

MIDWAY MEDICAL PARK FOR LEASE

249 Midway Medical Park
Bristol, TN 37620

Location

Just off Gate City Highway and W State Street in Bristol, TN

Available for Lease

5,000 SF medical office on lower level
\$12/SF/year NNN

Highlights

Approx. 0.5 miles from Hard Rock Hotel & Casino Bristol

Approx. 1 mile from I-81, exit 1

Proximal to Kroger-anchored shopping center

68 shared parking spaces

Easy ingress and egress

Zoned B-3: General business district

Traffic Counts

W State St: 19,314 (2022)

Gate City Hwy: 7,300 (2021)

Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	26,719	49,758	87,392
Median HH Income	\$37,944	\$43,682	\$49,415
Median Age	45.5	45.3	46.2

Contact

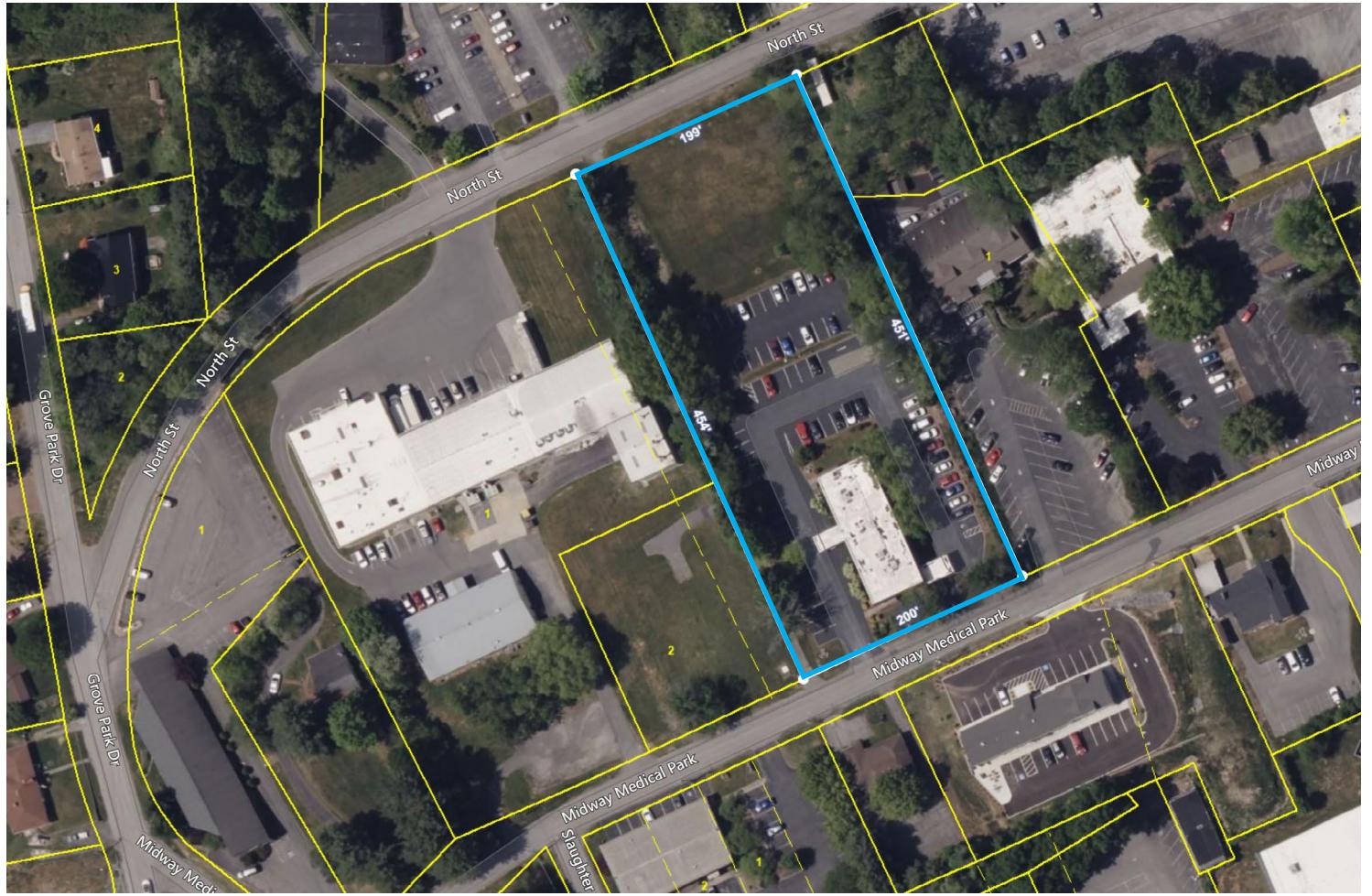
Shannon K. Castillo

Broker

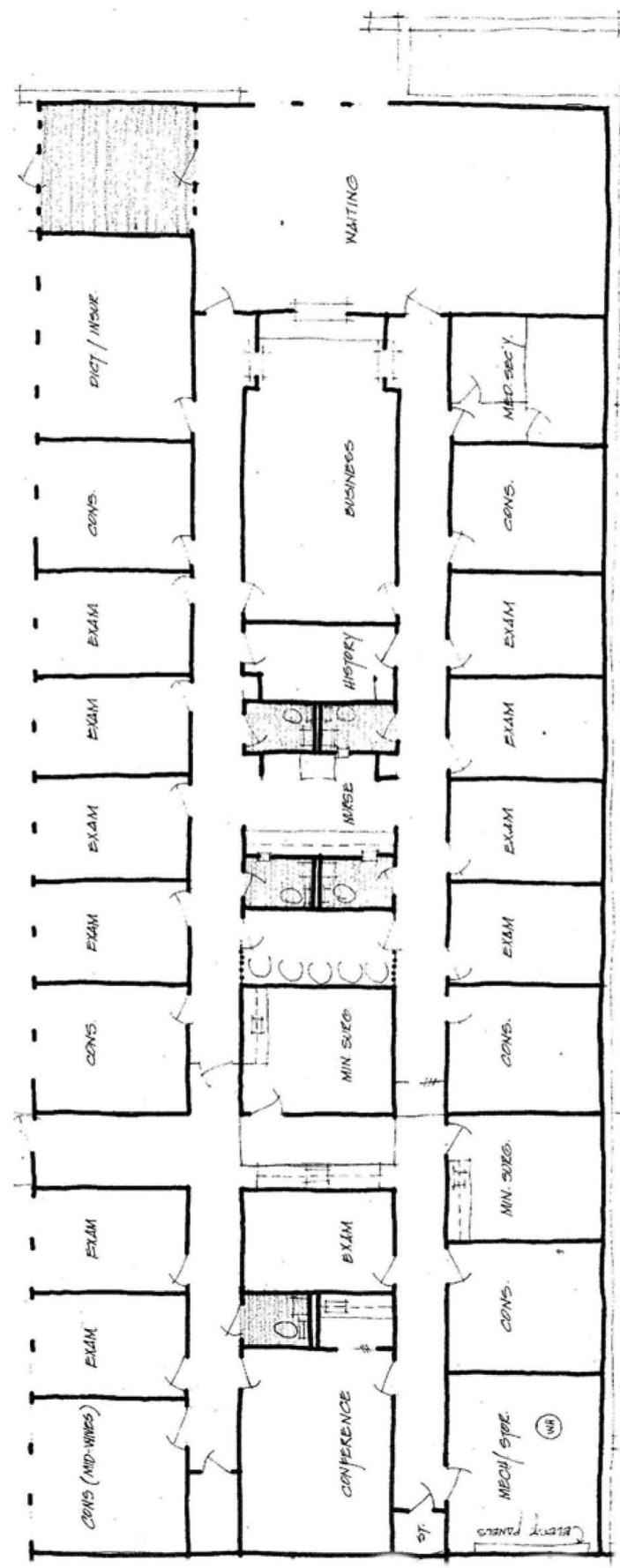
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Lower Level





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