

# DOWNTOWN KINGSFORT MIXED-USE

151 East Main Street  
Kingsport, TN 37660

## Location

Across from the intersection of Commerce Street on E Main St in Downtown Kingsport

## Available for Sale or Lease

### For Sale

13,480 SF mixed-use building on 1.25 acres  
\$1,720,000

### For Lease

Suite 1: 1,500 - 3,000 SF restaurant/taphouse  
Suite 4: 3,800 - 4,800 SF two-story office  
\$12/SF/year NNN

## Highlights

Redevelopment opportunity

Located in a Qualified Opportunity Zone

Currently 3 suites - can be further subdivided

Private parking lot with 72 spaces

Zoned B-2, Central Business District

Approx. 2 miles from I-26, exit 1

Walking distance to downtown restaurants and shops

## Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	35,832	64,468	127,199
Median HH Income	\$46,584	\$51,986	\$59,670
Median Age	44.1	44.7	45.9

## Contact

### Shannon K. Castillo

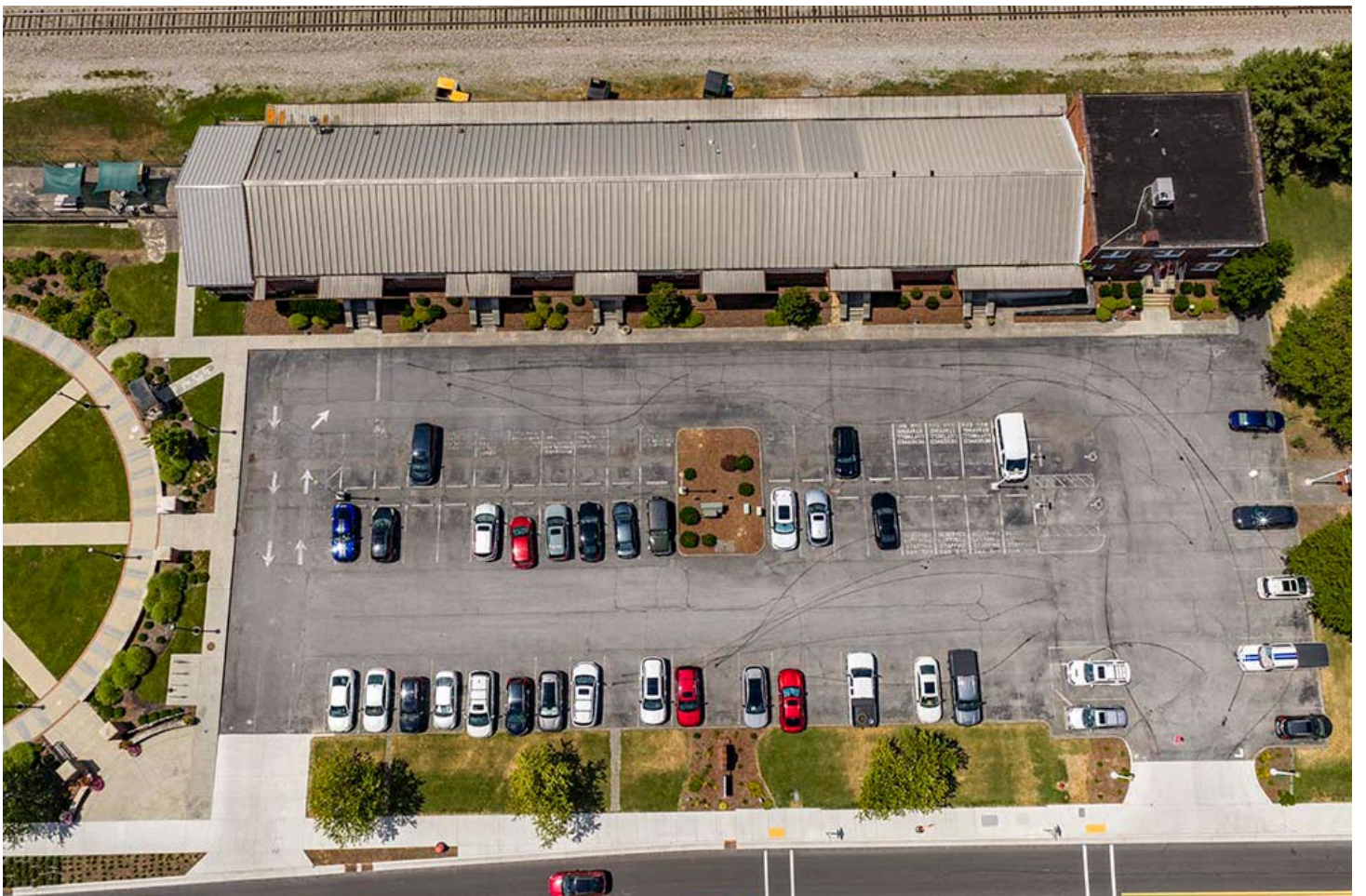
Broker

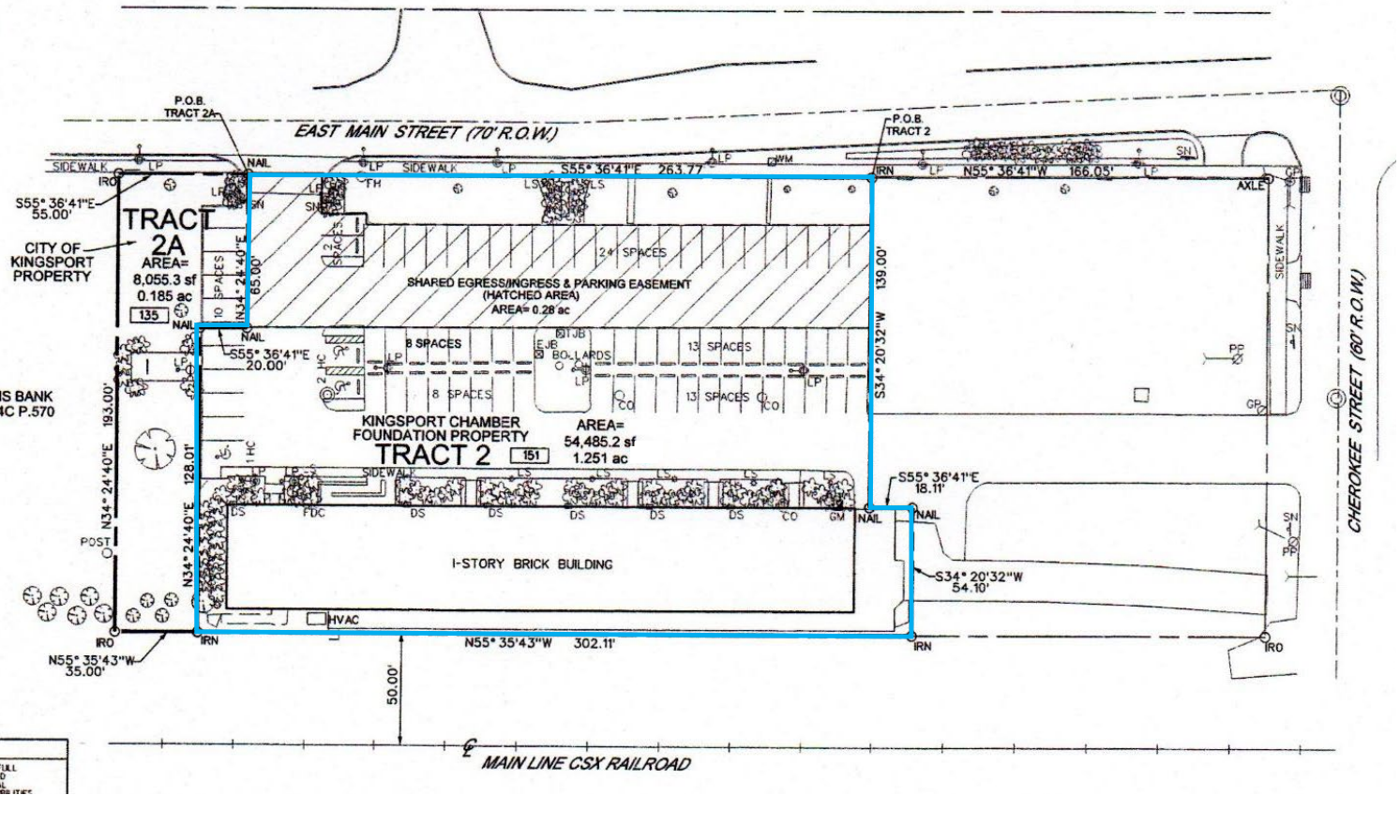
shannon@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903  
www.mitchcox.com

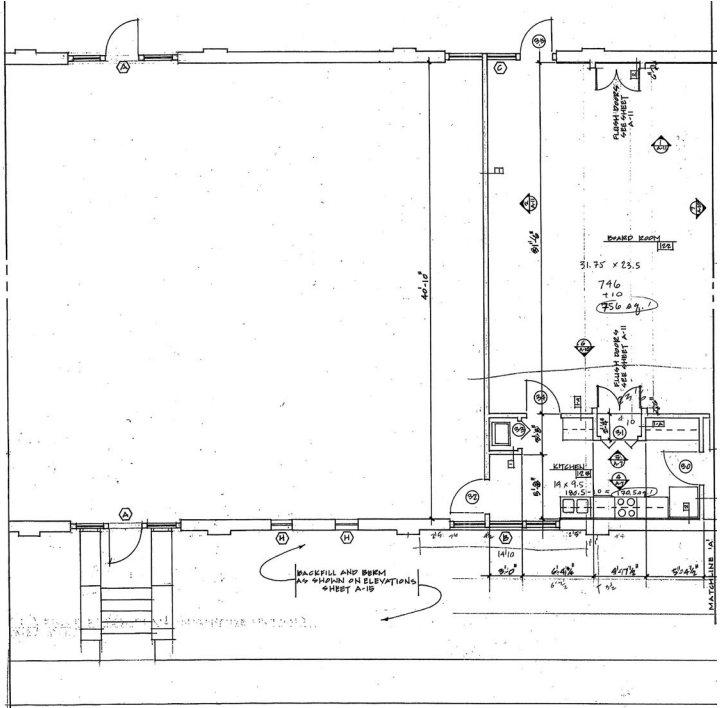
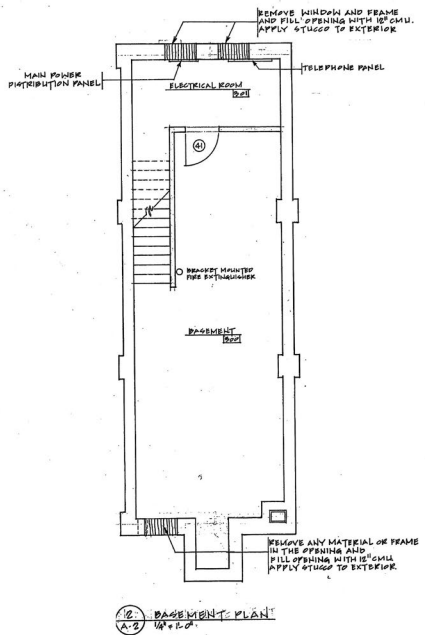
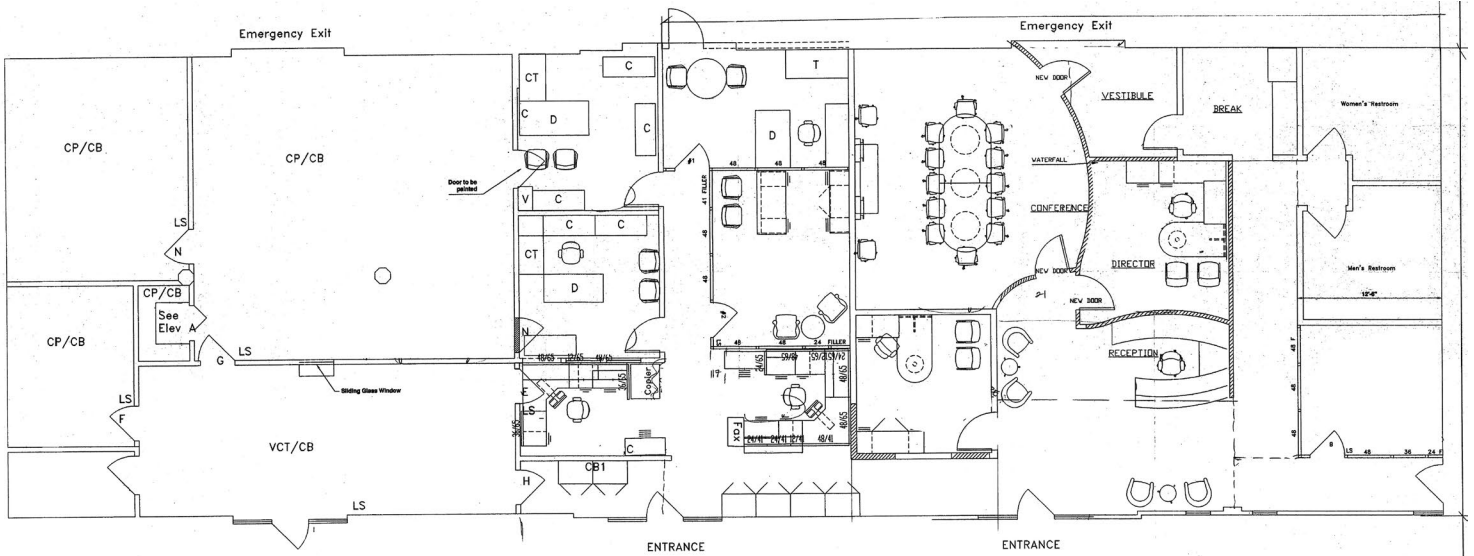


**MITCH COX**  
REALTOR, INC.





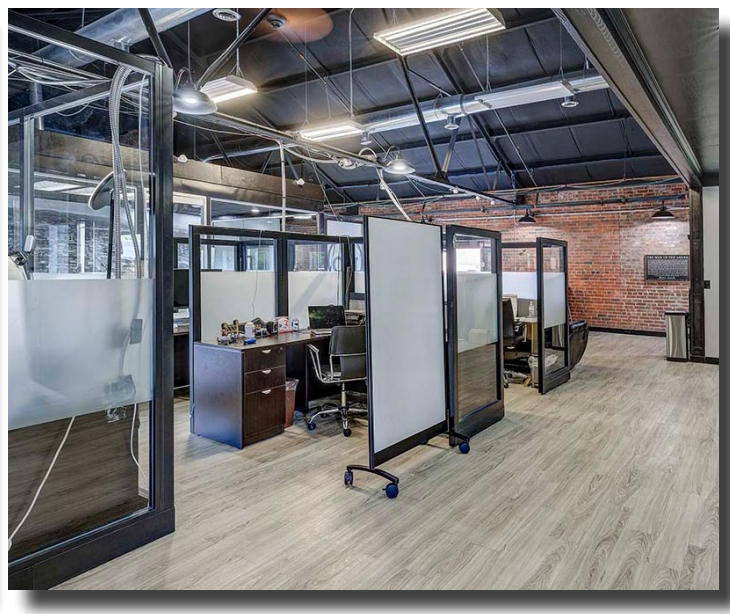


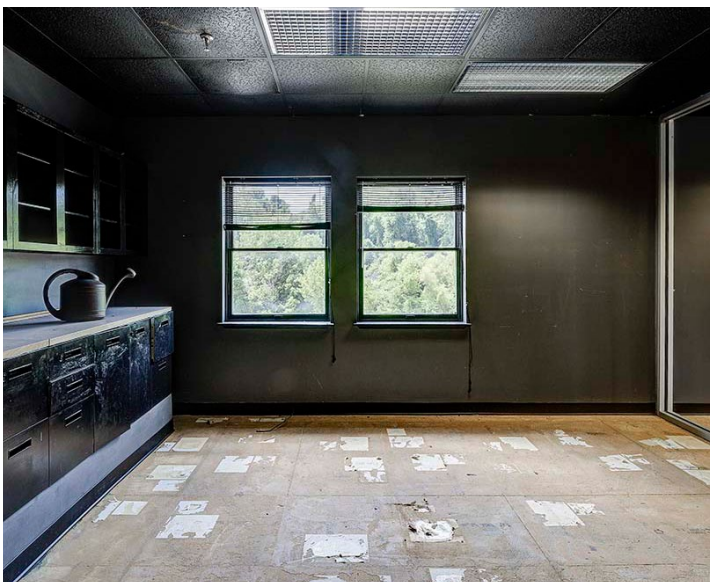
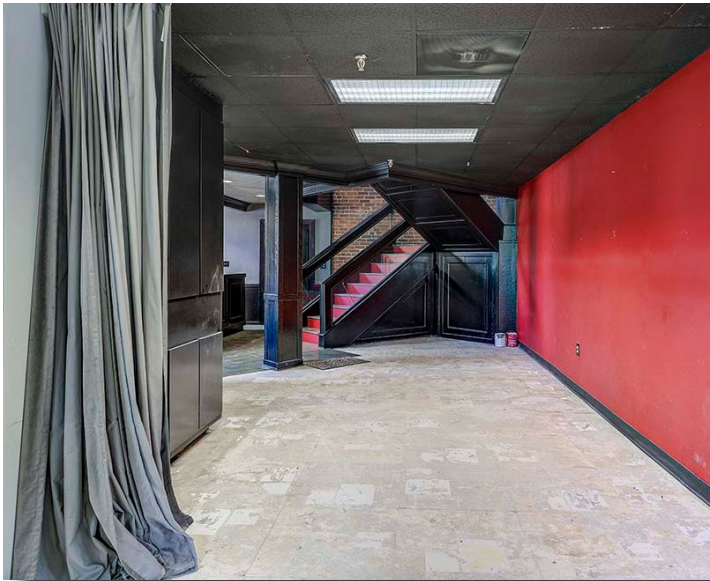


NOTES:  
 CONTIGUOUS STAIRS, AIRSHAKES,  
 AND PLANTER/VEGETATION  
 SHOWN ON ELEVATIONS  
 SHEET A-19

1-1 FIRST FLOOR PLAN (WAREHOUSE SECTION)  
 1/8" = 1'-0"







**MITCH COX**  
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601  
423-282-6582 (o) 423-282-5903 (f) [www.mitchcox.com](http://www.mitchcox.com)