



# LAND FOR SALE

1800 EUCLID AVENUE, BRISTOL, VA 24201



## PROPERTY DESCRIPTION

This 1.1-acre+/- parcel of land, situated on the bustling Euclid Avenue, offers an exceptional opportunity for retail, a coffee shop, or a fast-food restaurant. Only 1 mile from the Hard Rock Casino and prime positioning at a red light intersection make it an attractive investment for businesses seeking maximum exposure. Adjacent to Hardee's, this plot presents a lucrative chance to establish a thriving commercial venture in a quickly growing area.

## PROPERTY HIGHLIGHTS

- - Prime corner location at a red light on Euclid Avenue
- - 1.1-acre lot with high visibility and accessibility
- - Proximity to the Hard Rock Casino (1 mile away)
- - Adjacent to Hardee's with excellent exposure opportunity

## TODD BUCHANAN

Affiliate Broker  
423.383.8633  
toddb@ira-realty.com

## OFFERING SUMMARY

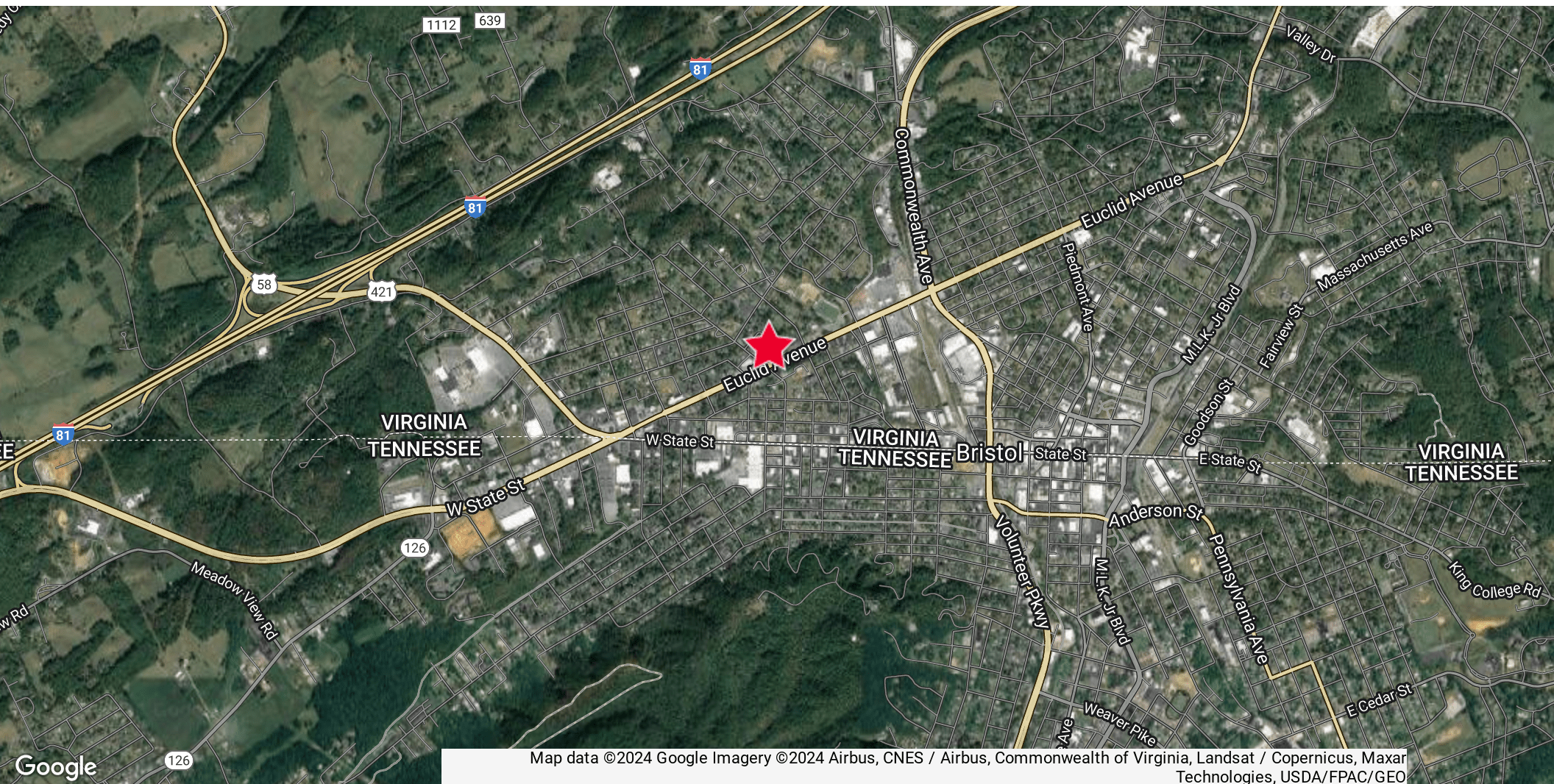
<b>Sale Price:</b>	\$699,000
<b>Lot Size:</b>	1.1 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
<b>Total Households</b>	3,046	9,210	15,123
<b>Total Population</b>	5,256	17,186	29,597
<b>Average HH Income</b>	\$34,258	\$42,243	\$46,116





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Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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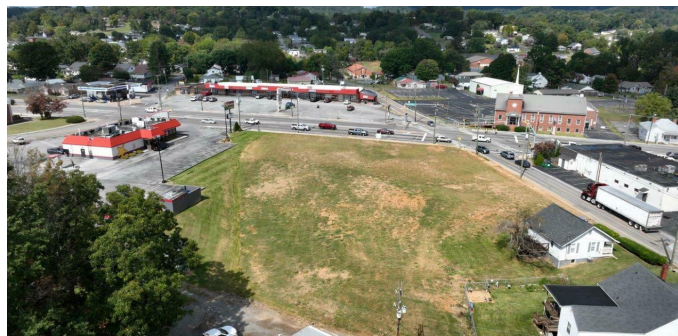
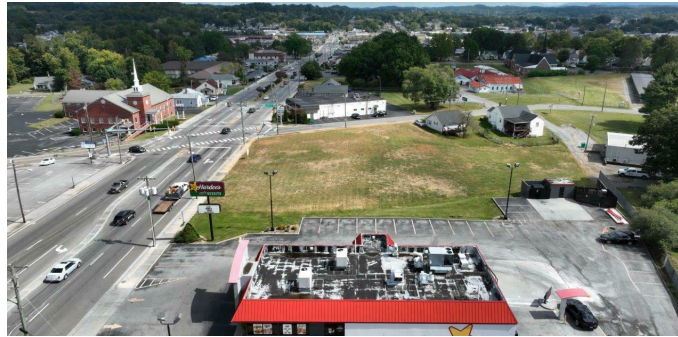
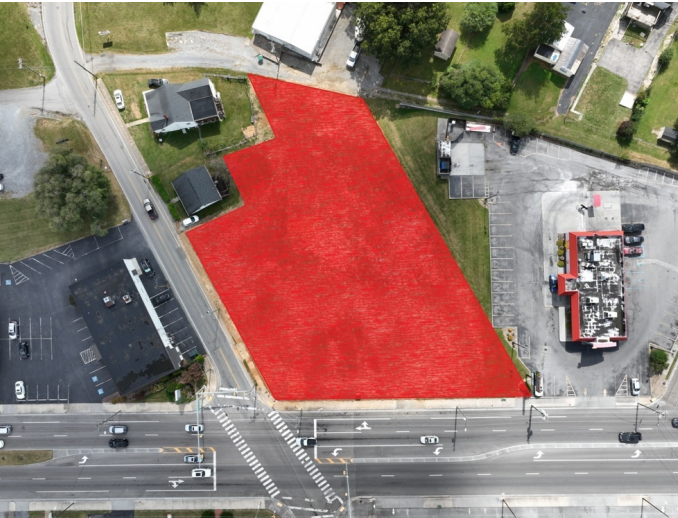
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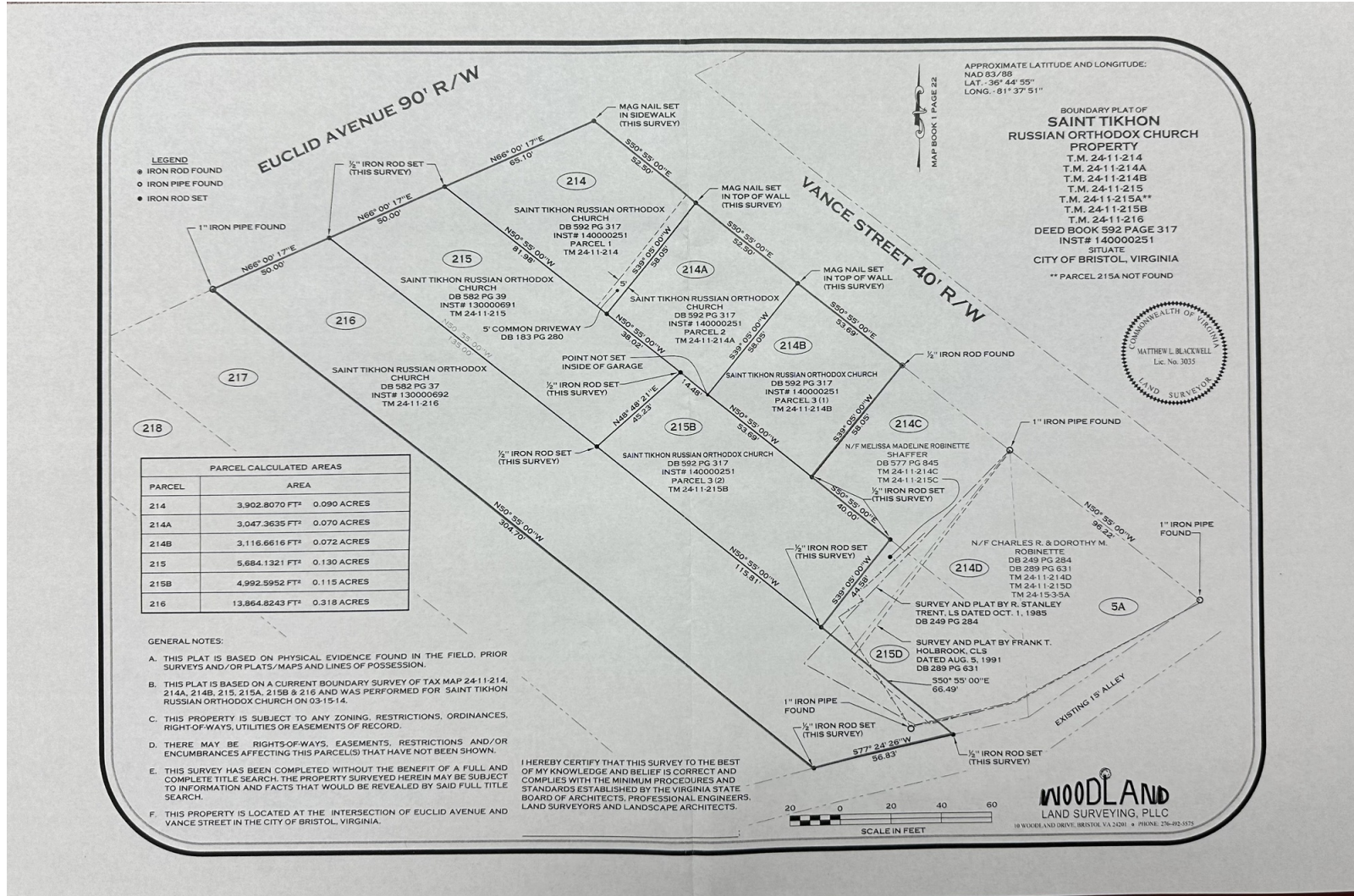
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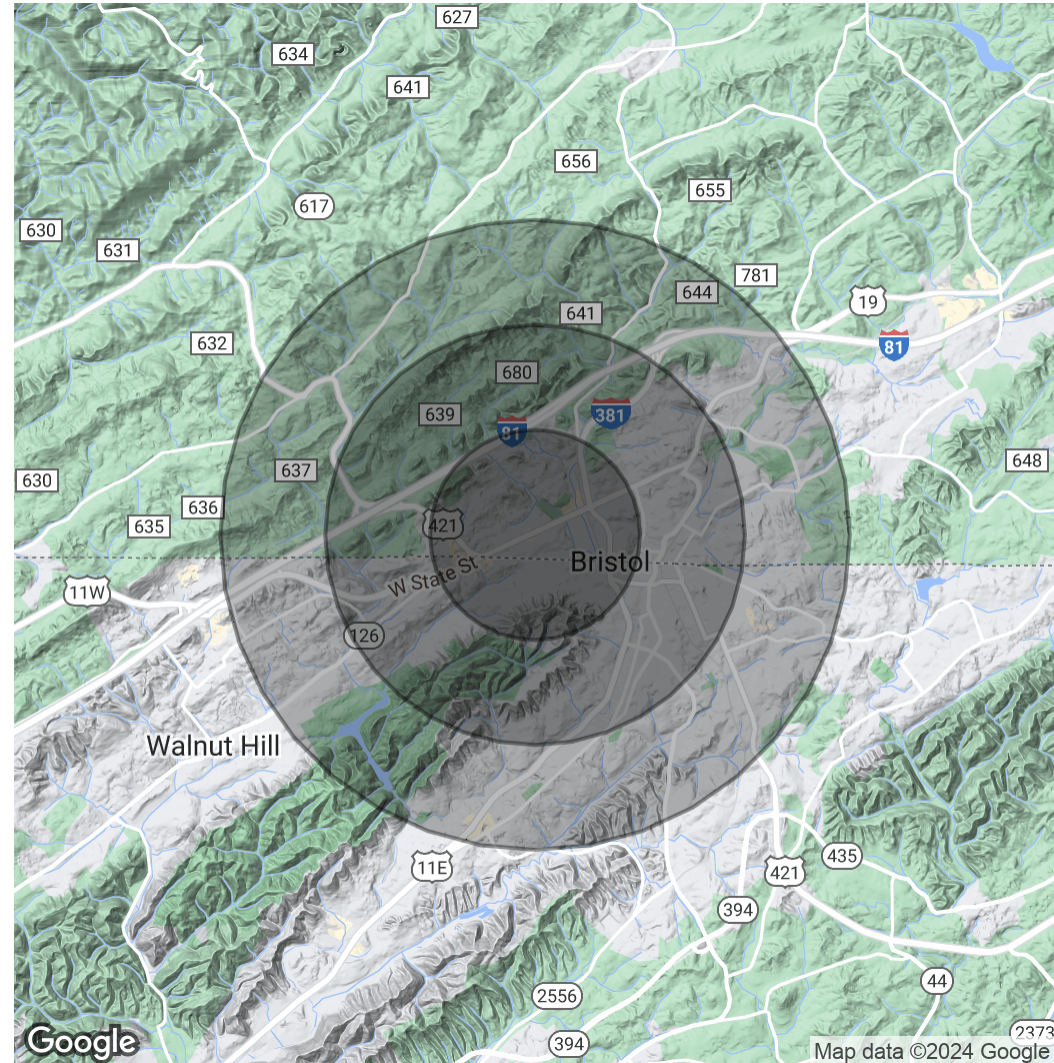




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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,256	17,186	29,597
Average Age	42.5	40.1	41.2
Average Age (Male)	38.3	37.8	39.2
Average Age (Female)	49.6	44.5	44.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,046	9,210	15,123
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$34,258	\$42,243	\$46,116
Average House Value	\$93,631	\$98,573	\$110,036

\* Demographic data derived from 2020 ACS - US Census



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