



# LINDEN SQUARE - 100 LINDEN SQUARE DR, BRISTOL, VA 24202



## PROPERTY DESCRIPTION

Located just off I-81 (60k+ CPD) and across the street from Food City, Linden Square currently has 1,680 sf - 6,160 sf of retail space available. Nearby retailers include Food City, Wal-Mart, Sam's Club, Target as well as multiple hotels and restaurants.

## PROPERTY HIGHLIGHTS

- Availability Ranging from 1,680 sf - 6,160 sf
- Located 5 Miles from New Hard Rock Casino
- Motivated Landlord
- Ask About Free Rent Options
- Abundant Parking

### CHASE ROSWALL

Acquisitions, Leasing, Development  
423.612.2576  
chaser@ira-realty.com

### KREG RAMEY

Affiliate Broker, Acquisitions, Leasing, Site Selection  
423.967.4880  
kramey@ira-realty.com

## OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Number of Units:	12
Available SF:	1,680 - 6,179 SF
Lot Size:	2.33 Acres
Building Size:	27,705 SF





# CLOSE-UP AERIAL



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# MIDRANGE AERIAL



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# RETAIL PROPERTY FOR LEASE

## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,680 - 6,179 SF	<b>Lease Rate:</b>	\$12 - \$14 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,680 SF	NNN	\$14.00 SF/yr	-
Suite 3,4,5	Available	1,760 - 6,179 SF	NNN	\$12.00 SF/yr	Contains 3 separate suites that can be subdivided
Suite 6	Available	4,025 SF	NNN	\$12.00 SF/yr	-



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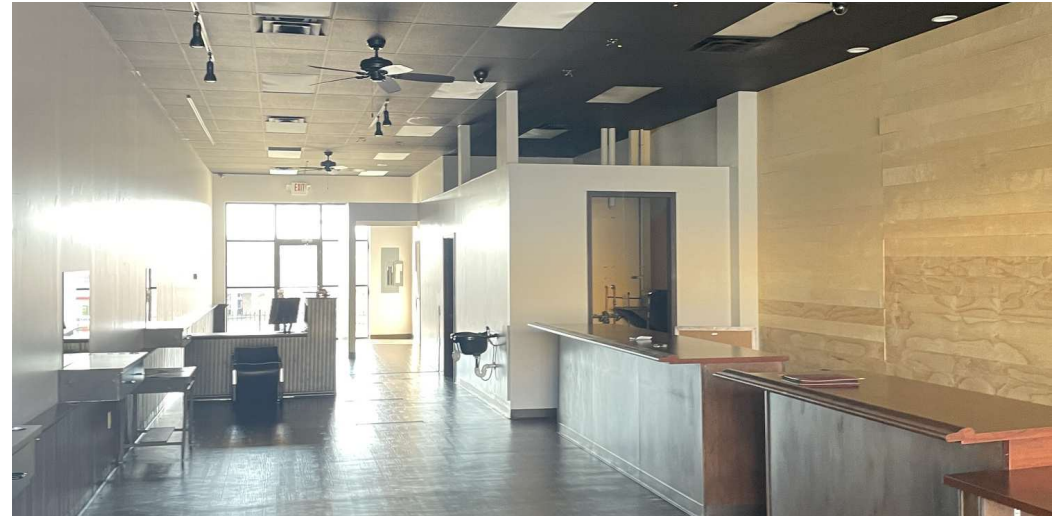
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# ADDITIONAL PHOTOS



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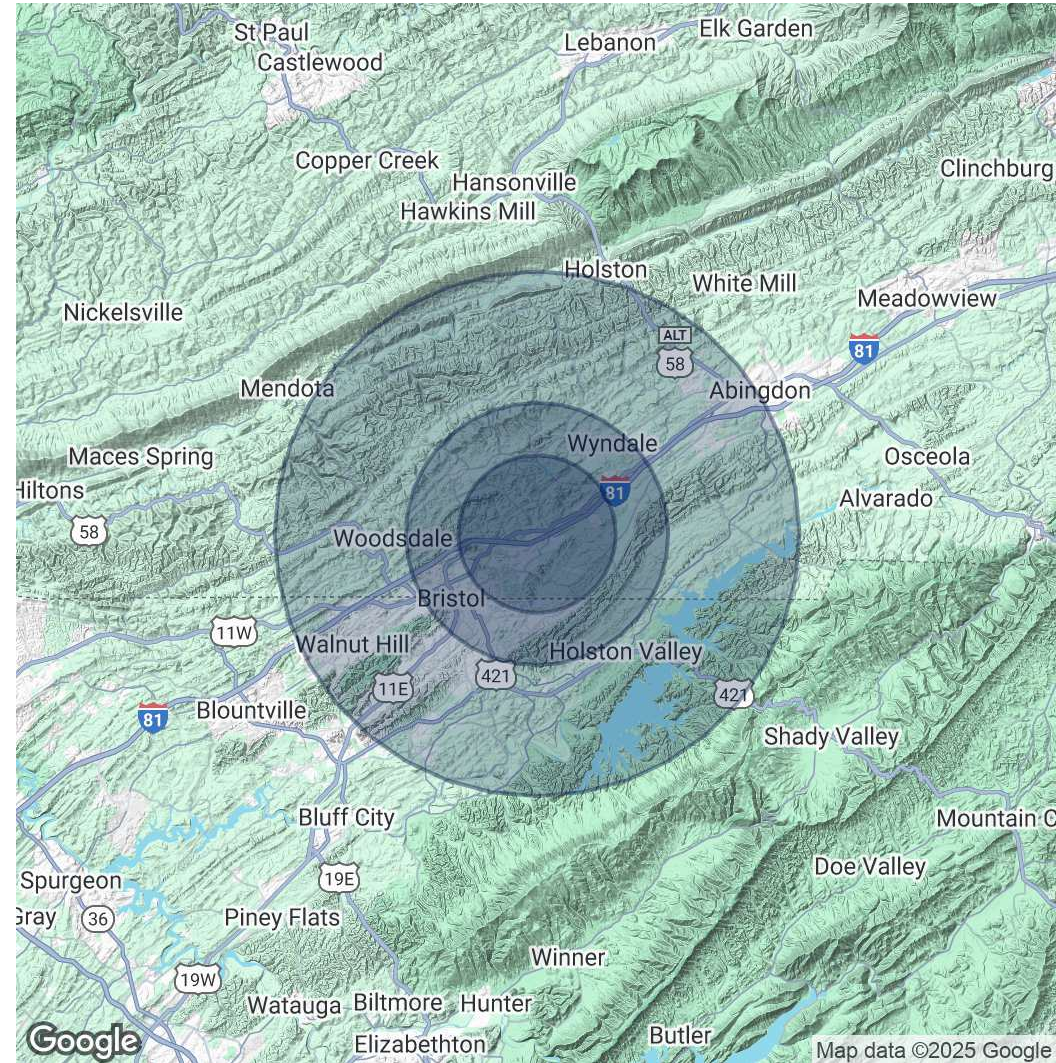


# DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,555	39,848	76,640
Average Age	43.9	42.8	44.1
Average Age (Male)	43.9	41.3	42.6
Average Age (Female)	43.9	45.1	46.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,504	19,977	37,981
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$61,260	\$52,456	\$54,019
Average House Value	\$157,806	\$139,469	\$148,526

\* Demographic data derived from 2020 ACS - US Census



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