

FOR SALE/GROUND LEASE

GROCERY-ANCHORED SHOPPING CENTER OUTPARCEL

Midway St & Gate City Hwy | Bristol, VA 24201



S.L. NUSBAUM
REALTY CO.



JASON JONES

Associate

O. 804.320.7600

C. 314.341.7952

jjones@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM
RETAIL ADVISORS

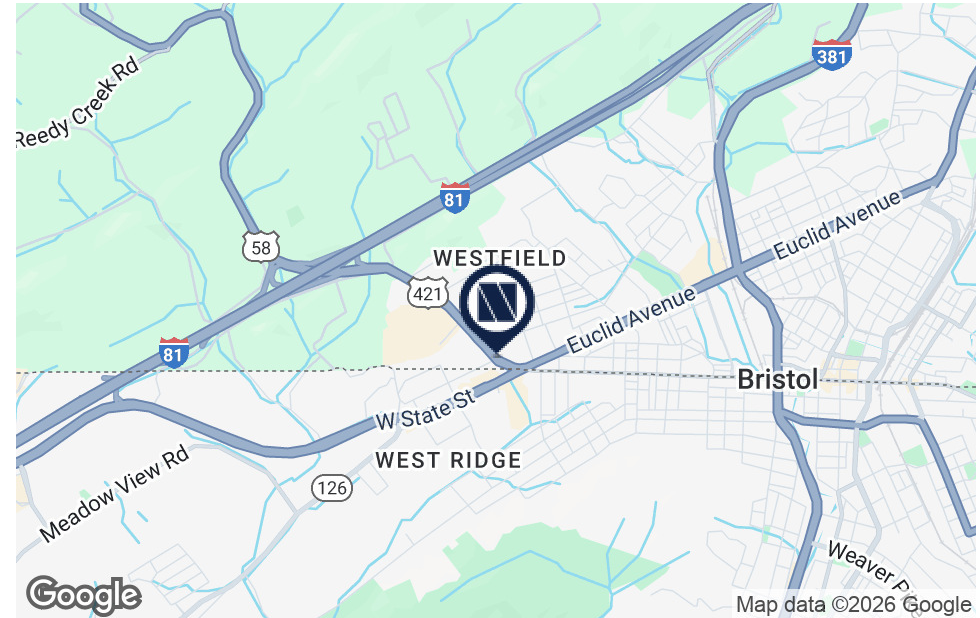
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	0.5 Acres
Zoning:	B-3

HARD ROCK CASINO 2MM+ VISITORS/YEAR

PROPERTY OVERVIEW

±0.5-Acre Outparcel for Sale or Ground Lease

PROPERTY HIGHLIGHTS

- Will accommodate a building up to 6,000 SF
- Located near the entrance of Hard Rock Bristol Hotel & Casino (2,000,000 + visitors per year)
- Prime retail location just ±.6 miles from I-81, Exit 1
- Proximity to major daily traffic generators
- Will consider Build-to-suit

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES	10 MILES
Total Households	2,254	12,554	28,986	37,521
Total Population	4,737	27,707	66,215	86,055
Average HH Income	\$53,730	\$65,749	\$74,826	\$77,192

TRADE AREA

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CONTACT INFORMATION

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