



FOR SALE

107 E MAIN ST

Lampson Hall · Jonesborough, TN 37659

Marcus & Millichap

PROPERTY OVERVIEW

107 E MAIN ST

**±9,009 SF ON THE SQUARE | FOR SALE AT
\$1,595,000**

HISTORIC RETAIL / OFFICE / RESIDENTIAL MIXED-USE
· JONESBOROUGH, TENNESSEE

Lampson Hall has stood on the courthouse square in Jonesborough — Tennessee's oldest town — since about 1873. Its third floor was the town's hall for plays and vaudeville, and county court met here until the 1913 courthouse was finished across the street. The county's own history simply calls it the Hoss and McCall building, after the clothing store that sold on the ground floor for decades.

Offered whole — all three floors, ±9,009 SF. The ground floor opens to Main through two storefronts, a restaurant and a smaller retail space, with exposed brick, original hardwood, a gas log fireplace and a cafe-scale kitchen and built-in bar already in place. The second floor holds three finished suites — a salon and a law office in place, with one available — and the third floor is finished residential space, most recently a short-term rental.

That top floor is what makes the building unusual at this price: run a restaurant or shop at street level, keep the income suites between, and live above the store on the square — or hold the upper floors as rental income while the ground floor goes to work. Offered at \$1,595,000.

LOCATION HIGHLIGHTS

- Historic ±9,009 SF mixed-use building on the Jonesborough courthouse square — Tennessee's oldest town
- Offered whole at \$1,595,000 (±\$177/SF) — retail, office & residence under one roof
- Ground floor open now — restaurant & retail storefronts, exposed brick, hardwood, cafe kitchen & built-in bar
- Second floor finished as suites — a salon and a law office — reached by the building's own street stair
- Third-floor residence — finished living space, most recently a short-term rental
- B-2 Central Business District zoning; across from the Washington County Courthouse

DOWNTOWN & TOURISM SNAPSHOT

~11,000

STORYTELLING FESTIVAL · OCT.

1779

TENNESSEE'S OLDEST TOWN

\$300M+

ANNUAL COUNTY TOURISM SPENDING



Main Street, Jonesborough, c. 1909 — the historic commercial block on the courthouse square. (Library of Congress)

THE BUILDING

INSIDE LAMPSON HALL



GROUND FLOOR — EXPOSED BRICK, TIN CEILING & HARDWOOD



BUILT-IN BAR & CAFE-SCALE KITCHEN



SECOND-FLOOR SALON SUITE



THIRD-FLOOR RESIDENCE — OPEN LIVING

BUILDING FACTS

ADDRESS	107 & 109 E Main St, Jonesborough, TN 37659
SALE PRICE	\$1,595,000 (±\$177/SF)
BUILDING SIZE	±9,009 SF — three floors, ±3,003 SF each
PROPERTY TYPE	Retail / Office / Residential — Mixed-Use
STORIES	3
YEAR BUILT	c. 1873 — historic
ZONING	B-2 (Central Business District)
LOT SIZE	±0.17 acre · ±38.7' frontage on E Main
PARKING	3 reserved on-site spaces
TENANCY	Multi-tenant — ground floor available
PARCEL	060A-E-021.00 (Washington County)

ON THE SQUARE

LOCATION & SETTING



East Main Street on the courthouse square — Jonesborough's working downtown, at the center of the National Register historic district.



Across from the Washington County Courthouse — reserved parking behind the building.

ON THE COURTHOUSE SQUARE

Lampson Hall sits directly across Main Street from the Washington County Courthouse, at the center of Jonesborough's National Register historic district — Tennessee's oldest town, founded in 1779. Main Street here is a working commercial district: the National Storytelling Festival draws roughly 10,000 listeners the first weekend of every October, the International Storytelling Center performs a block away, and the restored 300-plus-seat Jackson Theatre programs the square year-round. Two storefronts — a restaurant and a smaller retail space — open onto Main, with reserved parking behind the building. Offered at \$1,595,000.

CONTACT FOR AVAILABILITY

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EXCLUSIVELY LISTED BY

PROFESSIONAL BACKGROUND

Ryan Ketron is a commercial real estate agent with Marcus & Millichap in Knoxville, Tennessee, specializing in retail and industrial investment sales across East Tennessee, Southwest Virginia and Northwest North Carolina. He represents buyers and sellers of retail and industrial properties, including single-tenant net-leased assets and multi-tenant investment properties, and advises property owners on pricing, positioning and disposition strategies.

Ketron is known for his problem-solving approach, helping clients structure transactions, evaluate opportunities and pursue strategies such as 1031 exchanges to optimize investment outcomes. He provides guidance throughout the transaction process, ensuring clients make informed decisions in evolving market conditions. His experience includes working with a range of commercial assets, supporting both private investors and property owners across the region.

A native of Kingsport, Tennessee, Ketron brings local market insight and a client-focused mindset to every assignment. He holds the Certified Commercial Investment Member (CCIM) designation, demonstrating advanced expertise in financial and market analysis.

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