



1101 VOLUNTEER PKWY, BRISTOL, TN 37620



PROPERTY DESCRIPTION

Situated at a red-light intersection, the Parkway Centre sits at a prime location along Volunteer pkwy (20k+ CPD). The property is located on a Big Lots outparcel and around popular fast-food restaurants like McDonald's, Taco Bell, Bojangles, and more.

PROPERTY HIGHLIGHTS

- End-Cap Space at Signalized Intersection
- Excellent Visibility
- High Traffic Count
- Heavy Residential Population Nearby
- Other Tenants Include Covington Credit, Boost Mobile, and Catch 22

MAURICE (MO) WHITTEN

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423.968.5971
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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,400 SF
Lot Size:	0.46 Acres
Building Size:	6,000 SF
Traffic Count:	22,000





CLOSE-UP AERIAL



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MIDRANGE AERIAL



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ADDITIONAL PHOTOS



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DEMOGRAPHICS

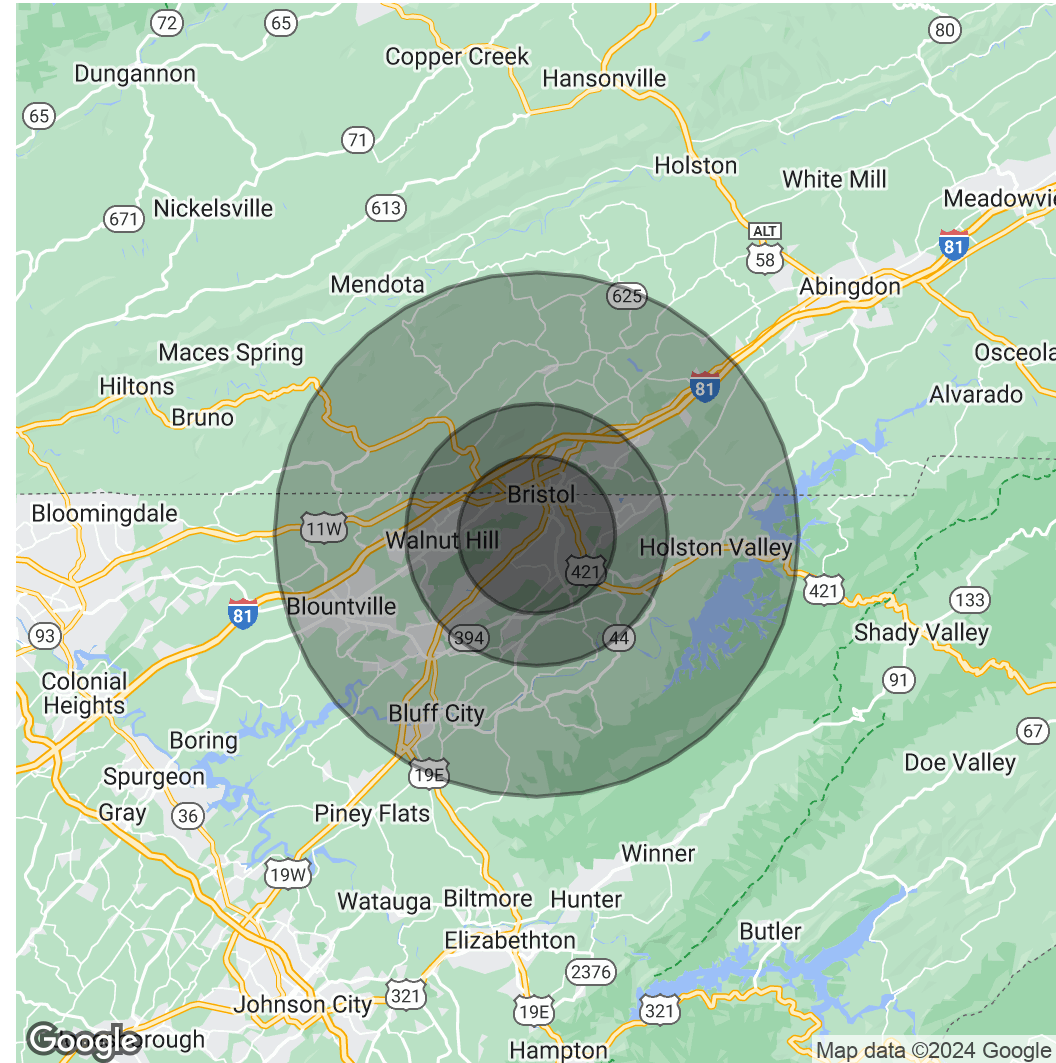
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,361	50,518	86,873
Average Age	40.4	42.6	43.9
Average Age (Male)	38.3	41.3	42.7
Average Age (Female)	43.4	44.3	45.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,263	24,923	41,682
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$44,710	\$51,954	\$54,495
Average House Value	\$107,781	\$129,826	\$145,887

TRAFFIC COUNTS

Volunteer Parkway	22,000/day
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* Demographic data derived from 2020 ACS - US Census



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RETAIL PROPERTY FOR LEASE



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