PROPOSED RE-DEVELOPMENT IN BRISTOL, TN

1379 VOLUNTEER PARKWAY, BRISTOL, TN 37620

PROPERTY HIGHLIGHTS

- Signalized Intersection
- Up to 60,000SF +/- Building Area with 2 Outparcels Available
- Lots can Be Subdivided
- Volunteer Pkwy has over 20k CPD
- 5 Miles from Hard Rock Casino
- Nearby Retailers Include Food City, Lowe's,

OFFERING SUMMARY

Number of Units:	6
Lot Size:	12 Acres
Traffic Count:	20,000

DISCLAIMER

Information contained herein is deemed to be accurate, but it is not warranted by the seller or Interstate Realty Advisors, or any of its associates or agents. All prospective purchasers and/or tenants
are advised to inspect the property thoroughly and acquaint themselves with its condition. The purchaser and/or tenant shall rely on his/her own inspection. This information packet is provided to
serve as only a guide. The property is being sold and/or leased on an "as is" and "where is" basis with no warranty or guarantee either expressed or implied. If you do not understand these terms
and conditions please ask for clarification.

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SITE PLAN

BRISTOL
SPORTSPLEX
Learn Play Together

BLUFF CITY HWY

HOLSTON VIEW DR

± 2,584 SF

PYLON SIGN

± 35,682 SF

± 8,244 SF

± 7,285 SF

CRAIG DR

LEFT TURN
INTO CENTER

LEFT TURN
INTO CENTER

PROPOSED C-TORE
± 6,605 SF

± 1.2 ACRE

± 1.2 ACRE

± 1.7 ACRE

GAS PUMPS

LEFT TURN
INTO CENTER

PYLON SIGN

PYLON SIGN

11E 19 34

34 19 11E

34 19 11E

VOLUNTEER PKWY

11E 19 34

34 19 11E

LOWE'S

Walgreens

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INTERSTATE

RETAIL PROPERTY FOR LEASE

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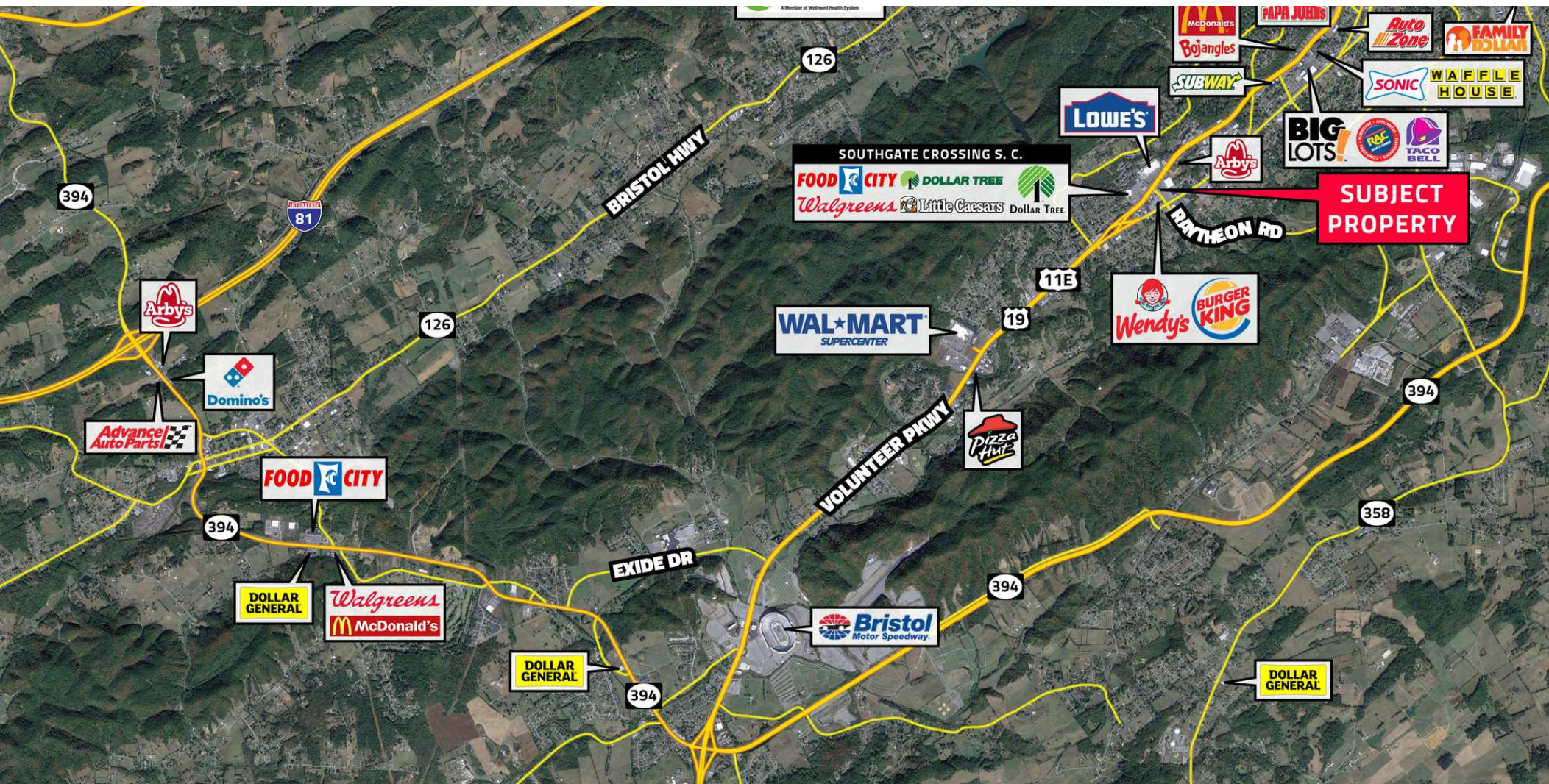chaser@ira-realty.com

INTERSTATE

CLOSE-UP AERIAL

SUBJECT PROPERTY

Labels visible on map: MOBIL, First Bank & Trust Company, Bank of Tennessee, VANCE DR, LOWE'S, VOLUNTEER PKWY, Hardees, 11E, Walgreens, Arby's, BLUFF CITY HWY, DOLLAR TREE, Jersey Mikes SUBS, FOOD CITY, UNITED STATES POSTAL SERVICE, Little Caesars, SUNOCO, RAYTHEON RD, Wendy's, BURGER KING, 19, 34, HOLS

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INTERSTATE

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MIDRANGE AERIAL

SUBJECT PROPERTY

SOUTHGATE CROSSING S. C.

FOOD CITY · DOLLAR TREE · Walgreens · Little Caesars · Dollar Tree

BRISTOL HWY · 126 · 81 · 394 · 11B · 19 · 358 · RAYTHEON RD · VOLUNTEER PKWY · EXIDE DR

McDonald's · PAPA JOHNS · AutoZone · FAMILY DOLLAR · Bojangles · SUBWAY · SONIC · WAFFLE HOUSE · LOWE'S · Arby's · BIG LOTS! · R&C · TACO BELL · WAL★MART SUPERCENTER · Wendy's · BURGER KING · Arby's · Domino's · Advance Auto Parts · FOOD CITY · Pizza Hut · DOLLAR GENERAL · Walgreens · McDonald's · DOLLAR GENERAL · Bristol Motor Speedway · DOLLAR GENERAL

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INTERSTATE

RETAIL PROPERTY FOR LEASE

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Suite 3	Available	7,285 SF	NNN
Suite 4	Available	8,244 SF	NNN
Suite 5	Available	35,682 SF	NNN
Outparcel 1	Available	1.2 Acres	Ground Lease
Outparcel 2	Available	1.2 Acres	Ground Lease

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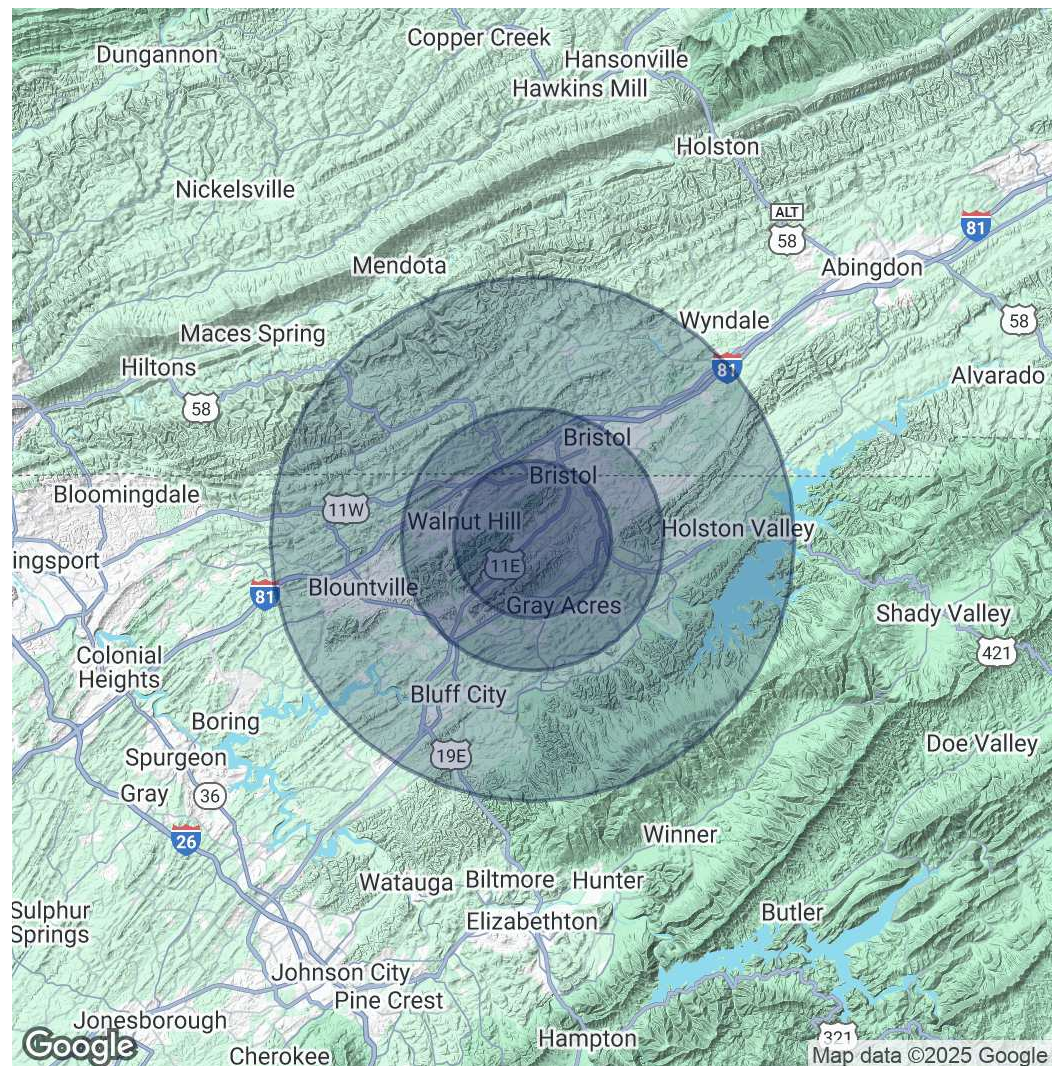Acquisitions, Leasing, Development

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INTERSTATE

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,171	48,009	89,671
Average Age	42.1	42.3	43.8
Average Age (Male)	40.3	41.2	42.8
Average Age (Female)	44.6	44.0	44.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,428	23,649	42,745
# of Persons per HH	2.0	2.0	2.1
Average HH Income	$47,867	$50,038	$55,226
Average House Value	$118,426	$126,444	$145,580

2020 American Community Survey (ACS)

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