

MIDWAY MEDICAL PARK OFFICE

249 Midway Medical Park
Bristol, TN 37620

Location

Just off Gate City Highway and W State Street in Bristol, TN

Available for Sale

10,982 SF medical office on 1.93 acre lot
\$795,000

Highlights

- Located in an opportunity zone
- 2 separate entrances allow for 2 tenants
- Vacant lot could be used for expansion or additional parking
- Approx. 0.5 miles from Hard Rock Hotel & Casino Bristol
- Approx. 1 mile from I-81, exit 1
- Proximal to Kroger-anchored shopping center
- 68 parking spaces
- Easy ingress and egress
- Zoned B-3: General business district

Traffic Counts

W State St: 19,314 (2022)
Gate City Hwy: 7,300 (2021)

Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	26,719	49,758	87,392
Median HH Income	\$37,944	\$43,682	\$49,415
Median Age	45.5	45.3	46.2

Contact

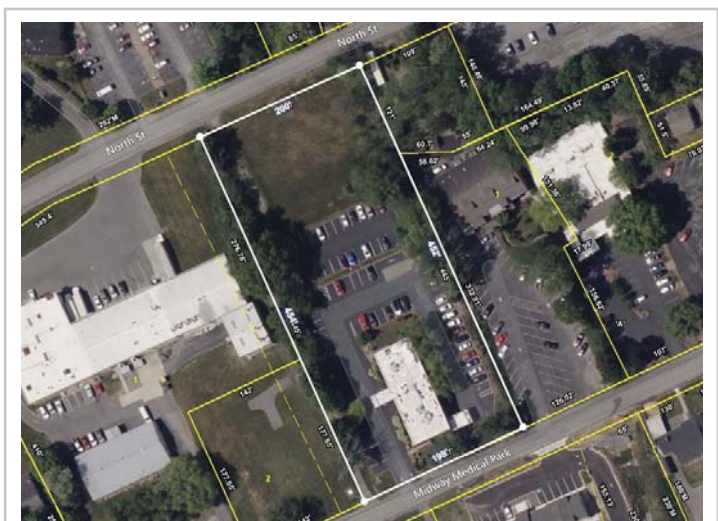
Shannon K. Castillo

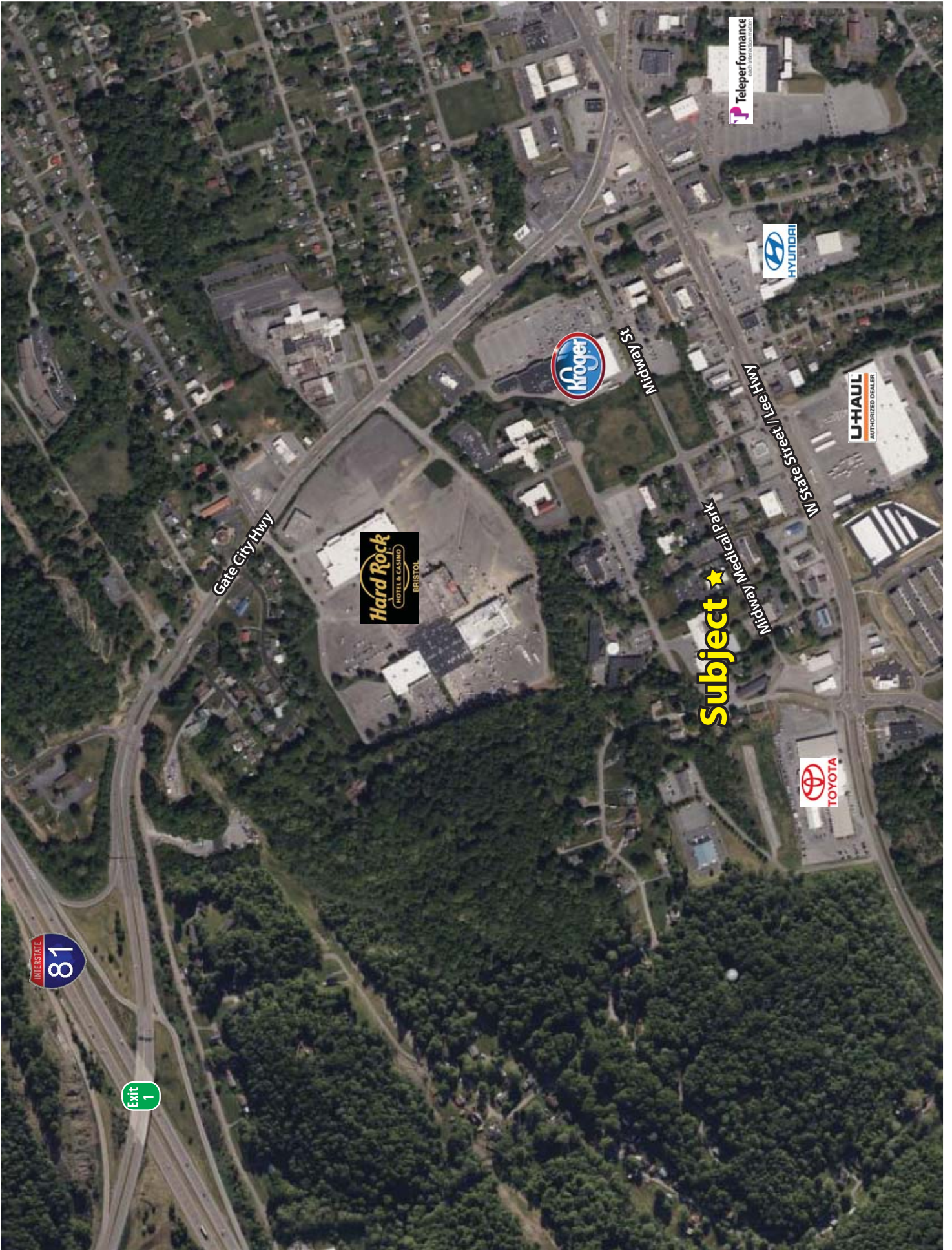
Affiliate Broker

shannon@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903

www.mitchcox.com





INTERSTATE 81

Exit 1

Gate City Hwy

Hard Rock
HOTEL & CASINO
BRISTOL

Kroger

Midway St

Subject ★

Midway Medical Park

Teleperformance

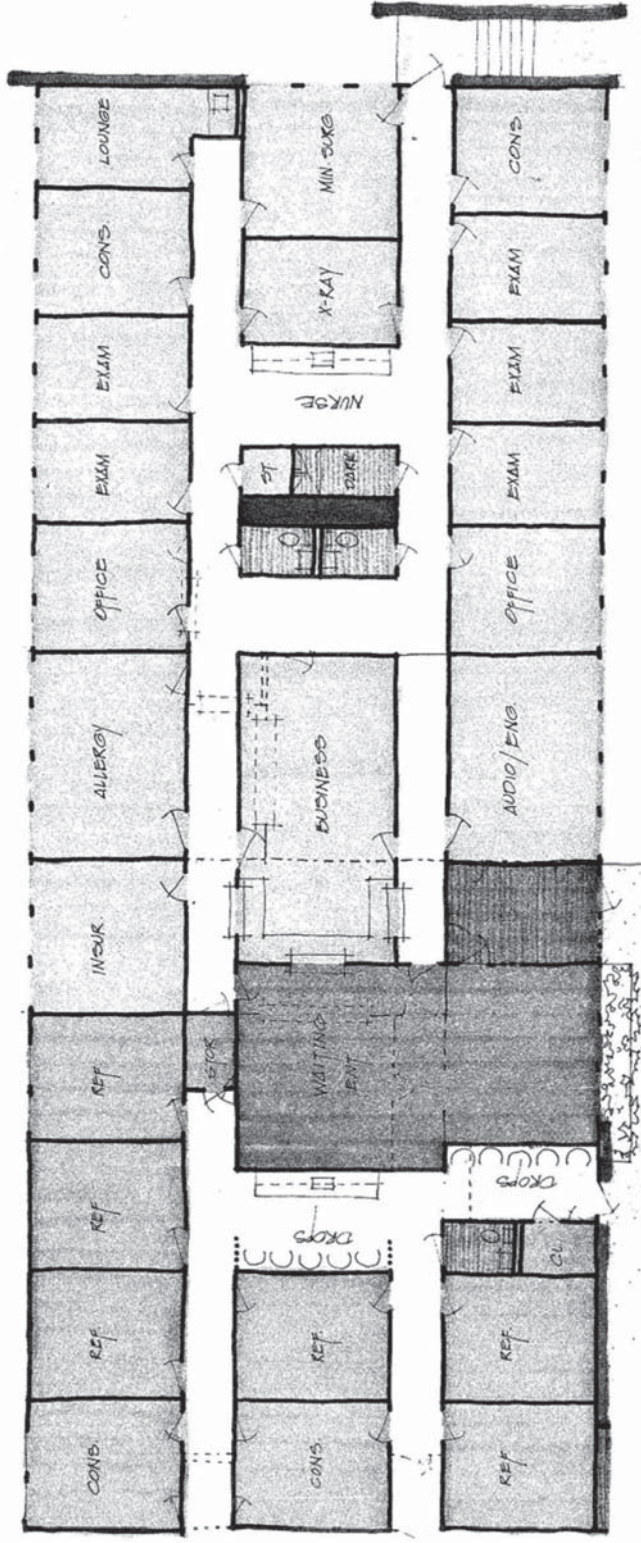
HYUNDAI

U-HAUL
AUTHORIZED DEALER

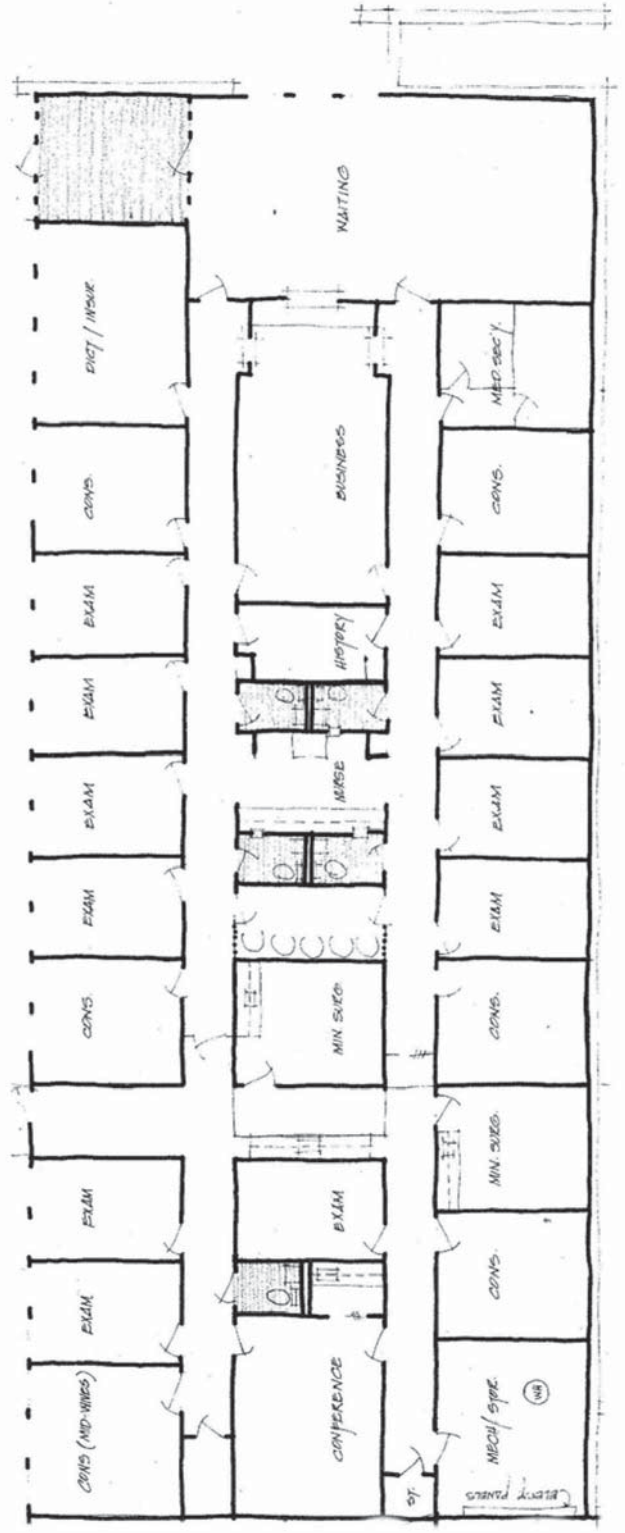
TOYOTA

W Scate Street / Lee Hwy

Upper Level



Lower Level





MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com