

Second Generation Restaurant Space Available For Sale or Lease

3500 Lee Hwy | Bristol, VA 24202

Size: 1.61 Acres with 4,735 SF | Lease Rate: \$27/SF NNN

Purchase Price: \$1,400,000



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Property Details

Don't miss the opportunity to lease this 4,735± SF second-generation restaurant located in a robust retail node with 2.3 million SF of retail space and an exceptionally low vacancy rate of 1.1% (CoStar Data). This property offers excellent access and visibility at a lighted intersection on Lee Highway, with a traffic count of 15,000 vehicles per day. Nearby tenants include Chick-fil-A, Discount Tire, The Home Depot, Target, PetSmart, and PopShelf, creating a vibrant commercial environment that drives consistent customer traffic and synergy.

Property Size:	4,735 SF
Lease Rate:	\$27/SF NNN
Pass-Throughs:	Call Agent
Sale Price:	\$1,400,000
Zoning:	B-3 (Intermediate Business District)

Property Highlights

- Second generation restaurant space
- Large Kitchen Area
- Positioned less than 1 mile from Wal-Mart, Home Depot, Target, & Sam's Club
- Restaurant Equipment Available
- Lighted intersection with multiple access points
- Excellent signage and visibility

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The large kitchen area includes a triple stainless-steel sink, two single stainless steel sinks, a commercial dishwasher, and two coolers. It features a 20-foot hood with fire suppressors and a 4-foot hood without suppressors. The interior dining area boasts a service counter and seating areas. There are two ADA-compliant restrooms. The suite has both on-building and pylon signage directly on Lee Highway, with ample parking for employees and customers alike.

List of FF&E available upon request.



Aerial Map



Photo Gallery



Location



Market Center

- Walmart
- sam's club
- Advance Auto Parts
- verizon
- TSC TRACTOR SUPPLY CO.
- Office DEPOT
- MATTRESS FIRM
- Chili's
- Wendy's
- COOK OUT FRESH HAMBURGERS
- TACO BELL
- Olive Garden ITALIAN KITCHEN
- golden corral Buffet & Grill

The Highlands Shopping Center

- TARGET
- pop shelf
- burkes OUTLET
- Burlington
- PET SMART
- BAM! BOOKS-A-MILLION
- HIBBETT SPORTS
- T.J. maxx
- ROSS DRESS FOR LESS

The Falls

- HOBBY LOBBY
- BUFFALO WILD WINGS
- ALDI
- TEXAS ROADHOUSE
- Freddy's BROS IN CURATORS STEAKBURGERS

SUBJECT PROPERTY

Lee Highway (15,000 VPD)

Interstate 81 (102,354 VPD)

ZAXBY'S

LOWE'S

planet fitness

DUNKIN'

FOOD CITY

Domino's

DQ

Starbucks

AT&T

T Mobile

Logan's ROADHOUSE

Chick-fil-A

DISCOUNT TIRE

THE HOME DEPOT

5-Mile Demographics (2023)



POPULATION

32,511

AVERAGE HOUSEHOLD INCOME

\$68,538

HOUSEHOLDS

13,819

MEDIAN HOUSEHOLD INCOME

\$50,238

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