



# FOR LEASE

6681 BRISTOL HIGHWAY, PINEY FLATS, TN 37686



## PROPERTY DESCRIPTION

Interstate Realty Advisors is pleased to introduce a prime leasing opportunity at the Food City shops in Piney Flats. This highly visible end cap location offers unparalleled exposure and convenience. Situated on a major thoroughfare between Johnson City and Bristol, TN, this property sees an average daily traffic of over 25,000 vehicles, ensuring maximum visibility for any business. With ample parking for employees and visitors and anchored by Food City Grocery this suite is perfectly positioned for success. Don't miss out on this exceptional opportunity to make your mark in this thriving center.

## PROPERTY HIGHLIGHTS

- Prime End Cap location
- Grocery Anchored and surrounded by retail
- Located on a major thoroughfare between Johnson City & Bristol, TN
- Average Daily Traffic count exceed 25K vehicles per day

## TOMMY PERRIGAN

Retail Consultant  
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## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,200 SF
Lot Size:	3.8 Acres
Building Size:	12,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	377	3,080	10,632
Total Population	953	7,003	23,442
Average HH Income	\$76,011	\$77,080	\$72,020



# AVAILABLE



## SUITE 25

With ample parking and well-maintained grounds, this suite presents a prime business opportunity for retail, office or professional services. Other tenants include Tri-Liquor, Los Jalapenos Mexican restaurant, Farm Bureau, Johnny Brusco's Pizza, BenchMark Physical Therapy, and La Bella Nails. Stunning natural attractions such as Boone Lake, Wing Deer Park and the historic Rocky Mount State Historic Site make this location a desirable destination for both locals and visitors alike.



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# RETAIL AERIAL



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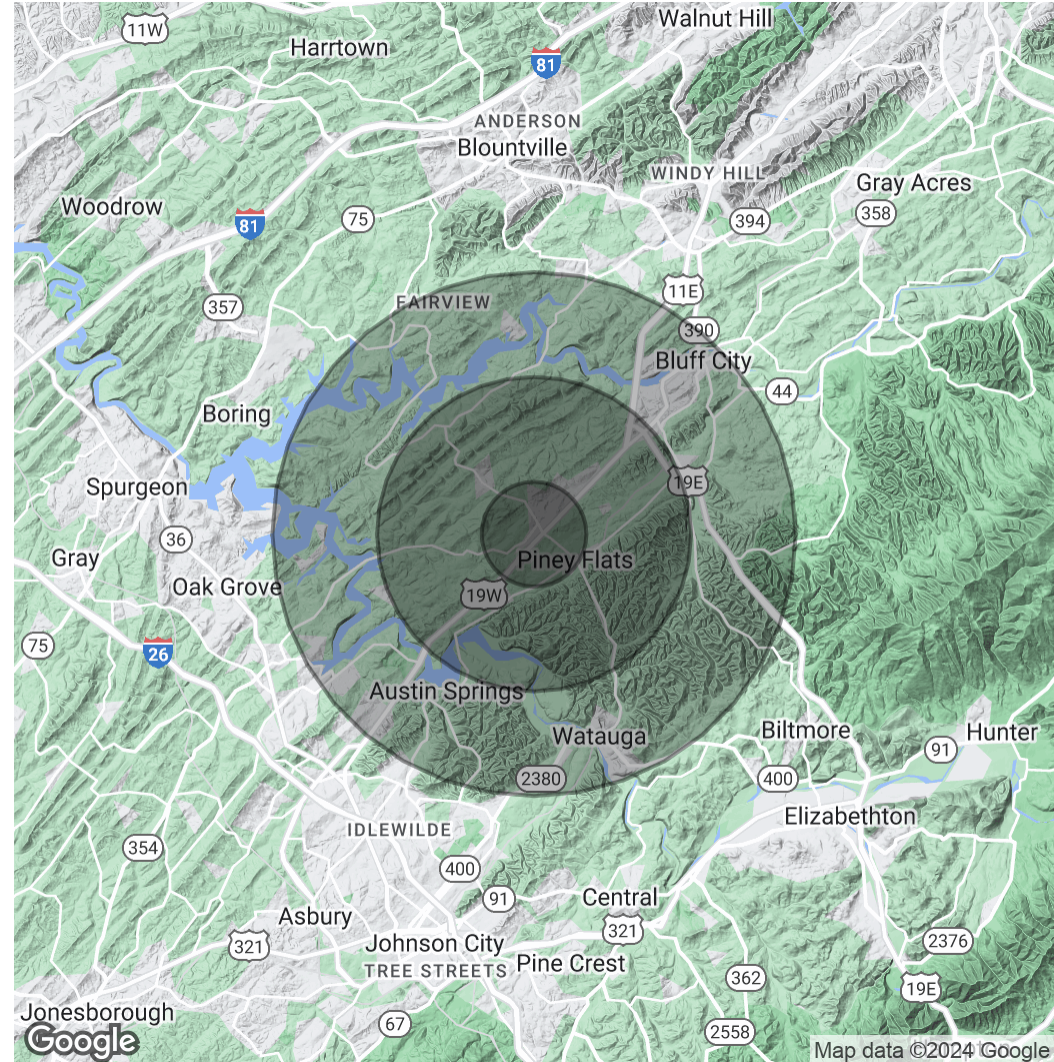
# RETAIL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	953	7,003	23,442
Average Age	41.7	43.2	42.8
Average Age (Male)	40.0	40.9	40.1
Average Age (Female)	39.5	42.0	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	377	3,080	10,632
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$76,011	\$77,080	\$72,020
Average House Value	\$177,777	\$182,200	\$177,225

2020 American Community Survey (ACS)



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