



# RETAIL PROPERTY FOR SALE OR LEASE

171 PIEDMONT AVE, BRISTOL, VA 24201



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Downtown Bristol City, VA. This 3,995 SF building, originally constructed in 1971 and meticulously renovated in 2023, offers an ideal space for retail or restaurant ventures. Zoned B-2 and boasting 100% occupancy, this property is primed for immediate income generation. With its strategic location and versatile layout, this property presents an unparalleled chance to tap into the thriving commercial landscape of Downtown Bristol City. Don't miss the chance to secure your stake in this bustling business district.

## PROPERTY HIGHLIGHTS

- 3,995 SF building
- Built in 1971, renovated in 2023
- Zoned B-2
- Located in Downtown Bristol City area

## KREG RAMEY

Affiliate Broker, Acquisitions, Leasing, Site Selection  
423.967.4880  
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## OFFERING SUMMARY

<b>Sale Price:</b>	\$750,000.00
<b>Lot Size:</b>	11,367 SF
<b>Building Size:</b>	3,995 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,742	15,880	23,115
<b>Total Population</b>	7,936	35,610	52,531
<b>Average HH Income</b>	\$54,946	\$68,241	\$73,695





# RETAIL PROPERTY FOR SALE



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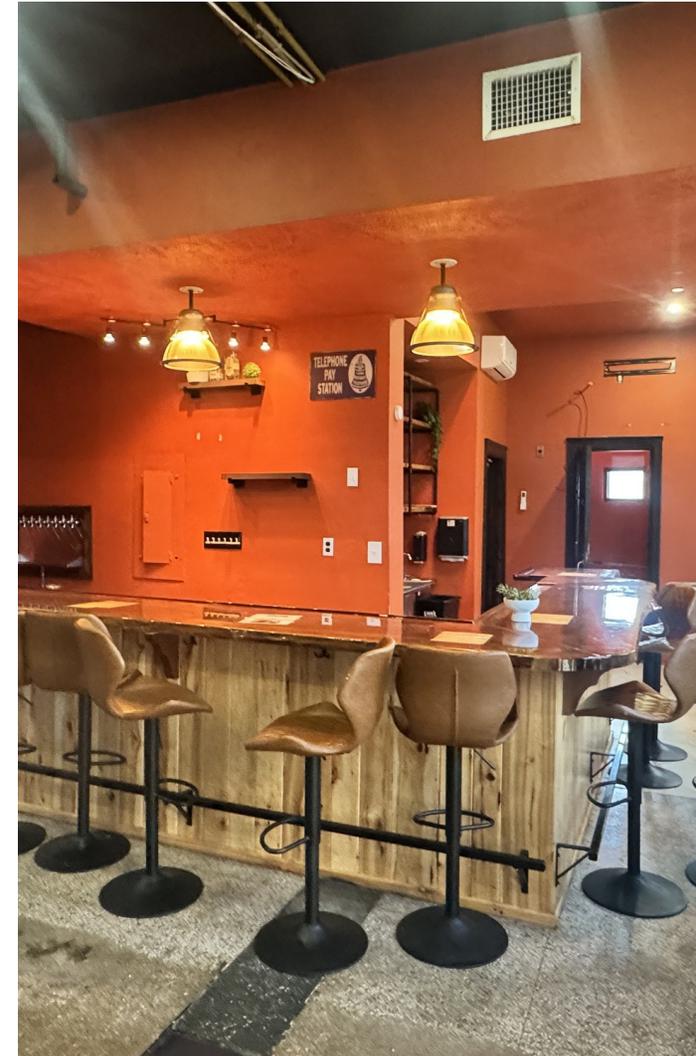
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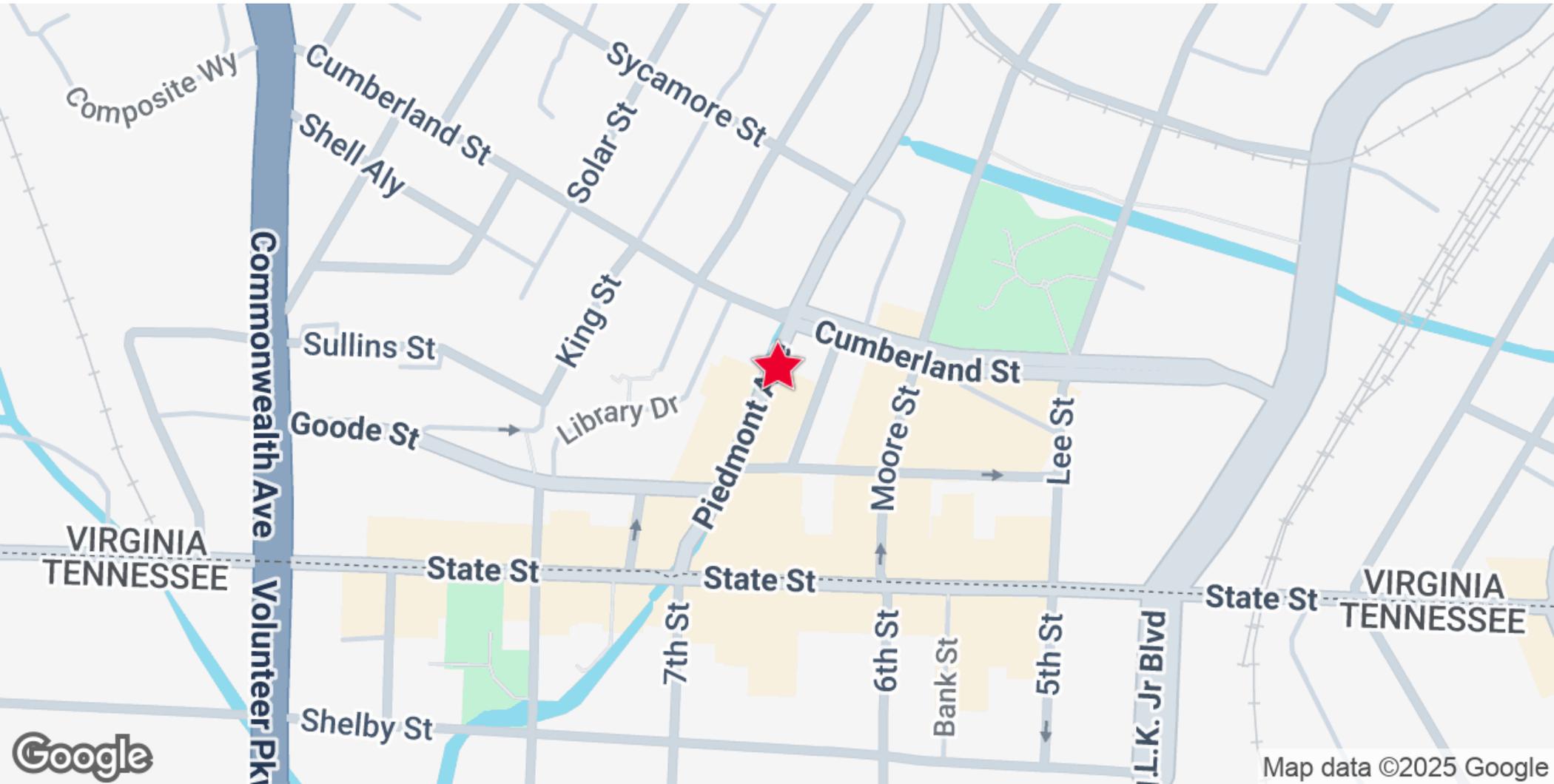
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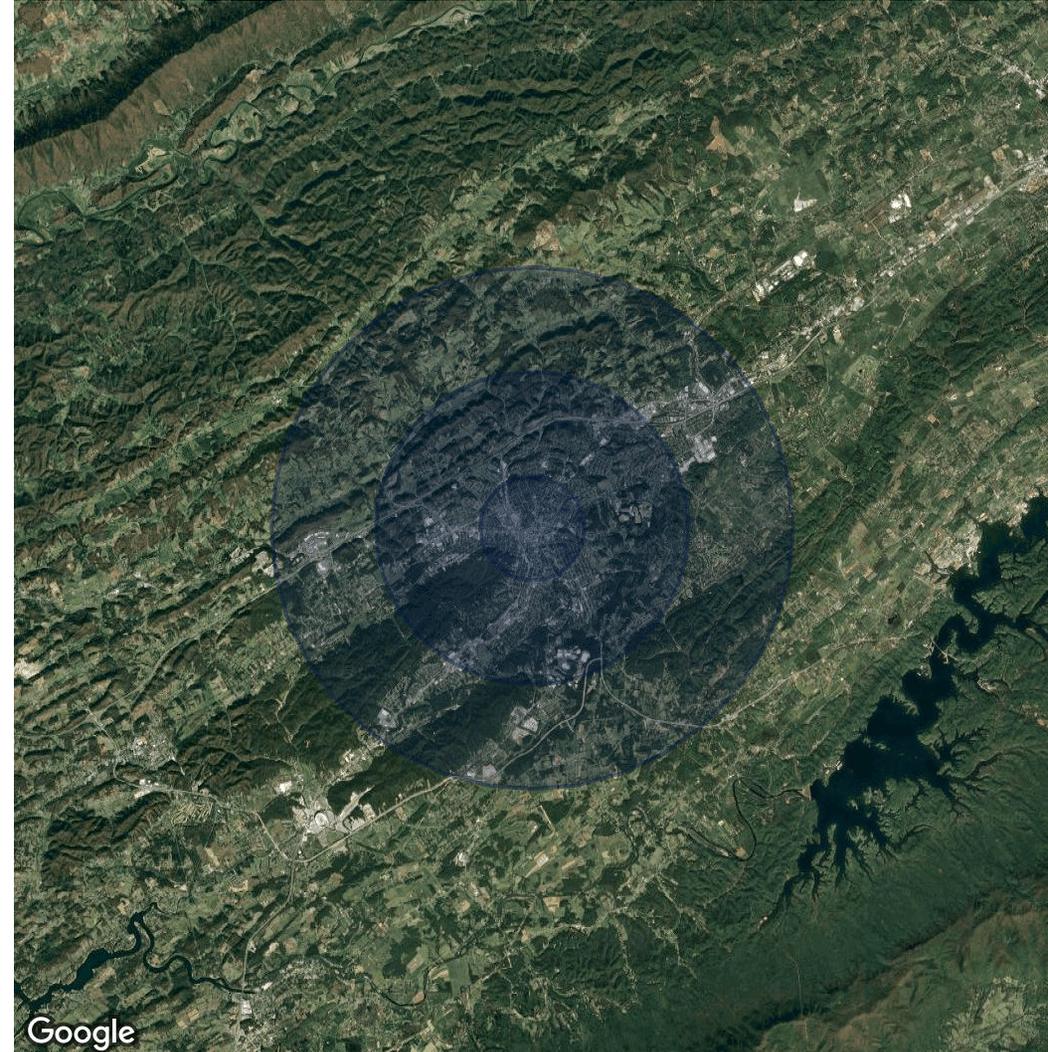
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,936	35,610	52,531
Average Age	43	43	44
Average Age (Male)	41	41	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,742	15,880	23,115
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$54,946	\$68,241	\$73,695
Average House Value	\$180,132	\$201,047	\$223,595

Demographics data derived from AlphaMap



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