



RETAIL PROPERTY FOR LEASE

760 VOLUNTEER PARKWAY, BRISTOL, TN 37620



PROPERTY DESCRIPTION

- 2 Available Spaces Left: 1,000SF Each
- Papa John's Anchored Center
- Diverse Tenant Mix

LOCATION DESCRIPTION

- Volunteer Parkway is a Heavily Trafficked Throughfare (22,000 CPD)
- Located in an Established Retail Corridor (Over 1MM SF Within 1 Mile)
- Over 35,000 Residents Within 3 Miles
- Nearby Retailers Include: McDonald's, Advanced Auto Parts, Taco Bell, Big Lots & More
- Located Less Than 1/4 Mile From Bristol Tennessee High School

OFFERING SUMMARY

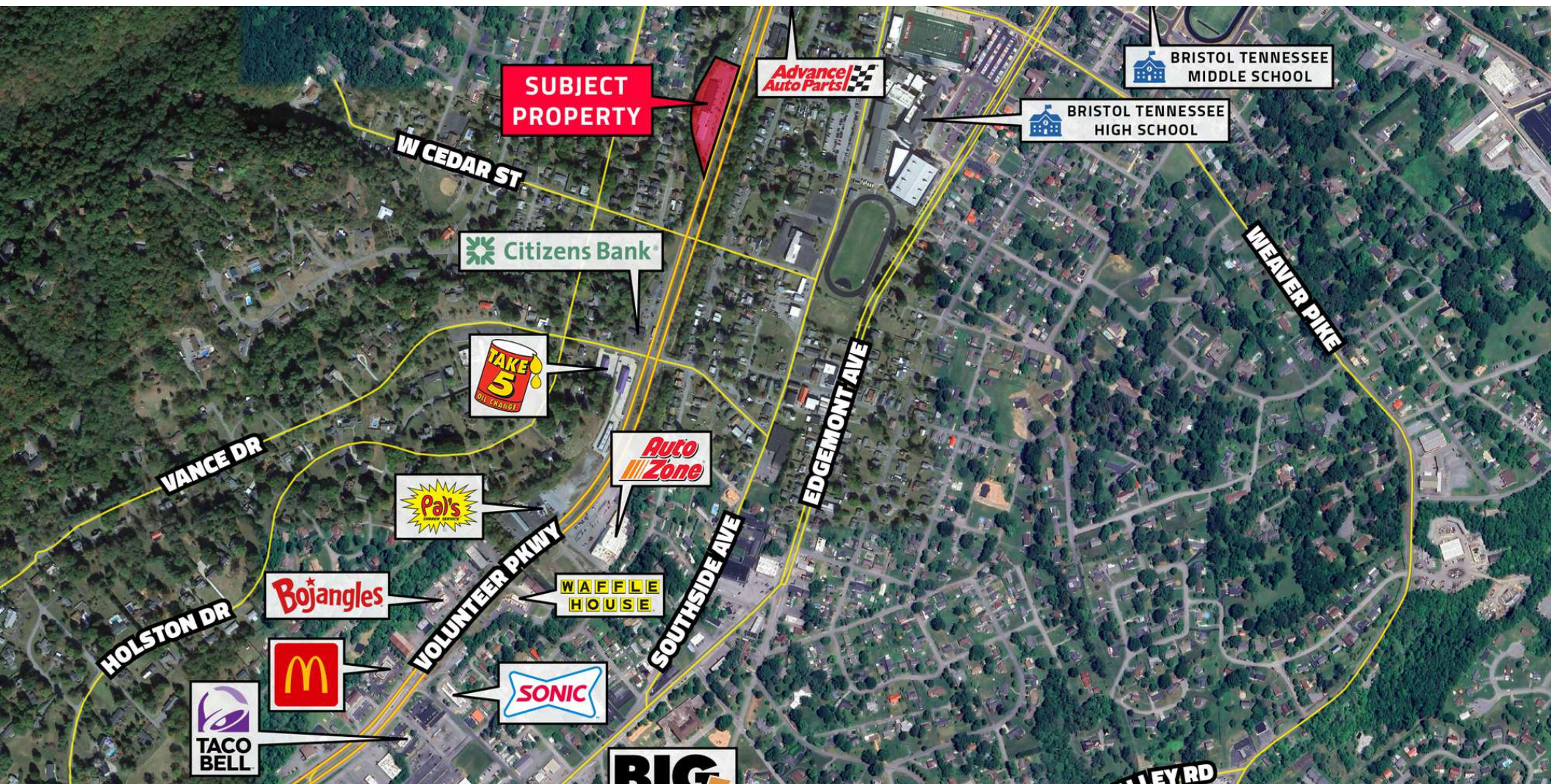
Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,000 SF
Lot Size:	1.83 Acres
Building Size:	13,530 SF
Traffic Count:	22,000

CHASE ROSWALL

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



RETAILER MAP

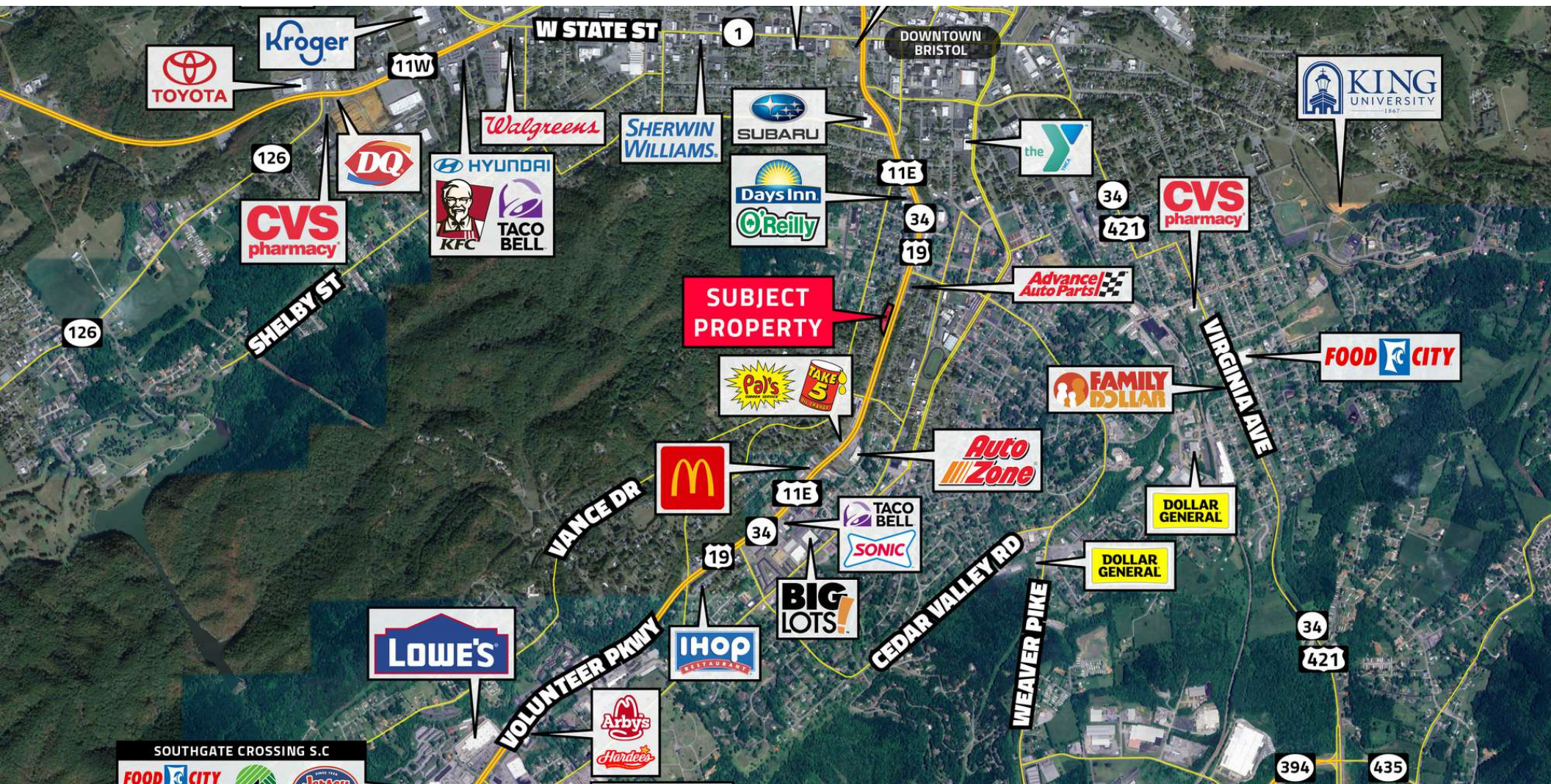


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RETAILER MAP



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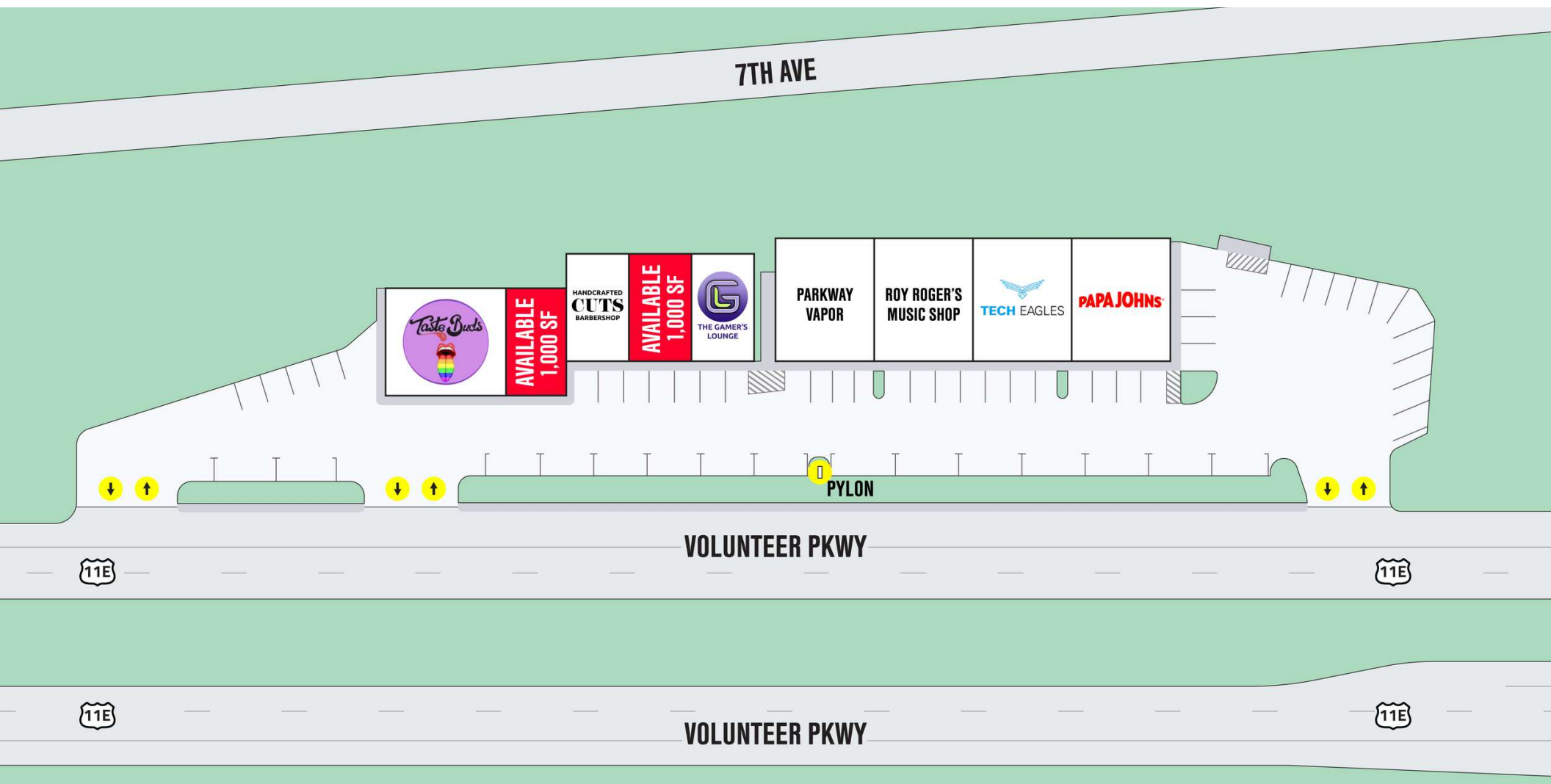
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SITE PLAN



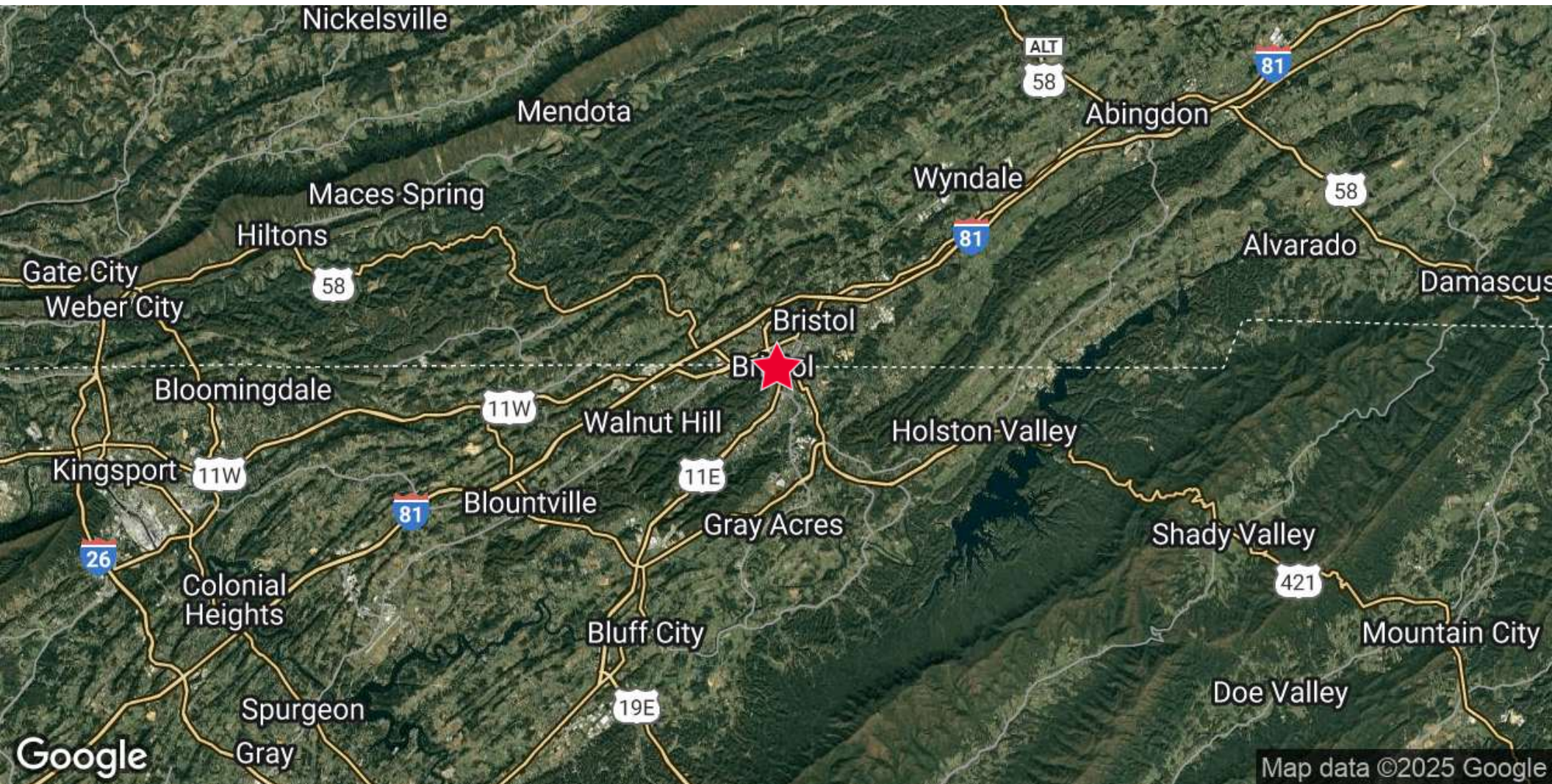
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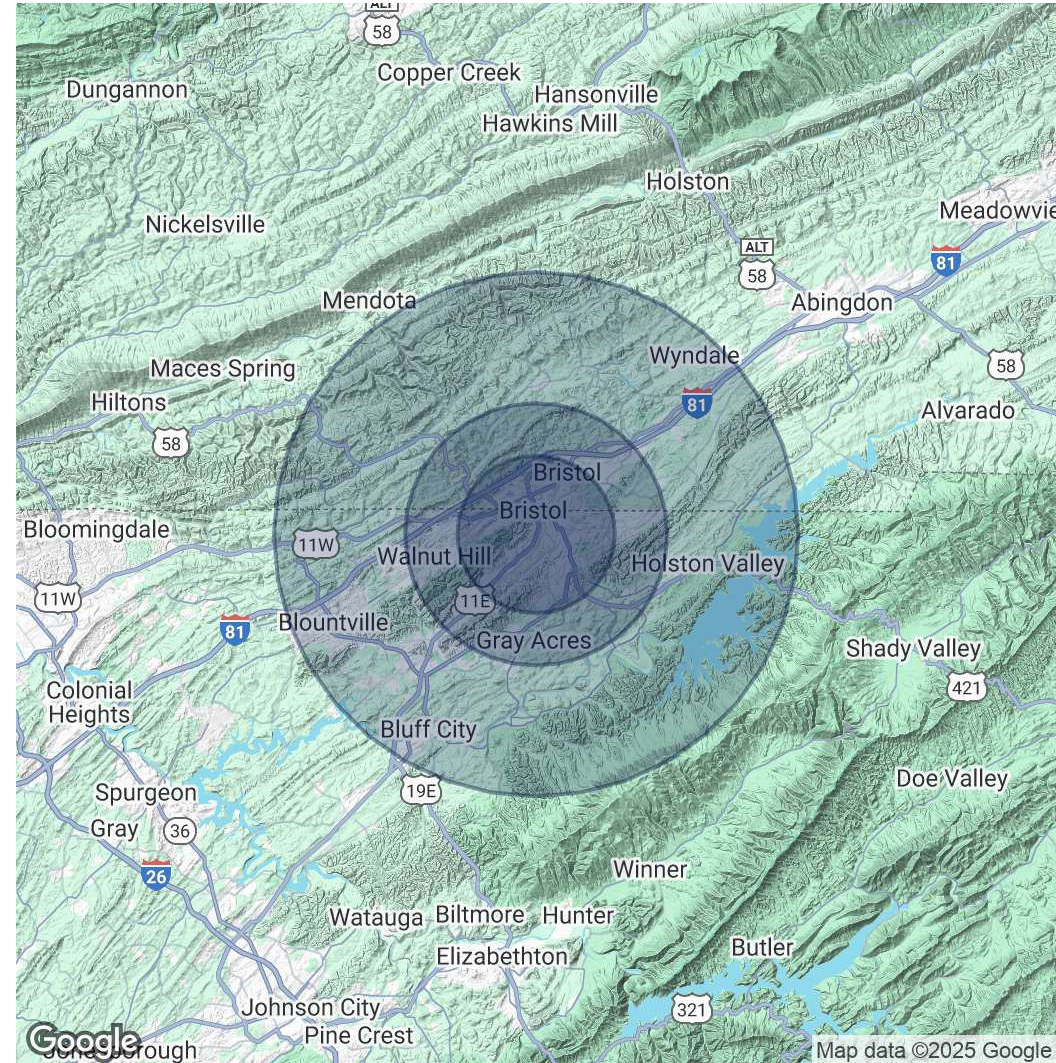


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,449	53,920	89,102
Average Age	43	44	45
Average Age (Male)	41	42	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,359	23,689	38,519
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$66,011	\$74,239	\$77,391
Average House Value	\$199,796	\$225,116	\$247,460

Demographics data derived from AlphaMap



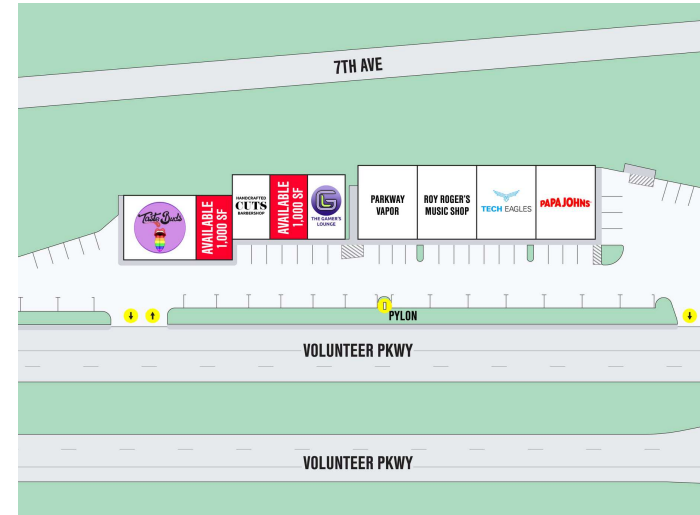
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