



FOR LEASE

Historic Downtown Turn-Key Boutique Space

Exposed Brick | Private Suites | Rear Flex Studio

Downtown Lenoir City, Tennessee - Broadway Streetfront

Asking: \$3,800 / month

Schedule a private tour: _____

Mar 01, 2026

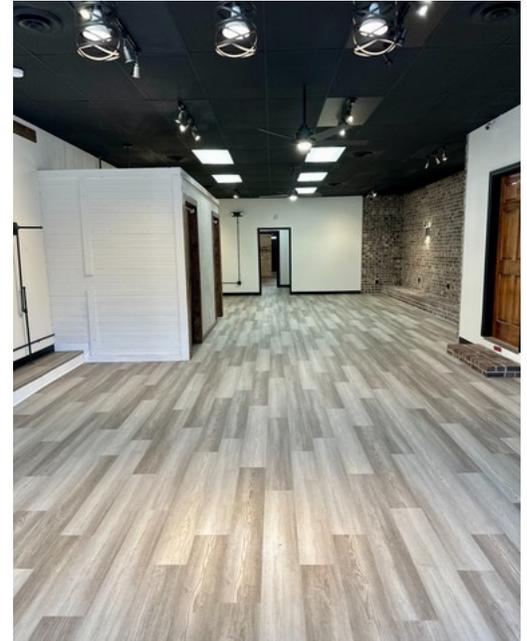
Property Overview

A character-rich storefront with modern finishes - ready for immediate build-out and branding.

Position your brand in Historic Downtown Lenoir City with an elevated, turn-key boutique space that blends timeless architecture with modern finishes. The front showroom features an open-concept layout with updated flooring, a dramatic exposed-brick feature wall, and a flexible lighting package for merchandising, displays, consultations, and classes. Built-out fitting rooms easily convert to private offices, treatment rooms, consultation suites, or storage.

Highlights

- Prime main street frontage with classic brick facade and awnings
- Open showroom with exposed-brick architectural detail
- Updated flooring, black ceiling, and flexible track / accent lighting
- Built-out fitting rooms / private suites (ideal for retail or wellness concepts)
- Large rear flex room for events, classes, inventory, or production
- Secondary rear access / egress for operations and deliveries



Property Snapshot

Lease Rate: \$3,800 / month

Location: Downtown Lenoir City (Broadway)

Use: Retail / showroom / studio / wellness

Frontage: Street-front storefront with display windows

Availability: Contact for details / showing

Access: Main entrance + rear access / egress

Design & Layout

A flexible floor plan that supports retail, studio, or service-based concepts.



Front Showroom

Open-concept merchandising / showroom floor with updated plank flooring, modern lighting, and ample wall space for branding, displays, or gallery-style merchandising.



Exposed-Brick Feature Wall

Architectural brick detail provides a premium backdrop for product displays, consultation seating, or a signature statement wall for photography and social content.



Private Suites / Fitting Rooms

Built-out fitting rooms offer immediate boutique functionality and can easily convert to offices, treatment rooms, consultation suites, or private storage.



Rear Flex Studio

Large rear room supports events, classes, inventory overflow, production, or additional retail. Includes a distinctive barn-door partition and flexible lighting.

Ideal Tenants

Boutique retail • Salon / wellness • Studio / classes • Showroom • Creative workspace

Designed for retail, easily converts to offices, treatment rooms, studio suites, or consulting space.

Photo Gallery



Schedule a Private Tour

Request lease details, showing times, and build-out questions.

Leasing Contact:

Phone: _____

Phone: _____

Email: _____

Email: _____

This brochure is for marketing purposes only and does not constitute an offer. Details subject to verification.