



LAND FOR SALE

LEE HWY, BRISTOL, VA 24202



PROPERTY DESCRIPTION

Prime 1.55 acre commercial lot on Lee Hwy in Bristol Virginia just .700 feet from the Target shopping center and 1.1 miles from Wal-Mart and many other other Exit 7 retailers and restaurants. This lot has over 320 feet of road frontage on Lee Highway and is on the corner of Battle Hill Drive just below John Battle High School. Conveniently located to I-81 exits 7 and 10. Traffic count is 8,200 CPD.

PROPERTY HIGHLIGHTS

TODD BUCHANAN

Affiliate Broker
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OFFERING SUMMARY

Sale Price:	\$274,900
Lot Size:	1.55 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,059	23,079	38,360
Total Population	3,777	46,666	78,061
Average HH Income	\$61,780	\$52,258	\$53,458





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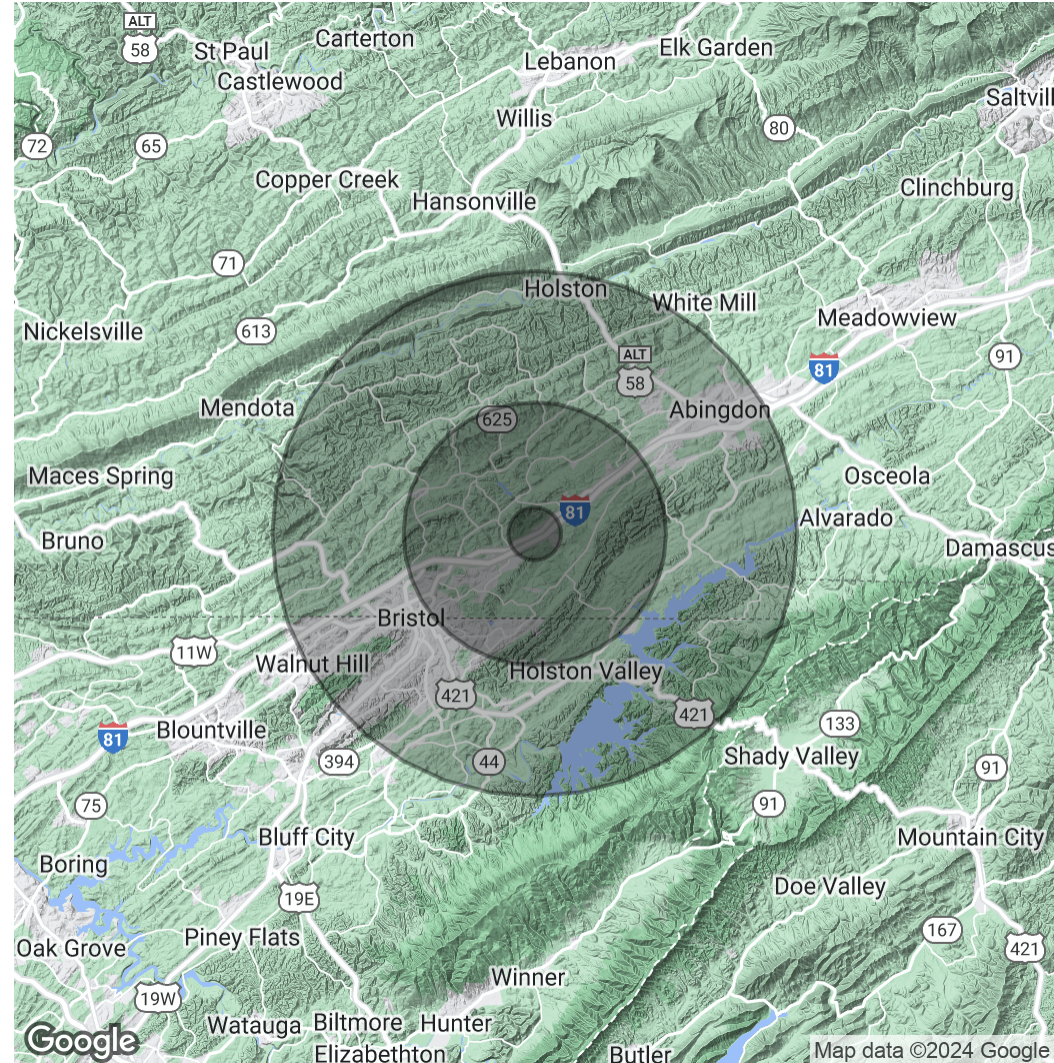


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,777	46,666	78,061
Average Age	44.0	42.5	43.9
Average Age (Male)	41.8	41.1	42.8
Average Age (Female)	47.5	44.6	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,059	23,079	38,360
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$61,780	\$52,258	\$53,458
Average House Value	\$134,698	\$131,970	\$146,575

* Demographic data derived from 2020 ACS - US Census



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