qualified CPA or tax attorney before investing.

Downtown Improvement Grant (DIG) Program

Facade Grant | Redevelopment Grant | Downtown Loan



FAÇADE GRANT — POTENTIAL RENOVATION



ACTUAL PHOTO 2026

FAÇADE PROGRAM APPLICATION

The purpose of the Facade 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.

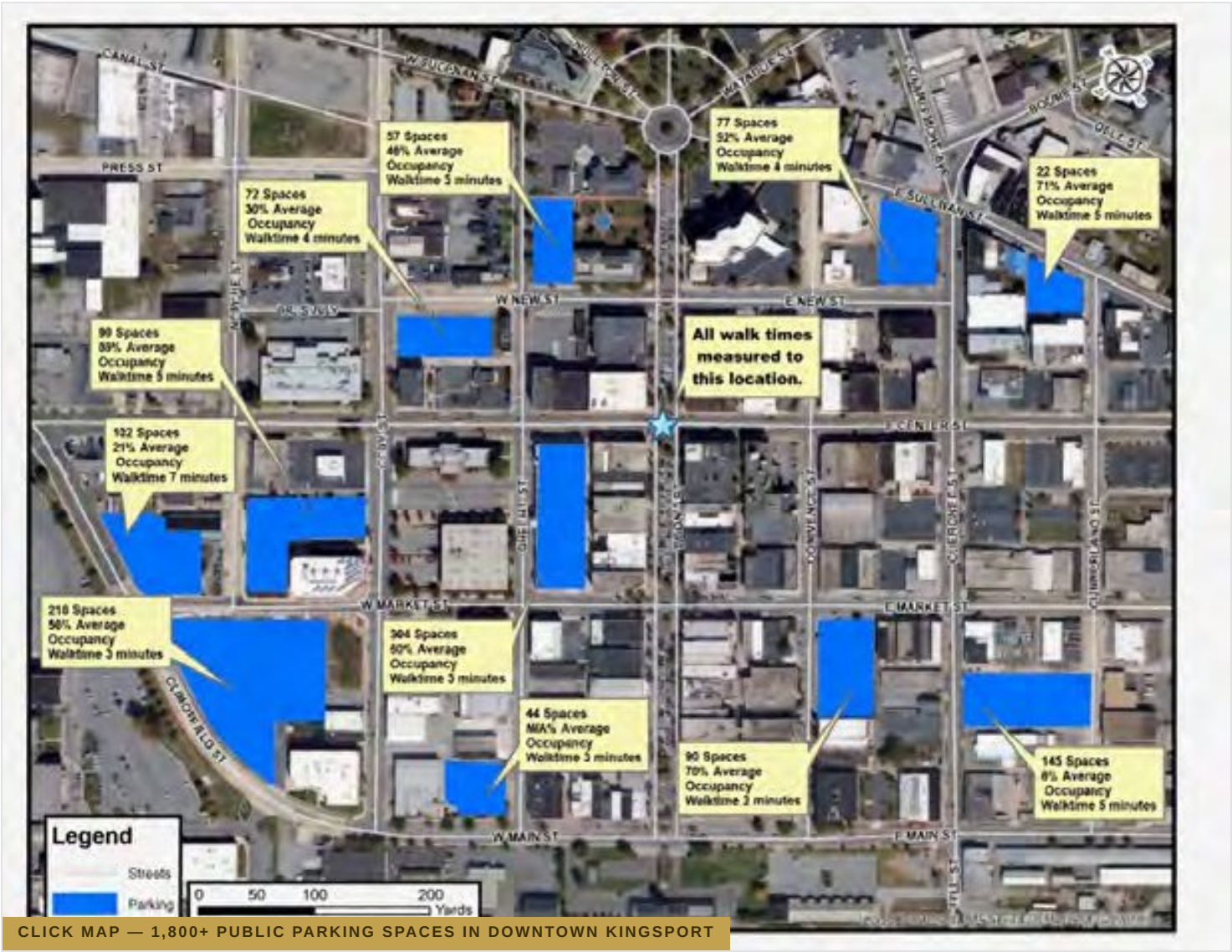
Visit the city website to learn more or click here:

<https://www.kingsporttn.gov/ecd/incentives>

Parking

364-Space Garage | 3 Minute Walk | ~100 Yards Away

DOWNTOWN PUBLIC SPACES	NEARBY GARAGE	WALK FROM PROPERTY
1,800+	364 Spaces	3 Min · ~100 Yds



\$294M Capital Improvement Plan 2025–2029

Infrastructure & Beautification | City Scapes / “Rebuild” Initiatives



MAIN STREET REBUILD — DOWNTOWN CORRIDOR

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.



DOWNTOWN PUBLIC ART

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.

3. OTHER UPGRADES, CONTINUED

- **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.

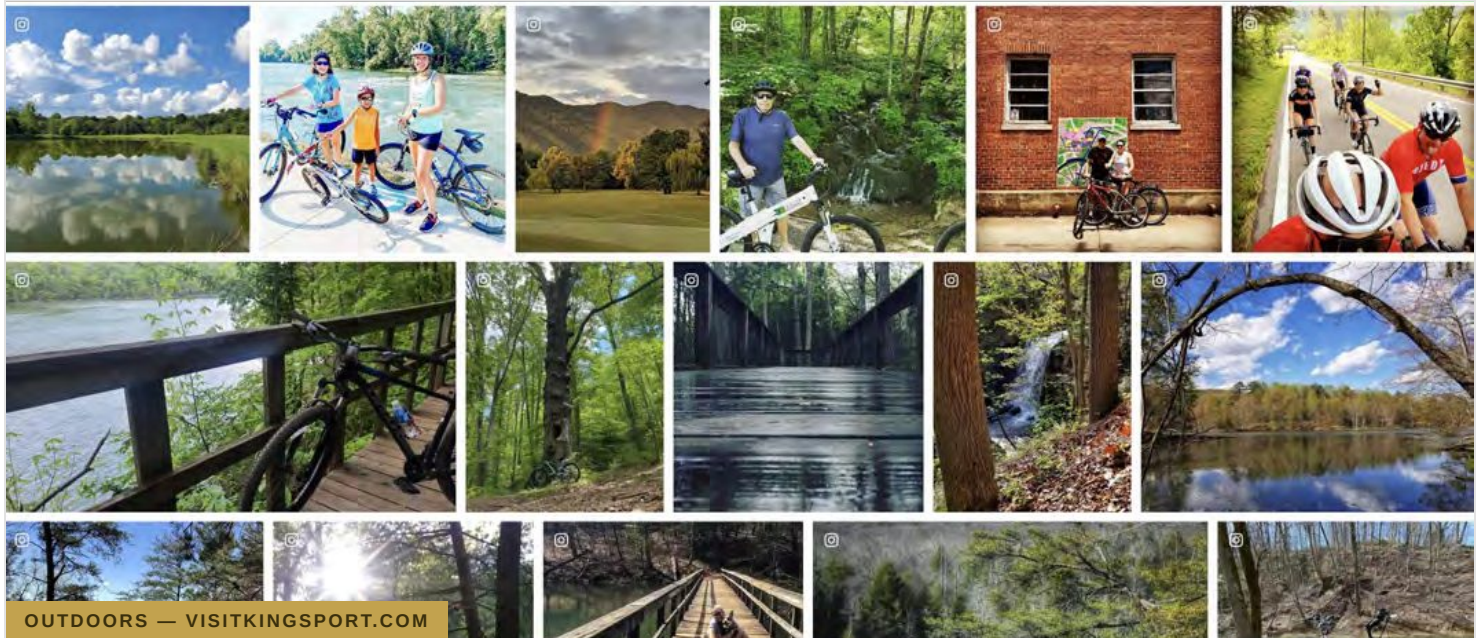
Visiting Kingsport

Outdoors | Dining | Great Smoky Mountains | Pigeon Forge

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



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



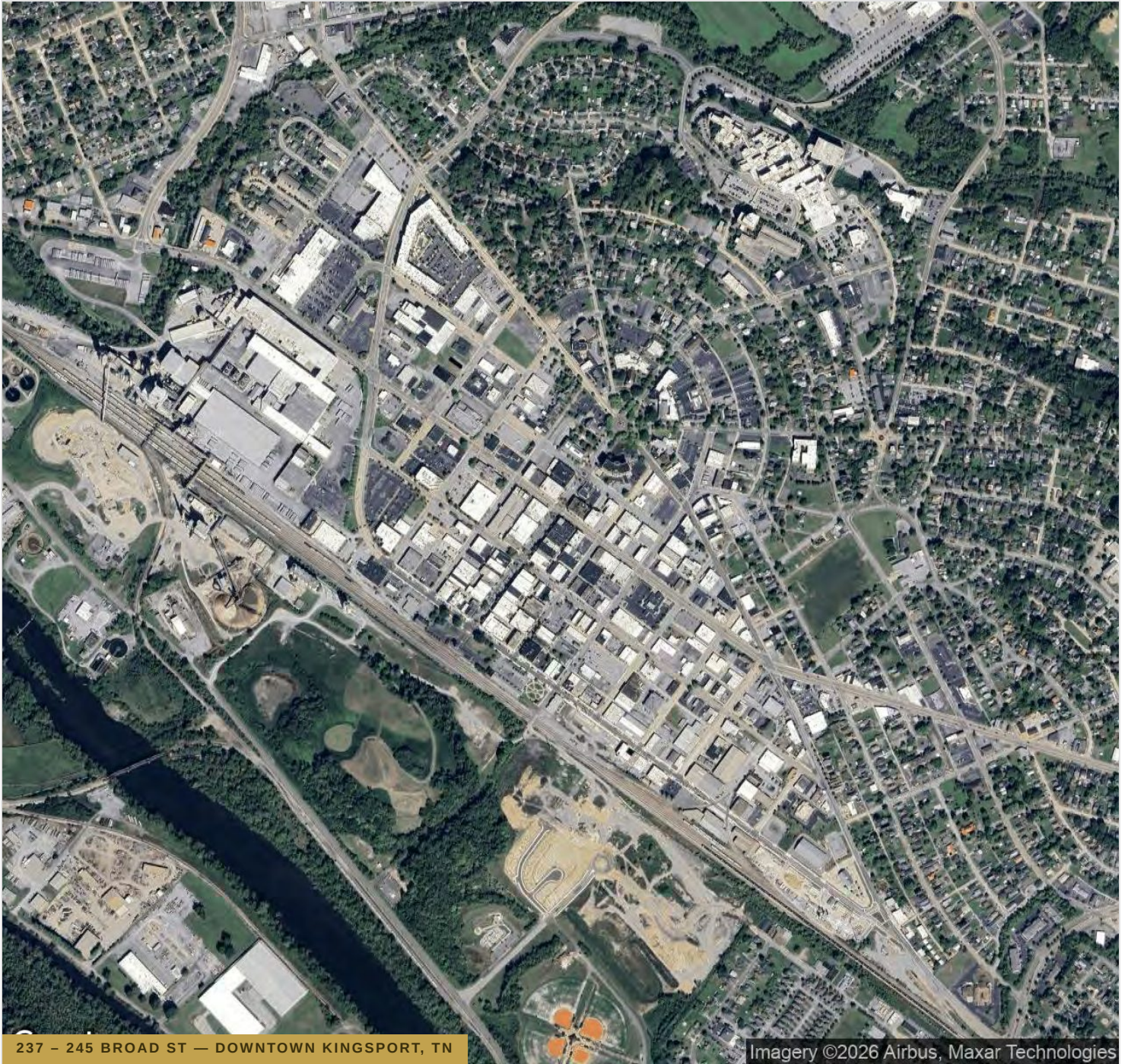
- Great Smoky Mountains National Park = 12.5M annual visitors — North Entrance 90 Miles
- Entire Pigeon Forge area sees 21M+ annual visitors — Dollywood roughly 1 hr 34 min by car
- 5 Minutes to Trout Fishing

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FOR SALE

Aerial Map

237 – 245 Broad St • Kingsport, TN 37660

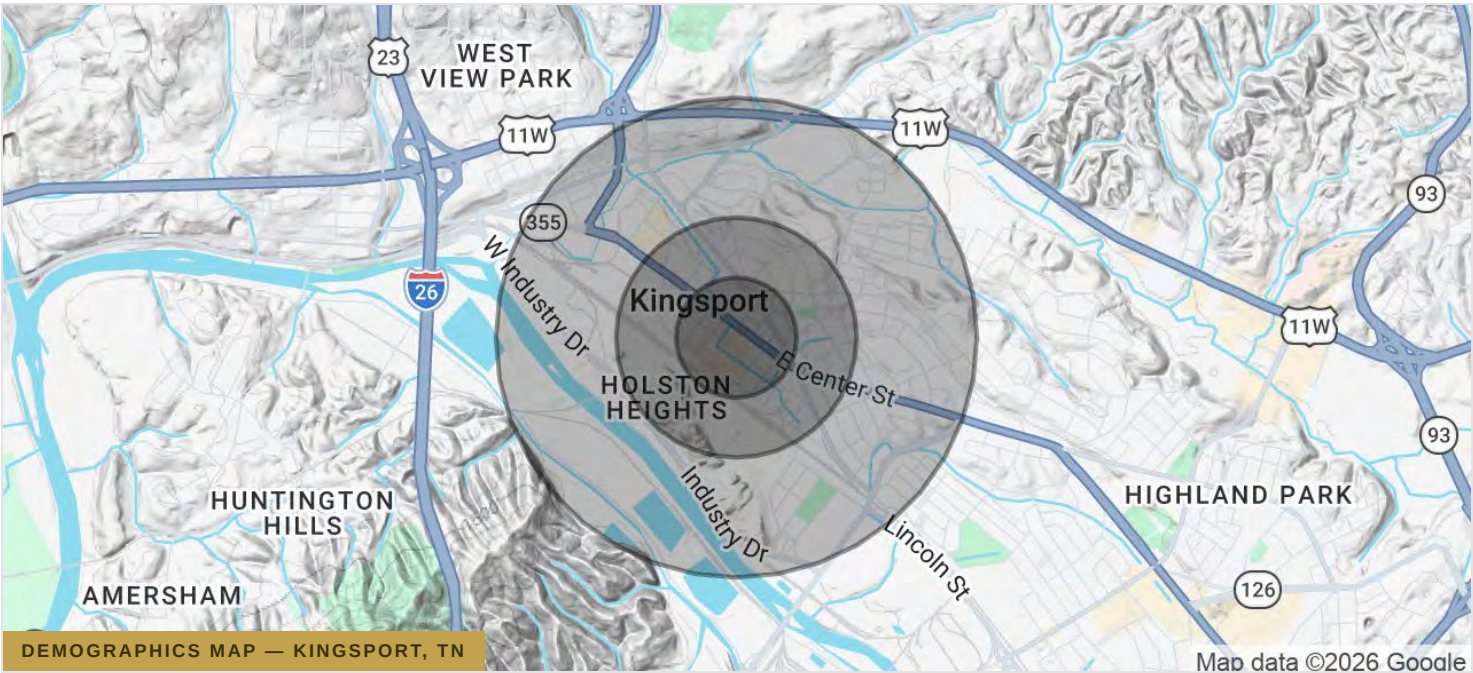


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Demographics Map & Report

2023 American Community Survey (ACS) | 5, 10 & 20-Mile Radii



POPULATION	5 MI	10 MI	20 MI
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 MI	10 MI	20 MI
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). Radii shown in miles (MI) from the subject property.

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Full Picture Gallery

Three Distinct Value Opportunities Under One Roof

Ground Floor + Mezzanine | Top Floor | Cellar

GROUND FLOOR + MEZZANINE

In-Place Income

Shooter's Billiards

Actively expanding into the mezzanine

TOP FLOOR

Redevelopment-Ready

Vacant & stripped down

Loft, office of any kind, or retail

CELLAR

Blank Canvas

Expansive & undeveloped

High-concept destination venue

GROUND FLOOR + MEZZANINE — IN-PLACE INCOME WITH TENANT GROWTH

The first floor is leased to **Shooter's Billiards**, a growing, well-trafficked downtown destination tenant that is actively expanding its footprint up into the building's mezzanine level. This tenant growth story provides immediate in-place cash flow from day one alongside near-term upside as the mezzanine is built out and folded into the lease. An owner-user could continue to collect rent on this space while occupying the upper floors, or an investor can step into a stabilized, expanding ground-floor tenancy in one of Kingsport's most active retail corridors.

TOP FLOOR — REDEVELOPMENT-READY CANVAS

The vacant top floor has been stripped down and is ready for redevelopment. With exposed brick, original structural character, and large street-facing windows, the layout is well suited for any of the following:

- **Residential loft conversion** — urban loft product is in high demand and limited supply across Downtown Kingsport
- **Office of any kind** — creative, professional, medical, co-working, or flagship headquarters build-out
- **Retail** — boutique, showroom, gallery, or experiential concept leveraging the building's historic character

CELLAR — BLANK-CANVAS DESTINATION VENUE

The building includes an expansive, undeveloped cellar — a genuinely rare feature in this market. The space is sized and configured for a high-concept destination use, with multiple potential build-outs including:

- Music venue / live performance space
- Cigar lounge
- Fine dining
- Indoor golf simulator concept
- Mini bowling

The cellar is accessed today by a stairwell at the rear of the building. In addition, a dedicated wood carve-out has been framed at the front of the building to accommodate a second staircase descending directly from Broad Street into the cellar level — giving a future operator the option to deliver a true street-front entrance to the downstairs venue, separate from the ground-floor tenant.

That direct-from-the-sidewalk access is what unlocks the cellar as a stand-alone destination concept rather than back-of-house space.



VACANT TOP FLOOR — REDEVELOPMENT-READY · ACTUAL PHOTO 2026

CONTINUED ON THE FOLLOWING PAGE

Qualified Opportunity Zone — Significant Tax Advantages

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Opportunity Zone & B-2 Permitted Uses

B-2 Central Business District | Exceptionally Broad Use List

QUALIFIED OPPORTUNITY ZONE — SIGNIFICANT TAX ADVANTAGES

The property sits inside a federally designated Qualified Opportunity Zone, one of the most powerful tax incentives currently available to real estate investors. Investors who roll capital gains into a Qualified Opportunity Fund that acquires and substantially improves property in the zone may be eligible for:

- Deferral of federal tax on the rolled-in capital gains
- 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

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

B-2 CENTRAL BUSINESS DISTRICT — BROAD PERMITTED USES

The building 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.

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; toy and hobby stores
- Specialty food retailers (butcher, bakery, cheese, chocolatier)
- Wine and liquor stores
- Music and record shops
- Sporting goods and bike shops
- Pet supply; cigar/tobacco
- Novelty and souvenir shops
- Golf cart sales — 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
- 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 for the cellar or ground-floor space
- Cat cafés — approved by BZA for the Boops & Beans concept in 2024

PERSONAL SERVICES

- Hair and nail salons, barbershops
- Day spas, massage therapy, tanning
- Tailoring and alterations; shoe repair
- Dry cleaners and laundromats
- Tattoo and piercing studios

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

ENTERTAINMENT, CULTURE, & RECREATION

- Movie and performing-arts theaters
- Music venues and concert halls
- Dance/yoga/pilates studios; martial arts
- Indoor fitness and gyms
- Art classes and maker studios; escape rooms; arcades
- Museums, galleries, event venues and banquet halls, private clubs

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More Permitted Uses & Location Highlights

Prime Broad Street Frontage | 53' of Storefront Exposure

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 the top-floor loft-conversion play

RETAIL + OFFICE + SERVICE HYBRIDS

- 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

DOWNTOWN KINGSPORT INCENTIVES

Beyond the Opportunity Zone, the property's location inside Kingsport's 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 facade improvements. Buyer to verify current program availability and eligibility with the City of Kingsport and Downtown Kingsport Association.

Brickyard Village

A 50-acre master-planned community currently underway, within walking distance of Downtown.

LOCATION HIGHLIGHTS

- Prime Broad Street frontage in the core of Downtown Kingsport
- 53' of continuous storefront exposure on the city's primary retail corridor
- Surrounded by regional and national operators including Starbucks, Food City, Beef 'O' Brady's, Truist, First Horizon Bank, Regions Bank, HomeTrust Bank, and CrossFit
- Public parking nearby
- Exceptionally drivable location with fairly walkable and bikeable access within the downtown core
- ±22,300 SF historic landmark on Broad Street
- Rare three-story plus mezzanine configuration with cellar level — unmatched flexibility downtown
- Qualified Opportunity Zone — significant federal tax advantages available
- Ground floor leased to Shooter's Billiards with active expansion into the mezzanine — in-place income plus tenant growth
- Vacant, redevelopment-ready top floor — residential loft, office of any kind, or retail
- Expansive undeveloped cellar — music venue, cigar lounge, fine dining, indoor golf, or mini bowling potential
- Cellar accessed via rear stairwell, with a framed wood carve-out at the front of the building ready for a dedicated street-front staircase to the lower level
- Art Deco facade with partially redeveloped historic interior finishes: exposed brick, steel joists, Terrazzo, hardwood
- B-2 Central Business District — one of Kingsport's most flexible zoning classifications
- Eligible for downtown façade, redevelopment, and loan incentive programs
- Investment or owner-user sale

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Other Possible Uses

Government & Civic | Healthcare | Childcare | Nonprofit | Maker

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 **237–245 Broad** — particularly given the building's 22,300 SF footprint, three-story-plus-mezzanine configuration, prominent storefront frontage, and rare cellar level. 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:** 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
- **State:** 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
- **County:** Sullivan County clerk, register of deeds, trustee, assessor, election commission, juvenile services, probation/parole, and child support satellite offices
- **City:** City of Kingsport administrative annex, planning & zoning, code enforcement, economic development, public works, parks & recreation, and public library branch space
- **Courts:** Courthouse annex, public defender, district attorney satellite, and mediation/arbitration offices
- **Civic:** Chamber of commerce, visitor center, Main Street program offices, and other civic and quasi-governmental tenants

CHILDCARE & FAMILY SERVICES

- Licensed daycare, preschools
- Montessori and learning centers
- After-school enrichment programs
- Family resource centers
- Adoption and foster-support agencies

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

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

SERIOUS INQUIRIES ONLY

Tours available upon request — please contact the listing agent.

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Expanded Use Categories

Financial | Retail | Food & Drink | Office | Entertainment | Lodging

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; dessert bars; supper clubs
- Bars, wine bars, taverns, lounges, hookah lounges
- Brewpubs, craft breweries, distilleries and wineries with tasting rooms, cat cafes, 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, locksmiths, tattoo and piercing studios, pet grooming, mobile-device repair, eyewear adjustment

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

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, rock climbing walls, tactical/defensive training
- Escape rooms, arcades, virtual-reality and immersive experience venues
- Golf simulators, axe-throwing, bowling alleys, mini bowling, billiards/pool halls
- Gaming and esports venues, museums, galleries, event and banquet venues, private clubs, speakeasy and lounge concepts, cigar lounges

LODGING & RESIDENTIAL-STYLE (EXPANDED)

- Boutique hotels, bed & breakfasts
- Short-term and extended-stay rentals
- Urban lofts, corporate housing
- Furnished executive suites
- Hostel-style or themed lodging concepts

LIGHT TRADE, INDUSTRIAL & SPECIALTY

- 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)

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, Opportunity Zone boundaries, incentive program eligibility, and permitted uses with the appropriate authorities and their own professional advisors.

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