



# OFFICE BUILDING FOR LEASE

713 VOLUNTEER PKWY, BRISTOL, TN 37620



## PROPERTY DESCRIPTION

1,200SF space for Lease.  
Suited for Office space.

## PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Modern and well-maintained building
- Ample parking for employees and customers
- Flexible floor plan to accommodate various businesses
- Close proximity to major highways and thoroughfares
- High traffic area for maximum exposure

## MAURICE (MO) WHITTEN

Retail Consultant  
423.968.5971  
mow@ira-realty.com

## OFFERING SUMMARY

Lease Rate:	Leased
Number of Units:	9
Available SF:	1,200 SF
Lot Size:	4 Acres
Building Size:	15,476 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,445	16,886	24,601
Total Population	6,537	33,336	49,852
Average HH Income	\$43,948	\$47,090	\$52,051





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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 SF

Lease Term:	Negotiable
Lease Rate:	Leased

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5	Deep Nerd Media	1,992 SF	NNN	Leased	Media and Podcast Business
Suite 3	Starstruck Hands	750 SF	NNN	Leased	Hair Studio
Suite 1	Available	1,200 SF	NNN	Negotiable	-

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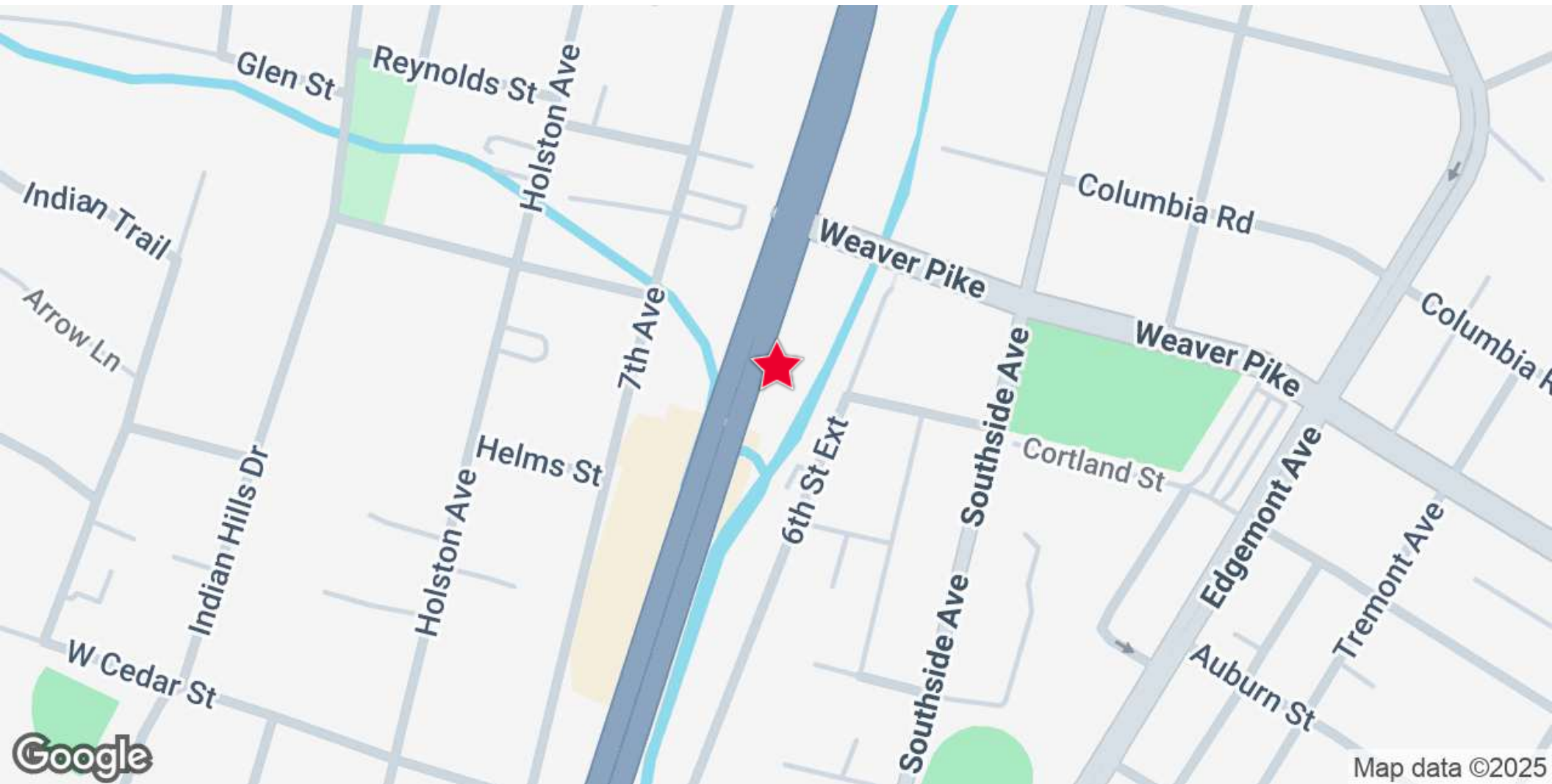
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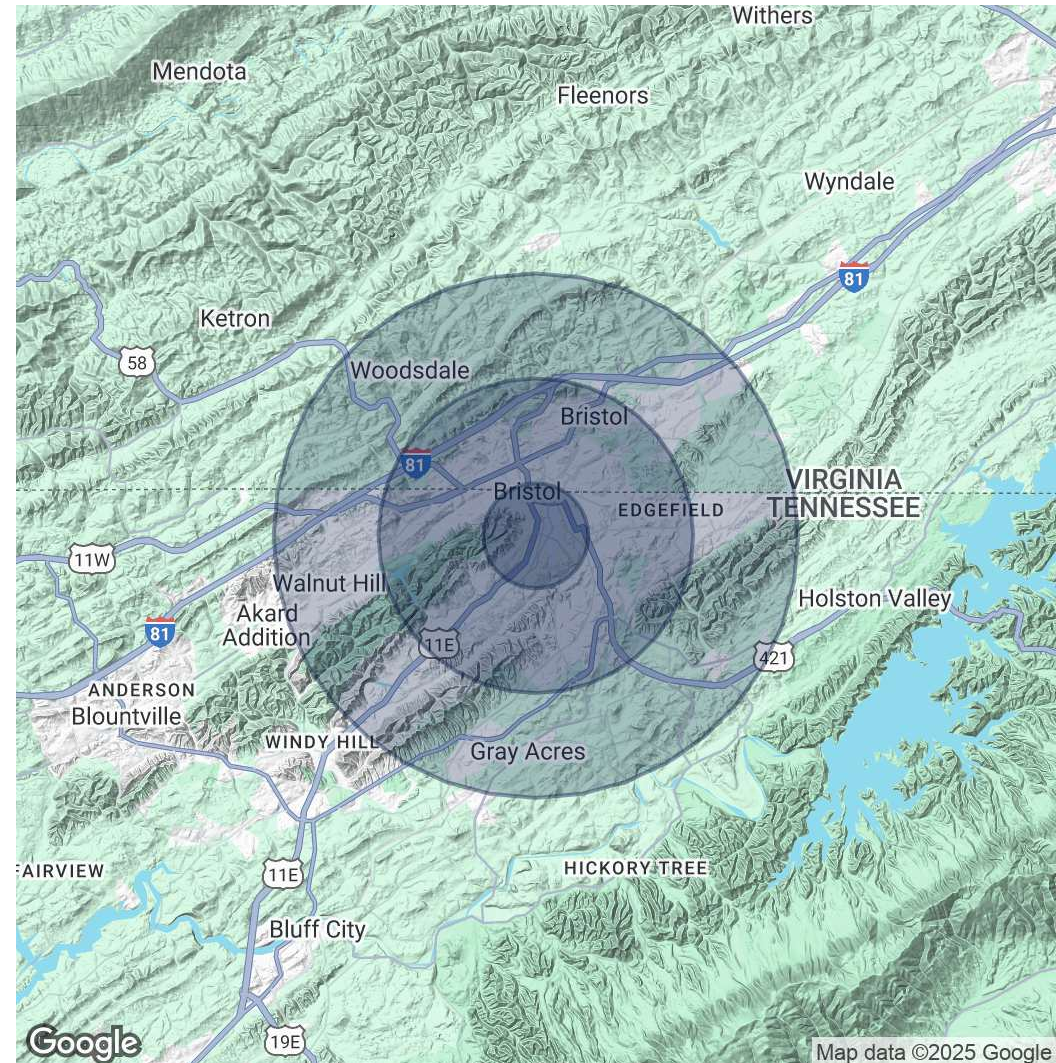
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,537	33,336	49,852
Average Age	41.3	40.7	42.5
Average Age (Male)	38.3	38.8	41.2
Average Age (Female)	45.8	43.4	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,445	16,886	24,601
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$43,948	\$47,090	\$52,051
Average House Value	\$116,263	\$112,585	\$130,191

2020 American Community Survey (ACS)



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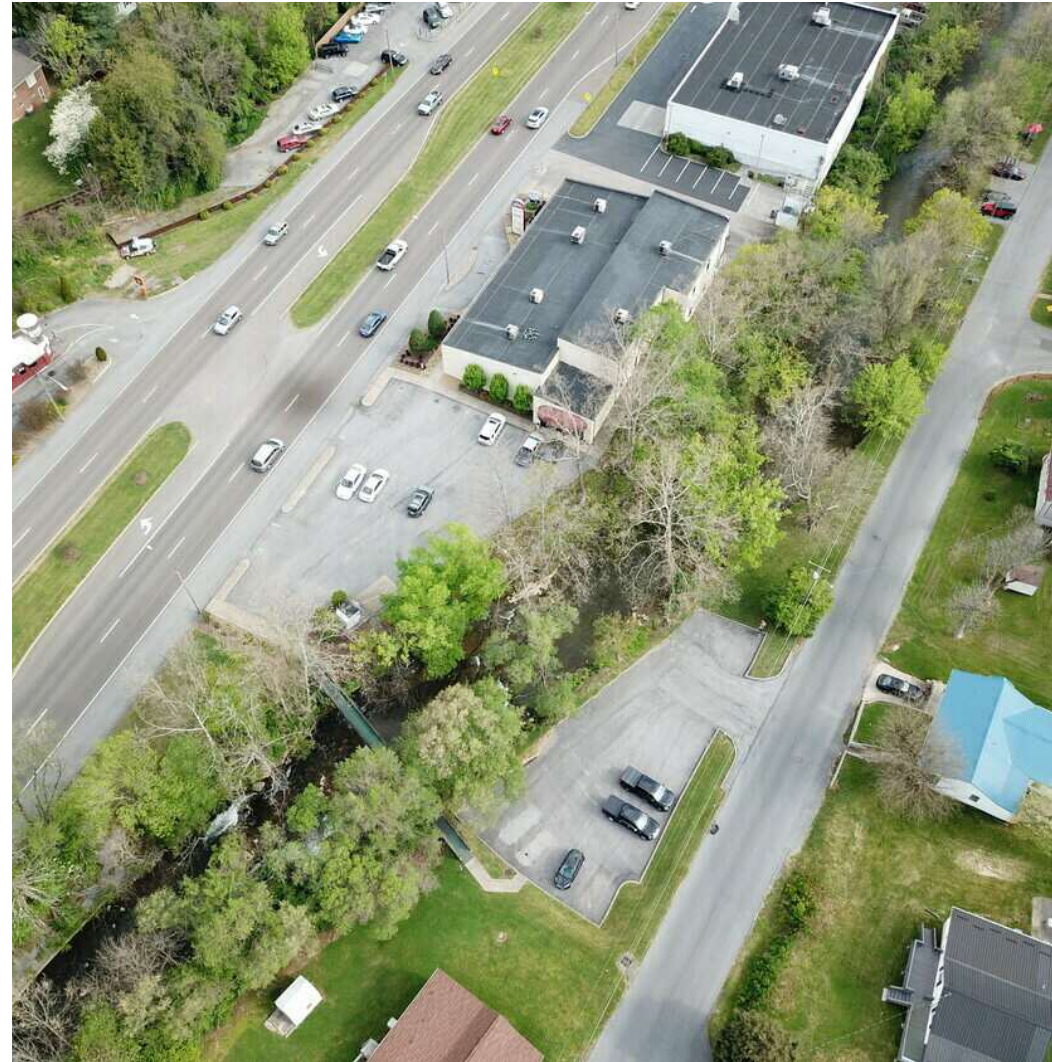


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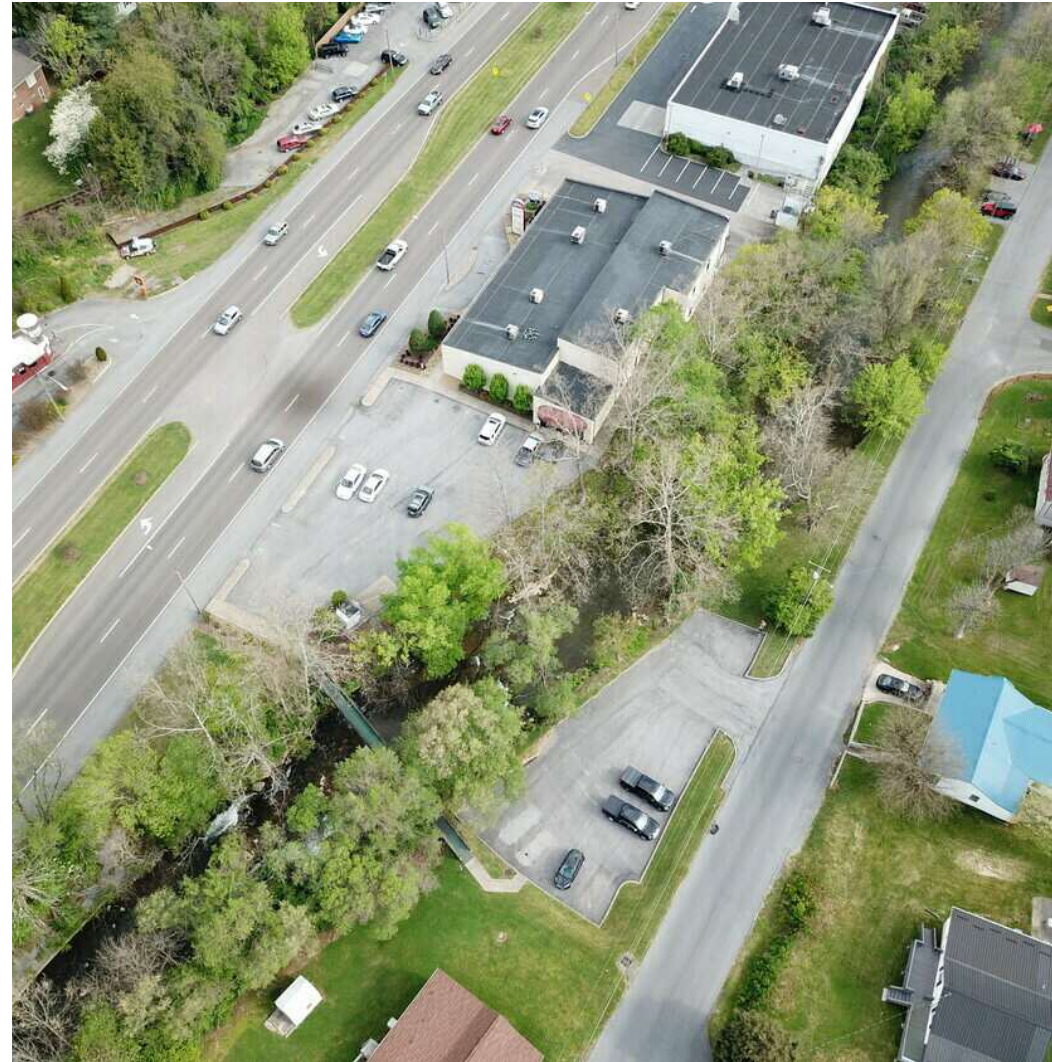


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