



TURNKEY · FOR LEASE

TURNKEY BREWERY & TAPROOM · FOR LEASE

Suite 190 — Move-In-Ready Brewery

Reedy Creek Terrace · 1880 N Eastman Road
Kingsport, TN 37664

A fully equipped craft brewery, taproom and gated beer garden — brewhouse, tanks, draft system and furnishings all convey with the space.

\$104K+

EQUIPMENT &
FIXTURES
INCLUDED

LEASING CONTACT

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A Working Brewery, Ready to Pour

Former Flanagan Brothers
Bierworks · Suite 190

Flanagan Brothers Bierworks closed and, under its lease termination, left **all brewing equipment, taproom fixtures, technology and furnishings in place** as property of the Landlord. The space is genuinely turnkey: a brewer can take occupancy and begin producing and serving beer with little to no capital outlay for equipment.

LOCATION ADVANTAGE	INCLUDED ASSETS	CUSTOMER BASE
0 BREWERIES WITHIN 1 MILE The nearest competitors sit 1.6–2.4 miles away, clustered downtown. A new operator would be the only production brewery serving the north / Eastman Road side of Kingsport. DETAILED ON THE COMPETITIVE LANDSCAPE PAGE	\$104K–\$115K REPLACEMENT VALUE IN PLACE Equipment and fixtures left behind carry ~\$52K–\$60K in used / resale value — before counting fixed leasehold improvements like the gated beer garden and walk-in cooler. ITEMIZED ON THE EQUIPMENT & VALUATION PAGES	25,700 ADULTS 21+ WITHIN 3 MILES An estimated 4,360 adults of legal drinking age live within one mile and ~51,300 within five — an older, commercial corridor well suited to a taproom. FULL BREAKDOWN ON THE DEMOGRAPHICS PAGE

TURNKEY AT A GLANCE — WHAT'S ALREADY INSTALLED

3.5 BBL 3-vessel electric brewhouse	4 + 1 Fermentation unitanks + brite tank	12 taps Draft system with CO₂ supply	15' × 8' Walk-in cooler · 48+ half-barrels	50' × 75' Gated beer garden + covered stage
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THE PROPERTY

Reedy Creek Terrace

Multi-tenant center
Kingsport, TN

LOCATION HIGHLIGHTS

- ◆ Located at a traffic light in a dense retail district just off E Stone Drive
- ◆ Large pylon sign on Eastman Road with strong street visibility
- ◆ Kingsport's Green Belt trail runs right alongside the property
- ◆ Approx. 1.5 miles from Eastman Chemical Company's 13,000-employee global headquarters
- ◆ Approx. 0.7 miles from Dobyys-Bennett High School and the Kingsport Civic Auditorium

CURRENT CO-TENANCY INCLUDES



ADDRESS	1880 N Eastman Rd, Kingsport, TN 37664
SUITE	190 · Lower Level
SIZE	± 4,000 SF + gated beer garden
CONFIGURATION	Taproom · brewery · beer garden
PYLON SIGNAGE	Yes — Eastman Road
TRAFFIC COUNT	21,000 ADT · Eastman Rd

Demographics & Drinking-Age Base

2025 drive-time est.
ACS 2023 (21+)

5 MINUTE DRIVE	10 MINUTE DRIVE	15 MINUTE DRIVE
POPULATION 9,569	POPULATION 39,816	POPULATION 76,757
Median HH income \$44,712	Median HH income \$49,808	Median HH income \$55,741
Median age 46.5	Median age 44.6	Median age 45.6
Avg. HH size 2.1	Avg. HH size 2.2	Avg. HH size 2.1
5-yr pop. growth 0.6%	5-yr pop. growth 0.6%	5-yr pop. growth 0.3%

LEGAL DRINKING-AGE (21+) POPULATION	1 MILE	3 MILES	5 MILES
Total population	~5,300	~33,500	~66,400
Population 21+ (share)	~4,360 · 82%	~25,700 · 77%	~51,300 · 77%

INCOME & NET WORTH · ESRI 2026	1 MILE	3 MILES	5 MILES
Per capita income	\$33,599	\$37,695	\$37,611
Median net worth	\$116,511	\$150,882	\$199,903

Taproom · Brewery · Beer Garden

± 4,000 SF
+ 50' × 75' gated beer garden



Taproom indoor

Over 50 ft of bar top, a 12-tap draft system with individual regulators, a 15' × 8' walk-in cooler (48+ half-barrel kegs), ice machine, canner, 3-bay + hand sink, POS with tap-to-pay, and seating for the room.

Brewery 3.5 BBL electric

A 3.5 BBL Blichmann 3-vessel electric brewhouse with (2) pumps and plate chiller, four 3.5 BBL unitanks, a brite tank, ABS cellar control panel, glycol chiller, keg washer and CIP cart.

Beer Garden 50' × 75' gated

A gated outdoor beer garden with an ADA-compliant ramp, three entrance/exit points, four picnic tables and a large covered stage for live music and events. Room for food trucks to pull up curbside — no kitchen required.



INSIDE SUITE 190

Photo Gallery

Drag photos onto
any tile



Brewery & Production

Conveys with lease
3.5 BBL electric system

ITEM	NEW	USED / RESALE
3.5 BBL Blichmann 3-vessel electric brewhouse (2 pumps, hoses, plate chiller)	\$22,000	\$12,000
Extra 2-stage 7 BBL plate chiller	\$1,200	\$600
(4) 3.5 BBL unitanks w/ fittings, carb stones, spunding valves	\$16,000	\$8,800
(1) 3.5 BBL brite tank	\$3,500	\$1,900
ABS cellar control panel (8 PIDs), CO ₂ lines, flow meters, solenoids	\$4,000	\$2,000
1 HP / 10-gal glycol chiller	\$2,600	\$1,400
Two-head keg washer (needs programming)	\$4,000	\$1,800
Clean-in-place (CIP) cart	\$1,500	\$700
Grain rack, (2) jockey boxes, tool boxes, spare SS fittings	\$2,600	\$1,350
Cleaning chemical stock (Bioside / caustic / acid)	\$500	\$300
SUBTOTAL — BREWERY	~\$57,900	~\$30,850

Taproom & Beer Garden

Fixtures, POS,
draft & furnishings

ITEM		NEW	USED / RESALE
15' x 8' walk-in cooler w/ storage rack		\$12,000	\$5,500
50'+ bar top (built-in millwork)		\$6,000	\$3,000
12-tap draft system (regulators + CO ₂)		\$4,000	\$2,000
Canner for 16 oz cans (semi-automatic)		\$3,500	\$2,000
Ice machine		\$3,000	\$1,200
3-bay sink + hand-washing sink		\$1,200	\$500
POS — 2 tap-to-pay tablets, register, receipt printer		\$1,500	\$700
Glassware (tankards, tulips, pints, tasters) + wire racks		\$1,200	\$500
Beverage fridge / 1-keg kegerator		\$900	\$450
Oak-top toolbox, Regency KPT-400 keg pull truck		\$700	\$380
Furniture: 30 chairs, 31 stools, 12 tables, family table + pews		\$7,140	\$3,020
TAPROOM		~\$41,100	~\$19,250
BEER GARDEN		~\$5,200	~\$2,000

TOTAL INCLUDED ASSETS · BREWERY + TAPROOM

\$104K–\$115K new · ~\$52K–\$60K used / resale

Plus \$30,000+ in fixed improvements

Gated beer garden, walk-in cooler build-out and full draft infrastructure convey — build-out a new operator would otherwise pay for.

The Only Brewery for a Mile

Straight-line distance
from 1880 N Eastman Rd

Within 1 mile: no breweries or taprooms.

The subject space would stand alone in its immediate trade area — the only production brewery on the north / Eastman Road side of Kingsport.

VENUE	TYPE	DISTANCE
Gypsy Circus Cider Co.	Craft cidery	1.6 mi
Bays Mountain Brewing Co.	Production brewery	2.2 mi
Model City Tap House	Tap house (~20 taps)	2.2 mi
High Voltage	Tap house / events	~2.2 mi
6ix Grist & Grind Brewhouse	Brewpub	2.4 mi

Only 6ix Grist & Grind and Bays Mountain brew on-site; Model City and High Voltage are tap houses — potential wholesale accounts, not competitors. Gypsy Circus makes cider.

Move In and Start Brewing

Suite 190 · ± 4,000 SF
+ gated beer garden

SUITE	190 · Lower Level
SIZE	± 4,000 SF + 50' × 75' gated beer garden
USE	Craft brewery, taproom & events
CONDITION	Turnkey — fully equipped, move-in ready
ASKING RATE	Contact for quote · plus NNN

Equipment conveys with the lease

Brewhouse, tanks, draft system, POS, cooler and furnishings all stay — no equipment outlay to open.

SCHEDULE A TOUR

See the space in person

Bring your recipes — the system is ready to run. Contact us to walk the taproom, brewery and beer garden.

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