



OUTPARCEL AVAILABLE

2120 VOLUNTEER PARKWAY BRISTOL, TN 37620



PROPERTY DESCRIPTION

Prime retail outparcel opportunity located at 2120 Volunteer Parkway in Bristol, offering 1.24± acres of highly visible commercial land along one of the area's most heavily traveled retail corridors. The site features approximately 220 feet of direct frontage on Volunteer Parkway (US-11E) with traffic counts of approximately 22,000 vehicles per day, providing exceptional exposure and accessibility.

PROPERTY HIGHLIGHTS

- Excellent visibility
- 220' road frontage
- Adjacent to Walmart Super Center and Dollar Tree
- Average daily traffic count 22K
- Ideal for QSR with drive-thru

TOMMY PERRIGAN

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OFFERING SUMMARY

Sale Price:	\$449,000
Number of Units:	1
Lot Size:	1.24 Acres

DEMOGRAPHICS	3 MILES	7 MILES	10 MILES
Total Households	5,665	29,340	41,934
Total Population	13,103	67,717	97,230
Average HH Income	\$74,757	\$73,241	\$80,358





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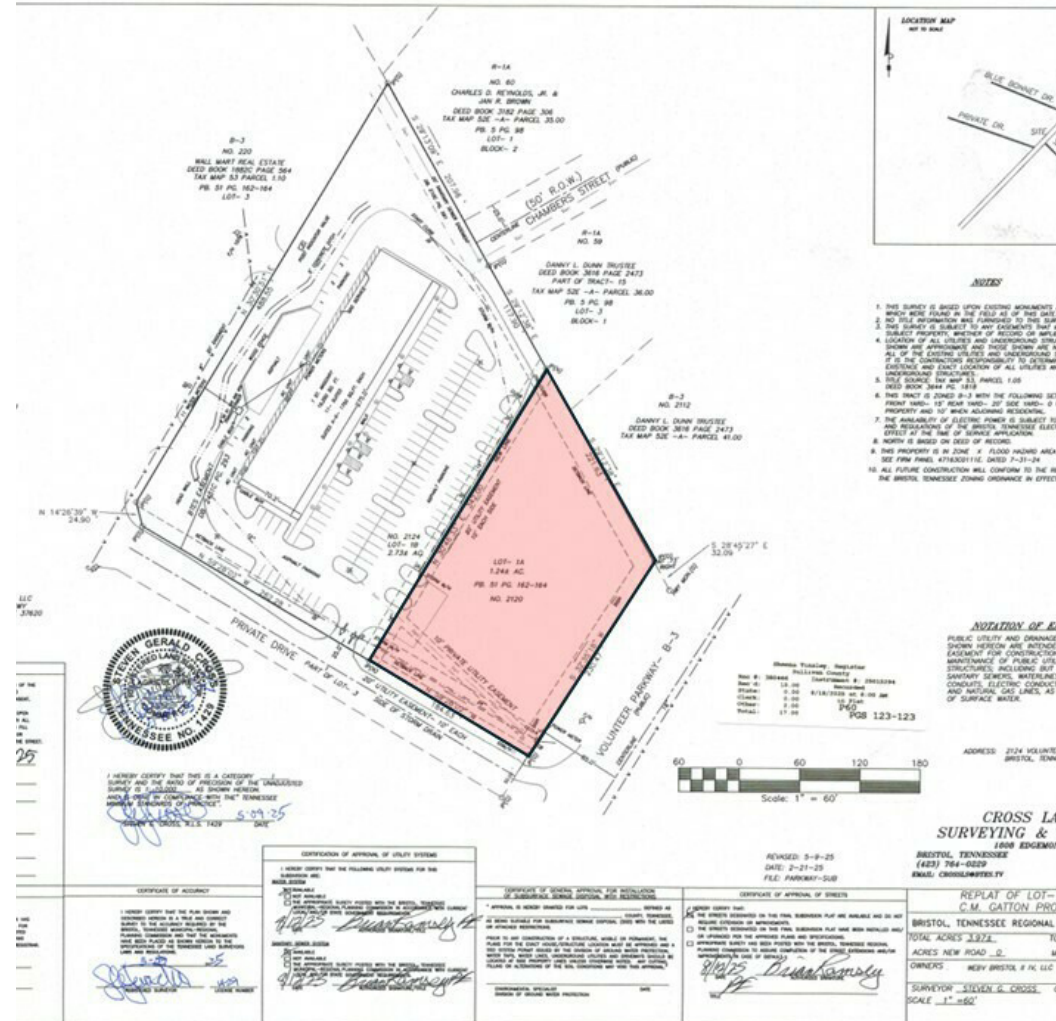


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CLOSE UP AERIAL

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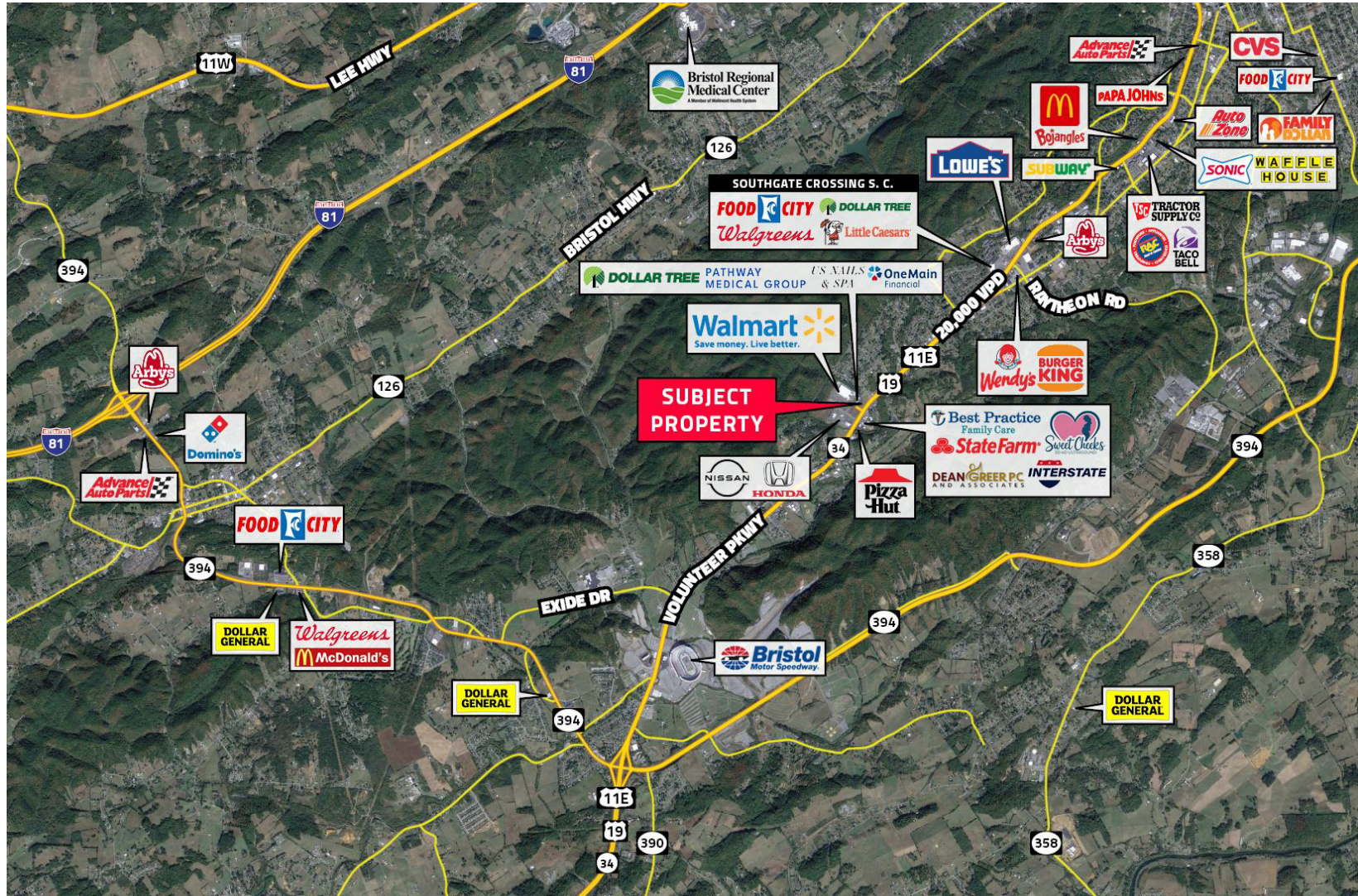
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RETAIL AERIAL

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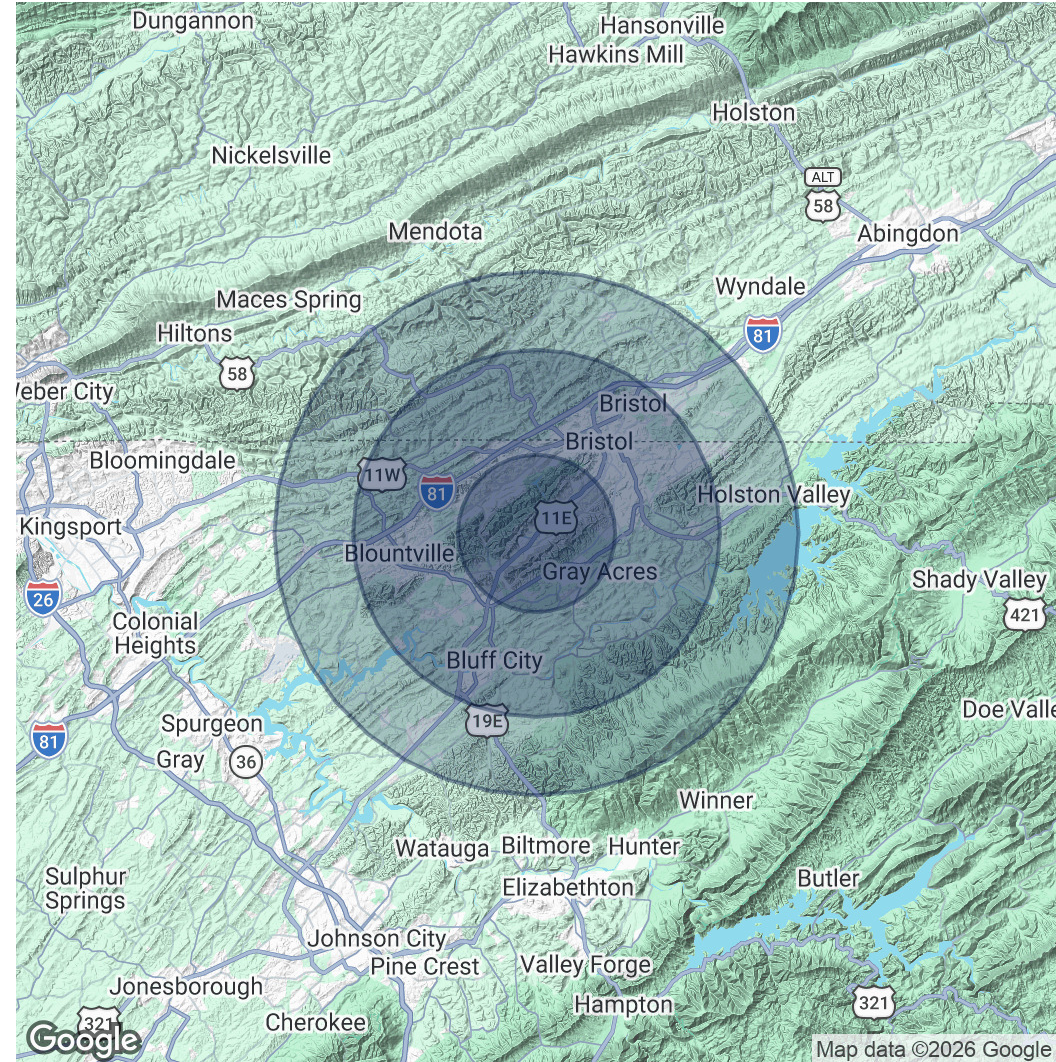
DEMOGRAPHICS

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POPULATION	3 MILES	7 MILES	10 MILES
Total Population	13,103	67,717	97,230
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	3 MILES	7 MILES	10 MILES
Total Households	5,665	29,340	41,934
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,757	\$73,241	\$80,358
Average House Value	\$227,197	\$229,731	\$252,945

Demographics data derived from AlphaMap



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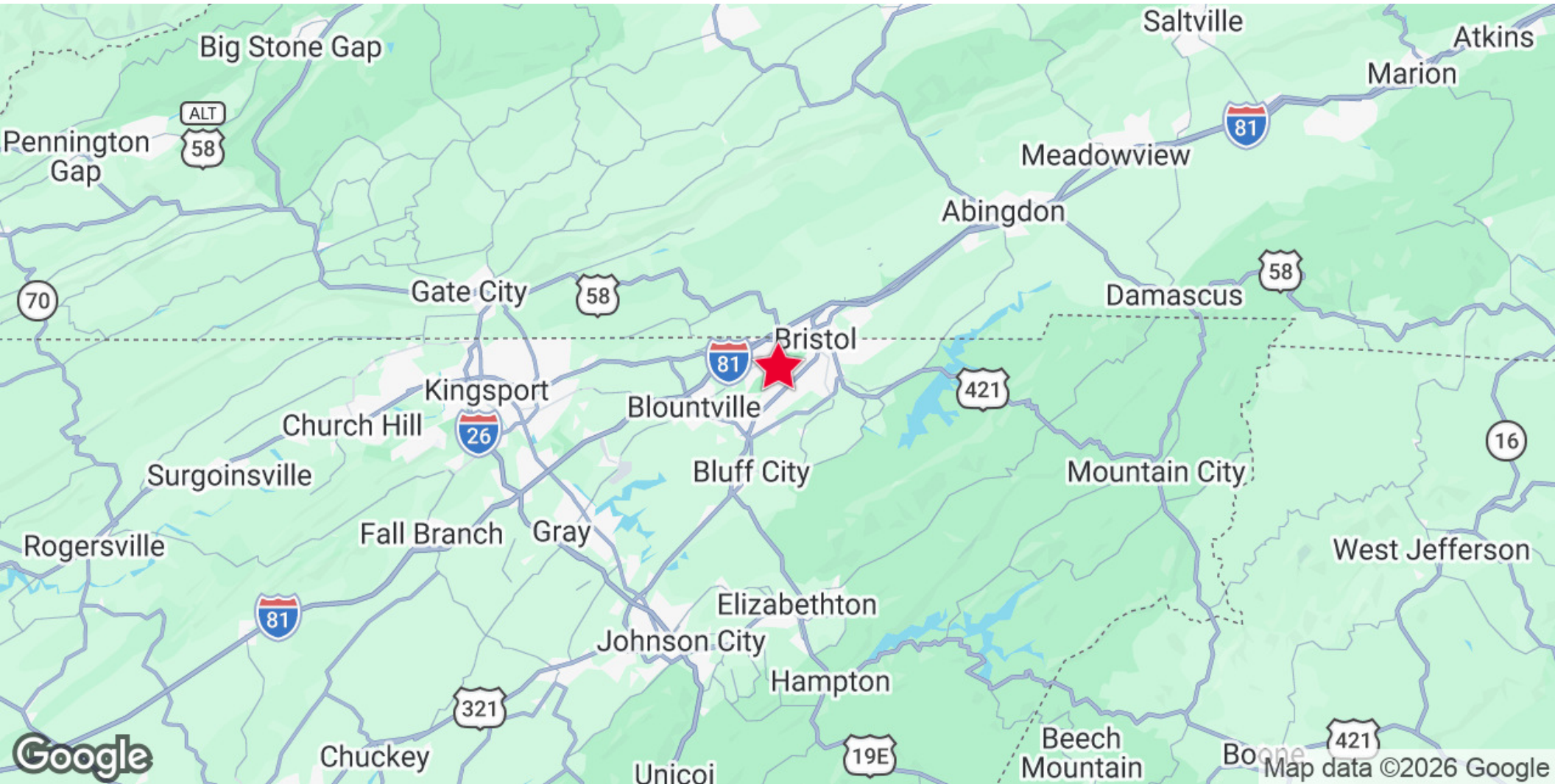
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LOCATION MAP

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