



PRIME OFFICE SPACE FOR LEASE

BRISTOL, TN 37620



PROPERTY DESCRIPTION

Prime office space available for lease at 1712 Volunteer Parkway in Bristol, Tennessee. This well-maintained, two-story professional building offers a total of 4,800 square feet, with 2,400 square feet on each floor. The property is ideally suited for a variety of office users seeking a functional layout in a highly visible and accessible location.

The building features elevator access, providing convenient entry to both levels and ensuring ADA accessibility. Each floor offers flexible configurations to accommodate private offices, open workspace, or a combination of both, making it ideal for medical, professional, or administrative use.

Ample on-site parking is available for both employees and clients, enhancing ease of access. Located along the highly traveled Volunteer Parkway, the property benefits from excellent visibility and strong traffic counts, with close proximity to retail, dining, and other commercial amenities.

This is an excellent opportunity for businesses looking to establish or expand their presence in one of Bristol's primary commercial corridors.

TOMMY PERRIGAN

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OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	1
Available SF:	4,800 SF
Lot Size:	1.02 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,687	19,780	38,254
Total Population	16,226	46,490	91,292
Average HH Income	\$84,128	\$70,771	\$76,587





FOR LEASE

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PROPERTY HIGHLIGHTS

- 4,800 SF total office space available
- ±2,400 SF per floor
- Two-story building with elevator access
- ADA accessible
- Flexible floor plan for a variety of users
- Ample on-site parking
- Excellent visibility on Volunteer Parkway
- High traffic corridor
- Easy access to major retail and dining amenities
- Well-suited for professional, or administrative office use





INSIDE PHOTOS

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FIRST FLOOR

BRISTOL, TN 37620



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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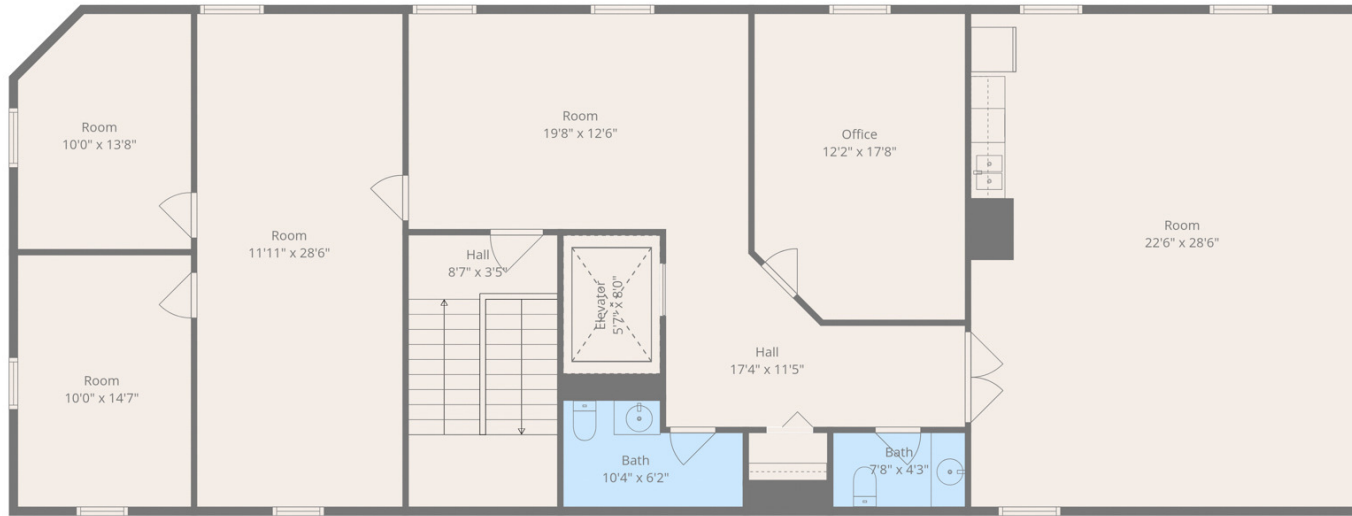
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SECOND FLOOR

BRISTOL, TN 37620



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AERIAL

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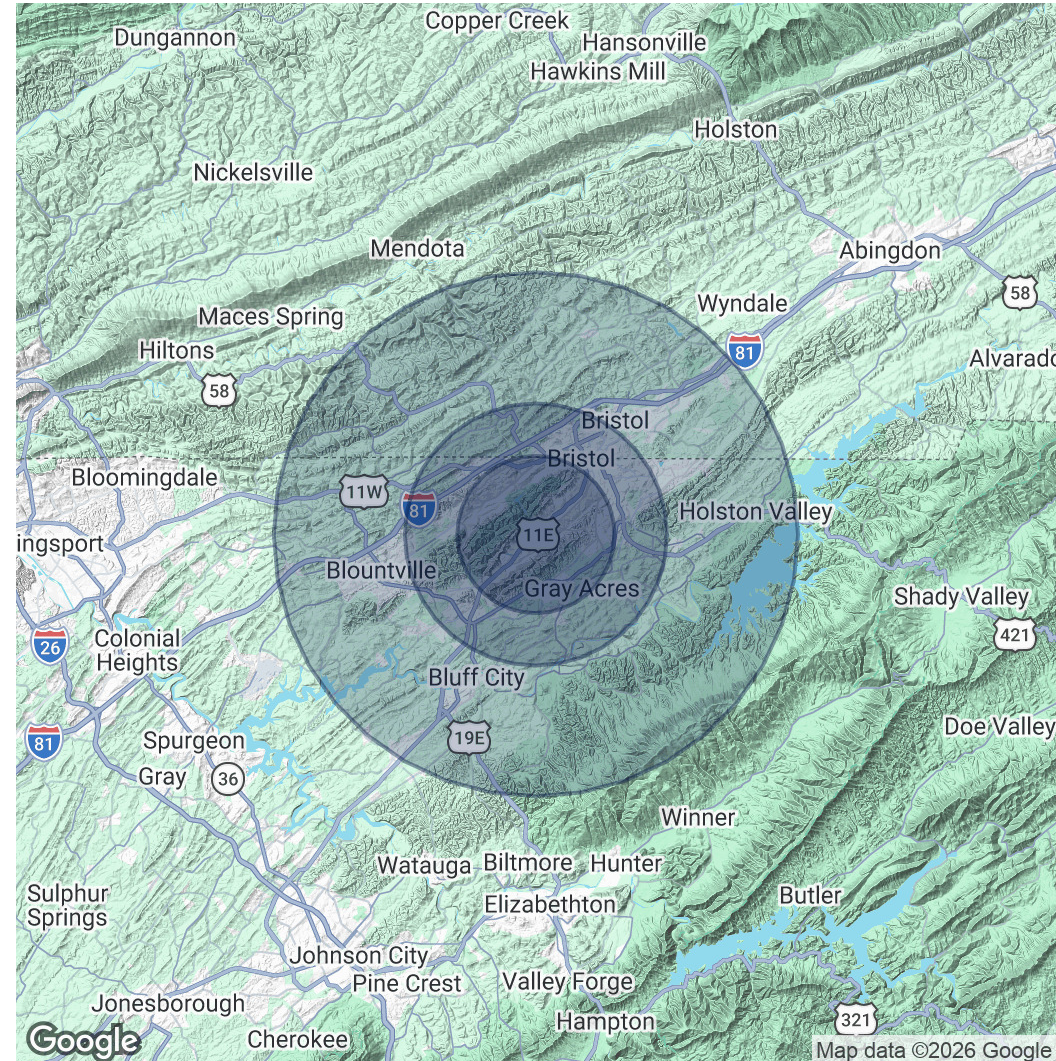
DEMOGRAPHICS

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,226	46,490	91,292
Average Age	43.1	43.6	45.0
Average Age (Male)	40.5	41.4	43.6
Average Age (Female)	46.2	45.8	46.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,687	19,780	38,254
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,128	\$70,771	\$76,587
Average House Value	\$185,123	\$183,425	\$208,977

2023 American Community Survey (ACS)



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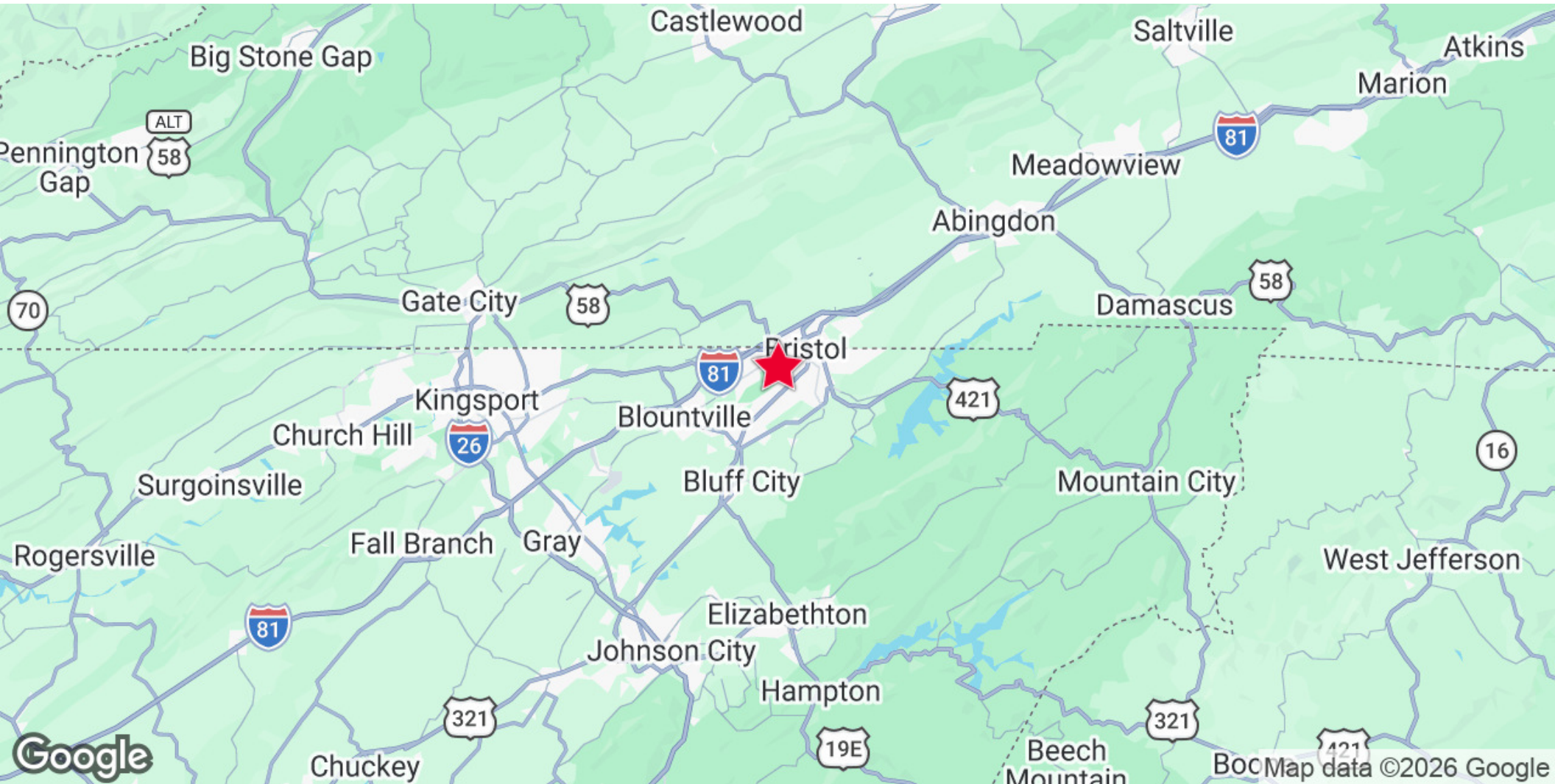
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LOCATION MAP

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