

PRIME DEVELOPMENT OPPORTUNITY



GREEN
COMMERCIAL
REALTY, INC.

Bristol Tennessee Restaurant or Retail Pad
56 Center Pointe Dr., Bristol, TN 37620

FOR SALE
1.78 acres

CHRYSLER, DODGE
JEEP RAM

TRU by Hilton

ASKING PRICE
\$1,550,000

LOT SIZE
77,537 Sq.Ft.

ZONING
B-3 Commercial

FOR SALE

56 CENTER POINTE DR

BRISTOL, TN

PROPERTY DETAILS

ASKING PRICE

\$1,550,000

PROPERTY TYPE

Retail / Land

SUB TYPE

QSR / FAST CASUAL / RETAIL

LOT SIZE

77,537 sf

ZONING

B-3, General Commercial

INVESTMENT TYPE

Owner / User

GROUND LEASE / BUILD TO SUIT

Available on Request



LOCATION HIGHLIGHTS

* PAD READY SITE

Graded, compacted and ready for immediate development

*INTERSTATE 81 VISIBILITY

Easily visible from the Virginia Welcome Center on I-81

*HARD ROCK CASINO

Packed with customers just blocks east

*BRISTOL REGIONAL MEDICAL CENTER

Super-regional demand generator located 3 blocks away

*THE PINNACLE POWER CENTER

Major retail complex within 5 minutes drive time

*BUILD TO SUIT AVAILABLE

Owner is an experienced design-builder with decades of commercial construction experience

DEMOGRAPHICS

1 MI 3 MI 5 MI

POPULATION

2024 10,400 32,688 67,526

MEDIAN AGE

46.2 44.1 44.5

MEDIAN INCOME

2024 \$55,931 \$53,497 \$56,042

TOTAL

EMPLOYEES 8,828 27,497 56,590

OWNER WILL CONSIDER

Outright Sale

Ground Lease

Build to Suit



LISTING BROKER

Michael Green, CCIM MAI SIOR
Green Commercial Realty

\$1,550,000

56 Center Pointe Drive
Bristol, TN 37620

CONTACT US TODAY

Call/Text (423) 677-8494 for Details
Email MGreenCRE@gmail.com

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