



SHOPS AT BEAVER CREEK

3002 LEE HWY, BRISTOL, VA 24202



PROPERTY DESCRIPTION

Prime location available at a signalized intersection with great accessibility makes this modern commercial property a standout choice for businesses. With ample parking available for both clients and employees, convenience is a top priority. Whether for retail, office, or service businesses, the meticulously maintained property provides a professional and inviting atmosphere, making it an ideal setting for a wide range of endeavors. The property offers a spacious interior flooded with natural light and could be just what is needed for your business needs. Set the stage for success with this well-appointed property.

PROPERTY HIGHLIGHTS

- High visibility and accessibility in prime location
- Signalized Intersection
- Spacious interior flooded with natural light

TOMMY PERRIGAN

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LOCATION DESCRIPTION

Situated between Exit 5 & 7 off Interstate 81 in lovely Bristol VA and home to the New Hard Rock Casino, Bristol Motor Speedway and a myriad of outdoor experiences. Close proximity to downtown Bristol, the area offers a wealth of amenities, including popular dining options, boutique shops, and cultural attractions. With convenient access to major highways, the surrounding area sets the stage for a rich and fulfilling professional experience at this prime location.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,475 SF
Lot Size:	34,412 SF
Building Size:	6,076 SF



INSIDE PHOTOS



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RETAIL AERIAL



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AREA RETAIL



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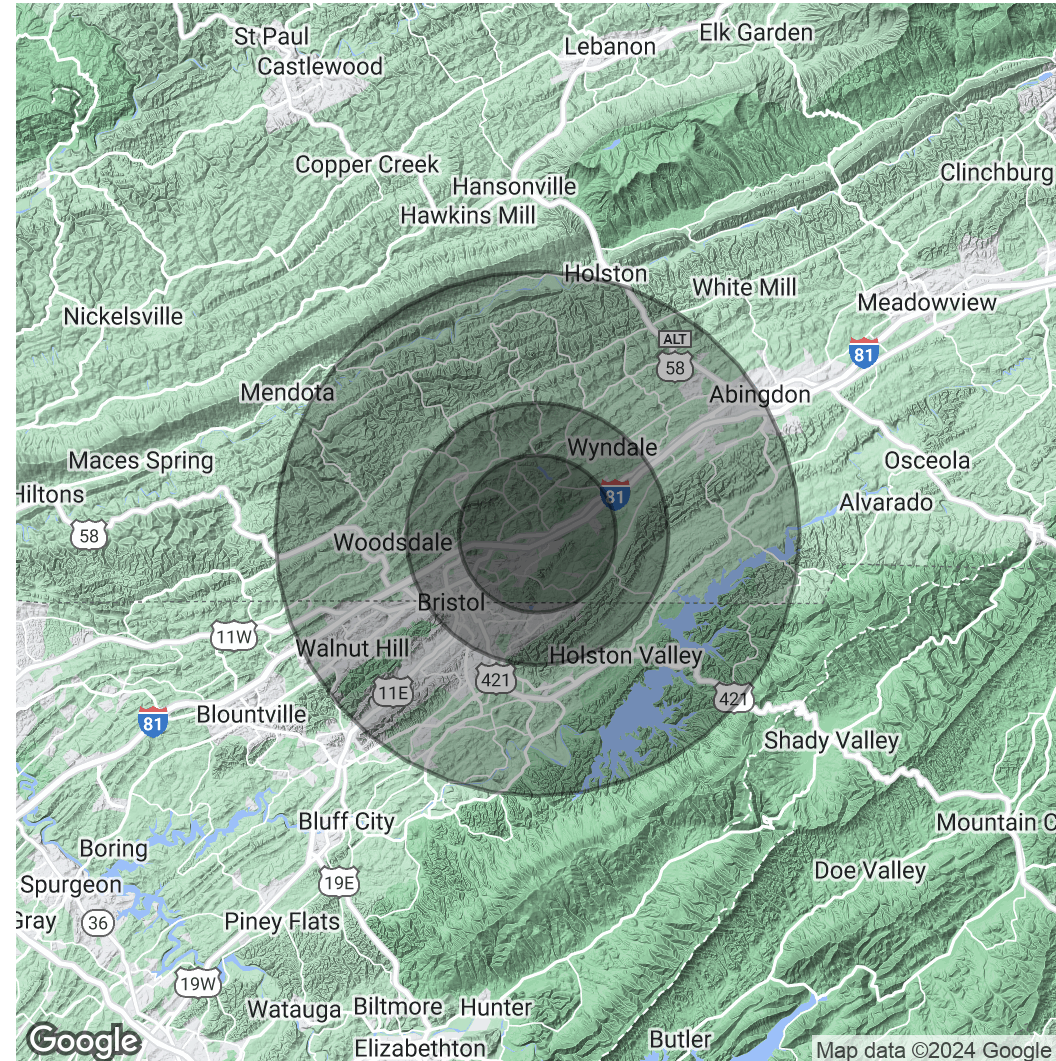


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,587	39,013	81,870
Average Age	45	44	45
Average Age (Male)	43	42	43
Average Age (Female)	46	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,721	17,023	35,964
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$86,600	\$76,401	\$78,559
Average House Value	\$268,500	\$242,861	\$251,517

Demographics data derived from AlphaMap



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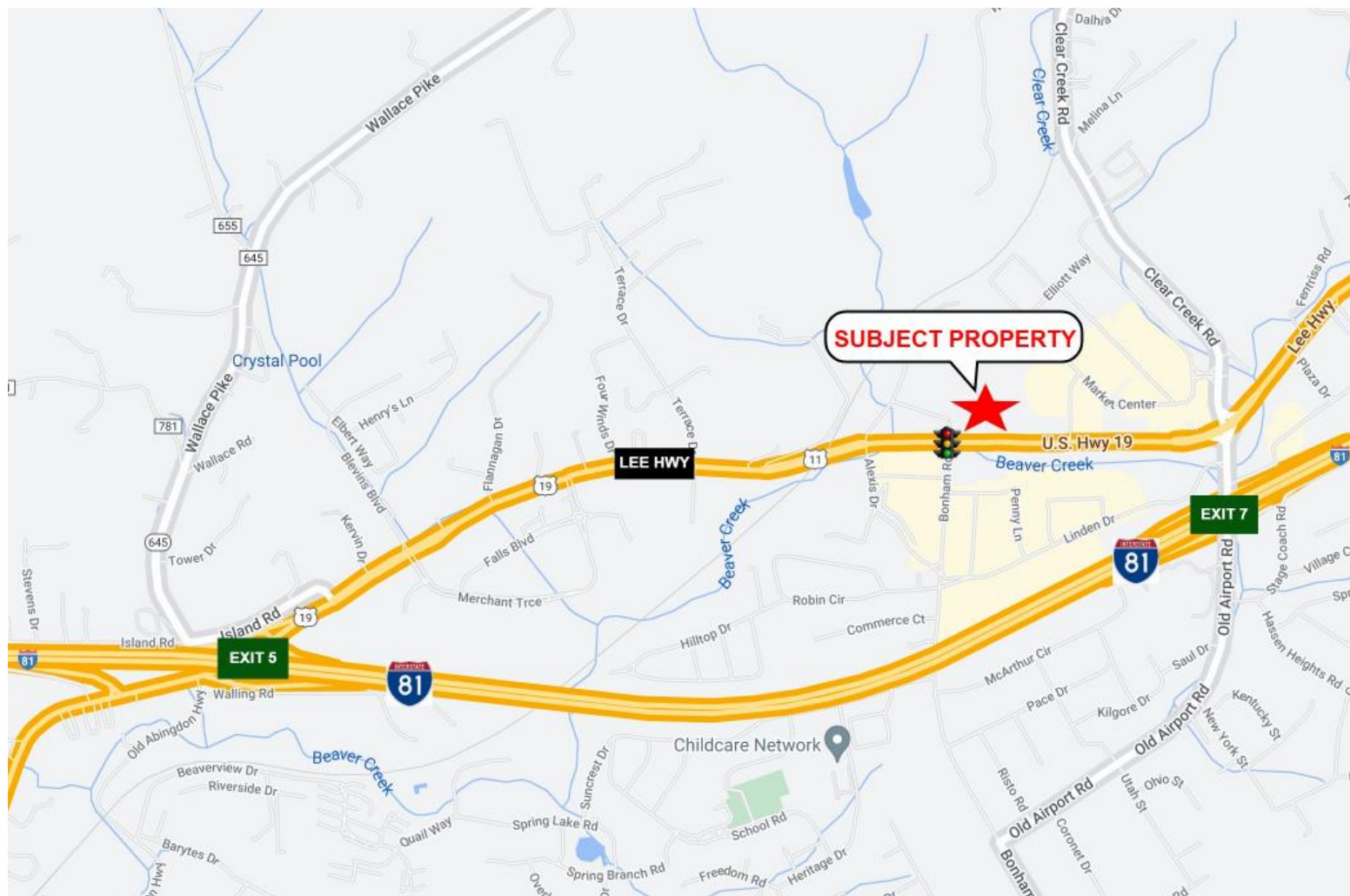
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LOCATION AERIAL



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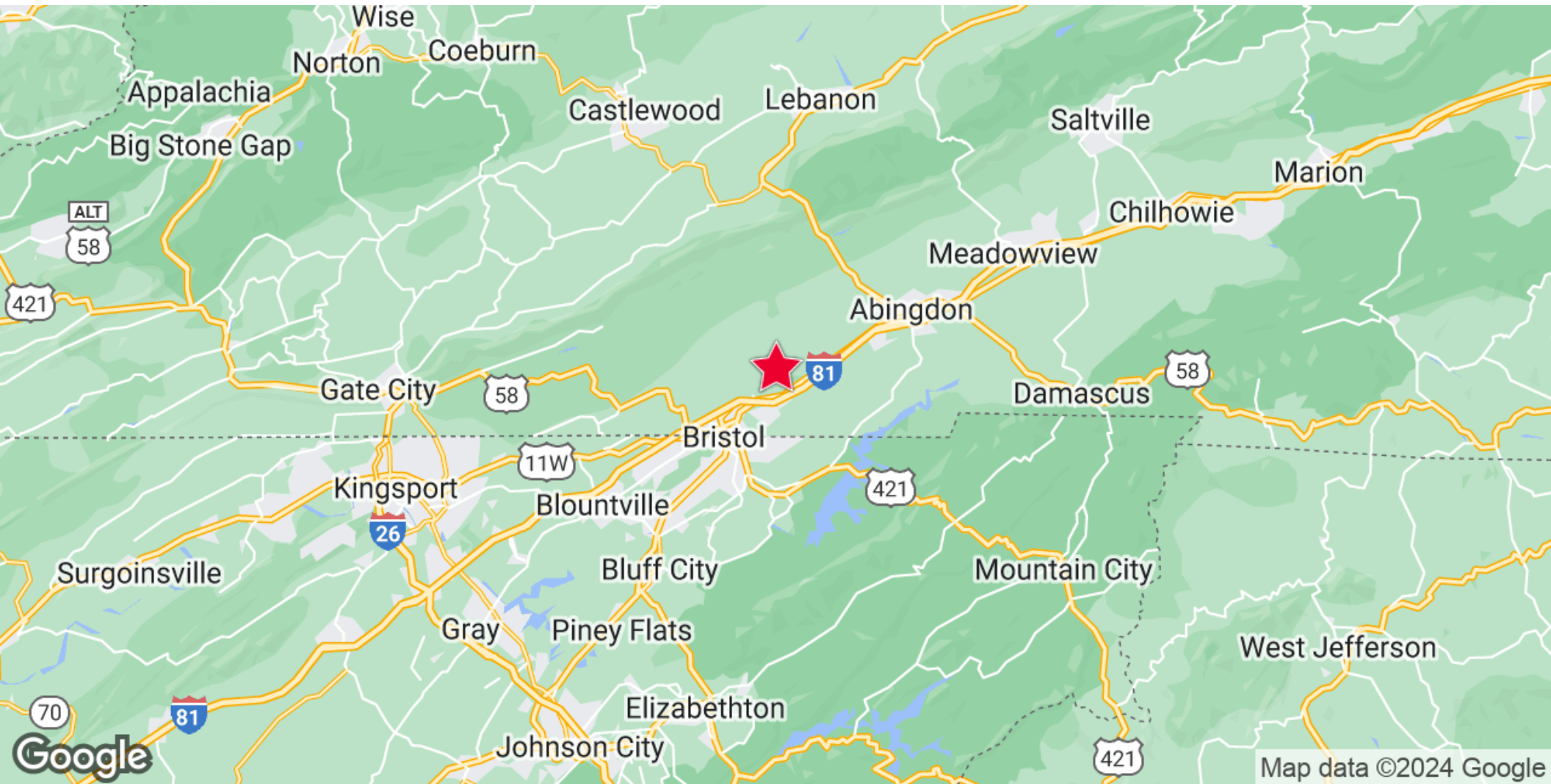
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LOCATION MAP



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