



3176 LINDEN DR, BRISTOL, VA 24202



PROPERTY HIGHLIGHTS

- INTERSTATE VISIBILITY OFF I-81 (65K+ CPD)
- LOCATED 5 MILES FROM NEW HARD ROCK CASINO
- NEARBY RETAILERS INCLUDE TARGET, WAL-MART, SAM'S CLUB, AND MORE
- AMPLE PARKING
- PYLON SIGNAGE AVAILABLE

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,400 SF
Lot Size:	0.6 Acres
Building Size:	3,400 SF

CHASE ROSWALL

Acquisitions, Leasing, Development
423.612.2576
chaser@ira-realty.com

KREG RAMEY

Affiliate Broker, Acquisitions, Leasing, Site Selection
423.967.4880
kramey@ira-realty.com





CLOSE-UP AERIAL



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RETAIL PROPERTY FOR LEASE

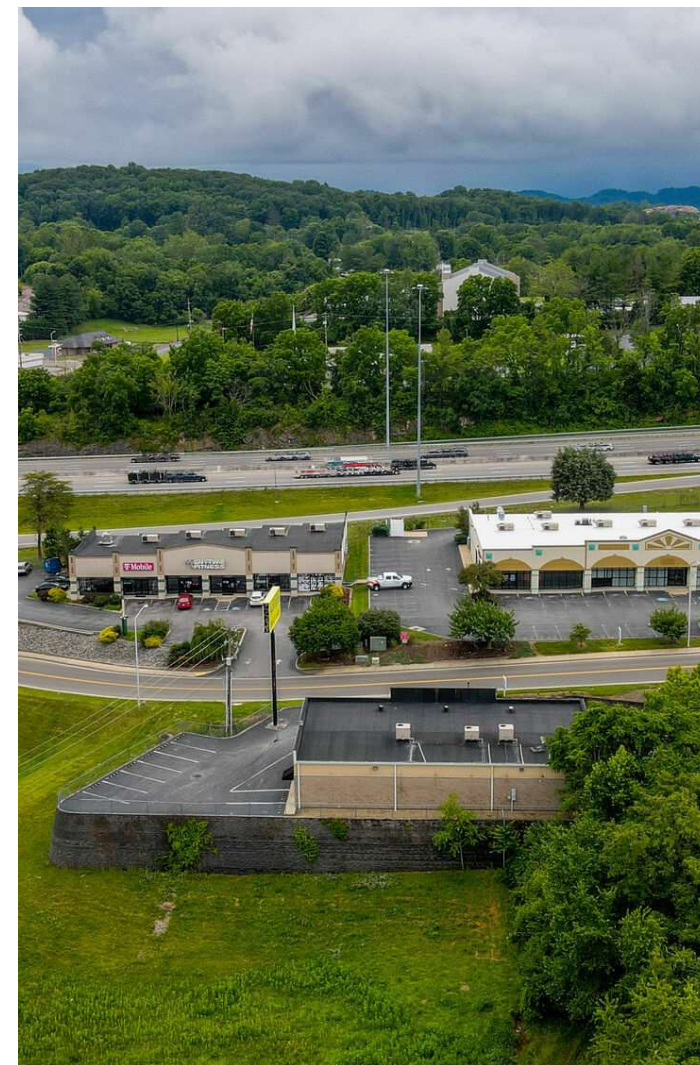
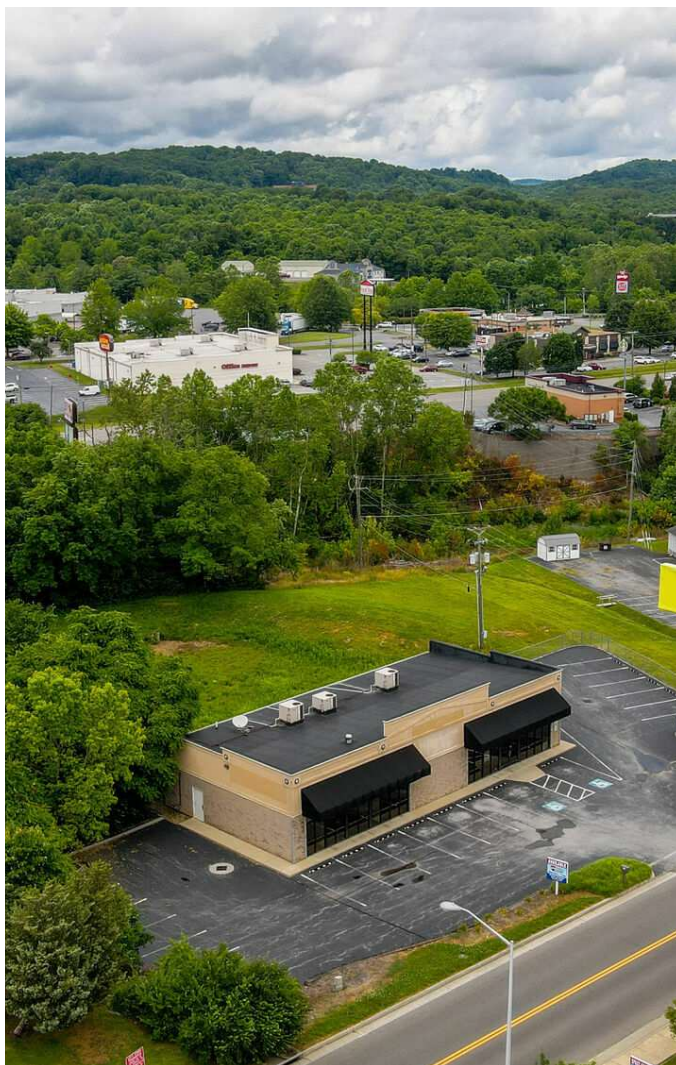


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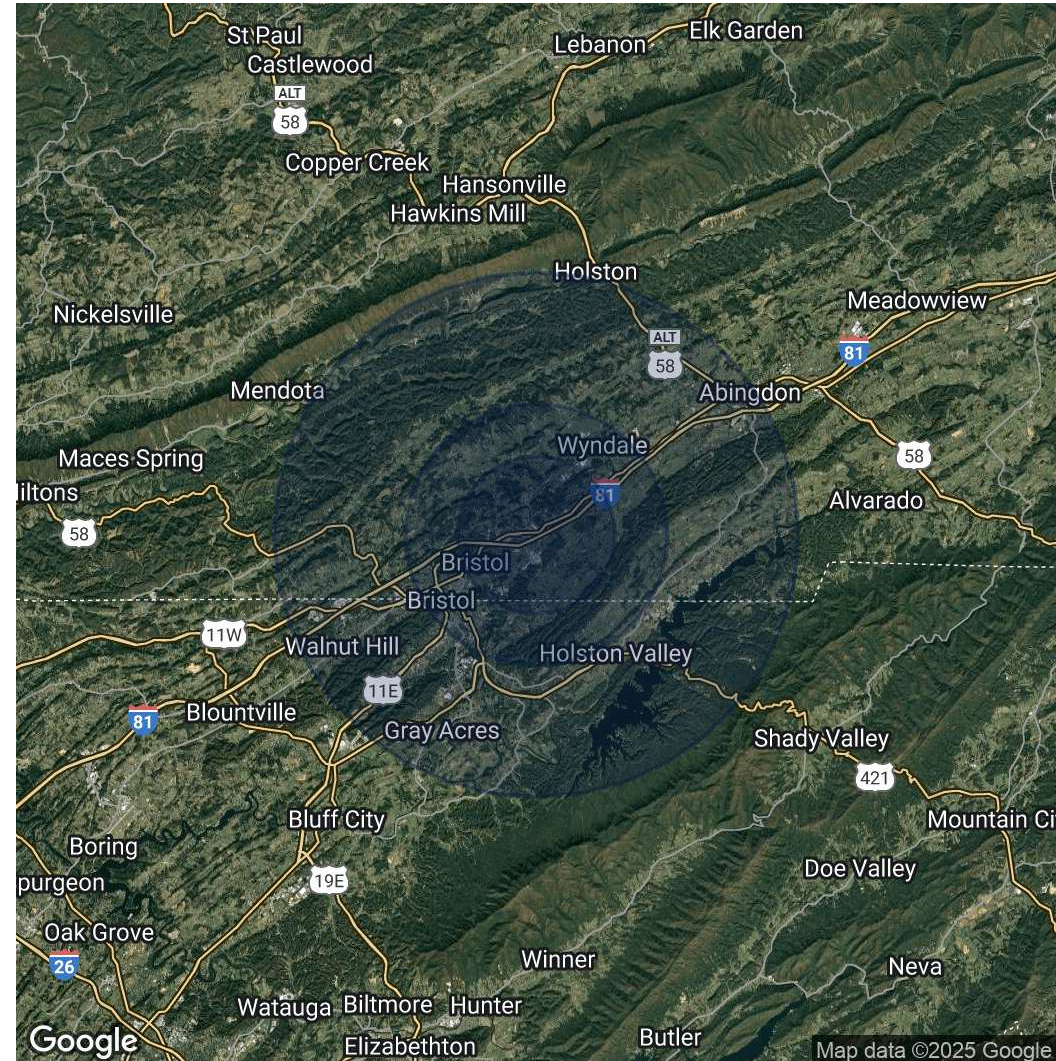


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,045	38,327	76,552
Average Age	44.3	42.7	44.1
Average Age (Male)	44.3	41.3	42.6
Average Age (Female)	44.1	45.1	46.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,720	19,206	37,988
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$62,557	\$52,913	\$54,056
Average House Value	\$165,623	\$142,073	\$148,842

* Demographic data derived from 2020 ACS - US Census



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