



CENTRE AT STATELINE

665 Gate City Highway
Bristol, VA 24201



YOUR CUSTOMERS ARE **ALREADY HERE**

Directly across Gate City Highway from Hard Rock Casino

2,000,000+
visitors per year, across the street

167,000
PER MONTH

38,500
PER WEEK

5,500
PER DAY

More people cross Gate City Highway to the casino in a single day than live within one mile of this site.

+37%

Gaming tax growth
vs. prior fiscal year

\$262M

Adjusted gaming rev.
FY2025-26

RECORD

May 2026, best
month since 2022

620,000 SF resort · 300+ hotel rooms · 2,000-seat venue

Sources: Hard Rock International (first-year visitation, Nov. 2025); Virginia Lottery casino activity reports. Daily, weekly, and monthly figures are averages derived from annual visitation.

Property **Information**

- Price available upon request
- Upcoming Development
- Total Square Footage: 9,100 SF
- Traffic Count @ Gate City Highway: 18,000 - 20,000
- Corner parcel with excellent visibility along with ample parking.
- Located right off Interstate-81, across from Hard Rock Hotel & Casino, a massive regional traffic driver.
- Less than 4 miles from Bristol Regional Medical Center, and minutes away from multiple big box and small shop retailers.
- Dual street frontage with ingress/egress on Gate City Highway & Osborne Street.

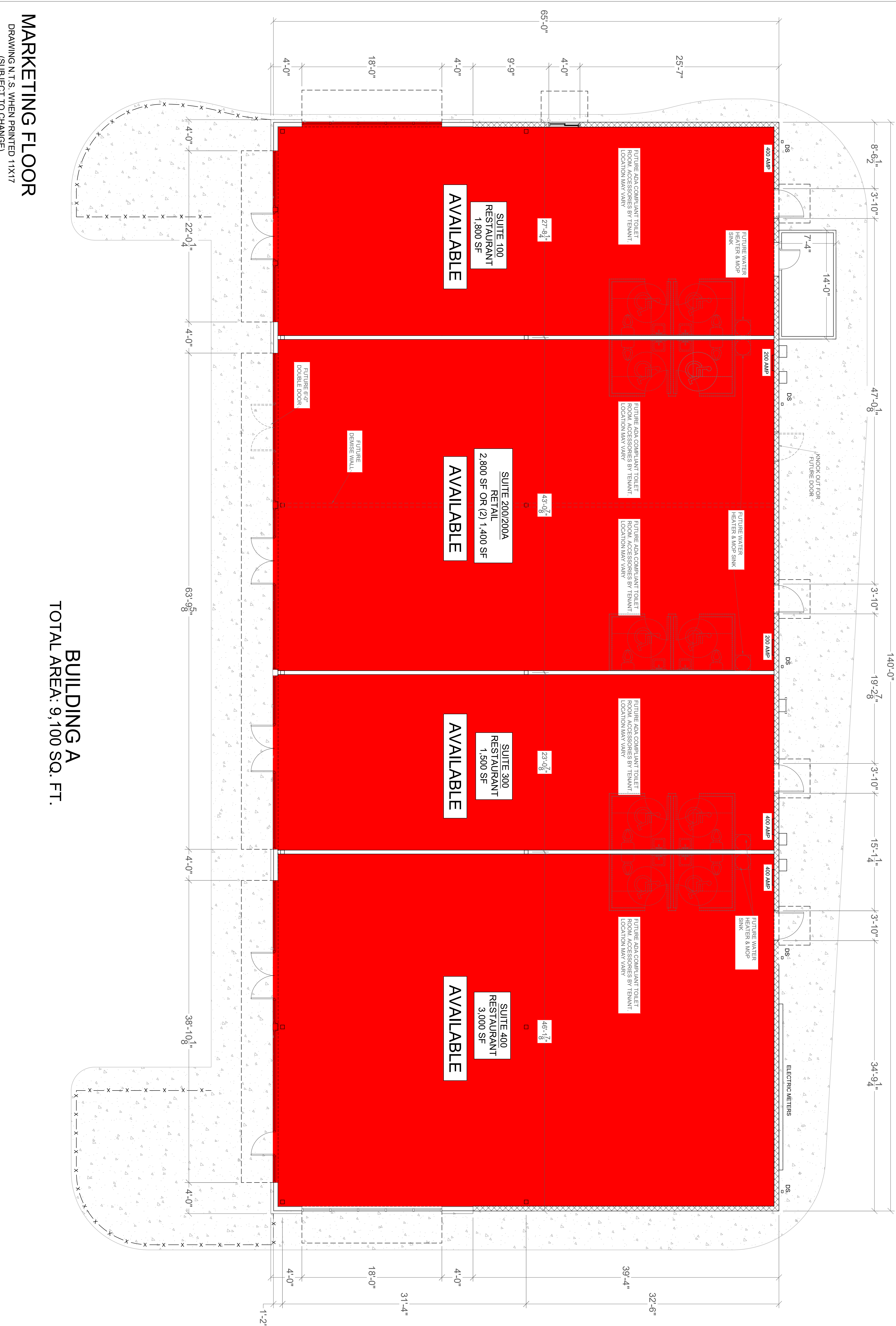


1550 Highway 126
Bristol, TN 37620
(423) 968-3321

In Association With:



This drawing is the property of TRUE LINE Construction Company, LLC (TICC) and any use, reuse, reproduction, display or sale of this drawing without the express written consent of TICC is strictly prohibited. This drawing is NOT to be used for the purpose of bid solicitation. ALL COPYRIGHT LAWS WILL APPLY.



MARKETING FLOOR

DRAWING N.T.S. WHEN PRINTED 11X17
(SUBJECT TO CHANGE)

BUILDING A
TOTAL AREA: 9,100 SQ. FT.

REVISIONS:

No.	Date

A NEW DEVELOPMENT FOR:

CENTRE AT
STATELINE

LOCATION: BRISTOL, VA

KBM commercial properties

keeping you in our sites

1550 HIGHWAY 126 BRISTOL, TN 37620
423-968-3321
MANAGING COMPANY



CONSTRUCTION COMPANY,LLC
COMMERCIAL, RETAIL, RESIDENTIAL & CHURCH BUILDERS
1550 HIGHWAY 126 BRISTOL, TN 37620 423-968-9164
www.truelinellc.com

☐ DESIGN REVIEW
☐ DOCUMENT
☐ SUBMITTING
☐ DOCUMENT

☐ CONSTRUCTION
☐ PERMITTING
☐ DOCUMENT

RESTAURANT / RETAIL

Project number

Date

Drawn by

Checked by

Scale 3/16" = 1'