



RETAIL PROPERTY FOR LEASE

1389 VOLUNTEER PKWY, BRISTOL, TN 37620



PROPERTY DESCRIPTION

Introducing 1389 Volunteer Pkwy, a prime commercial space available for lease in Bristol, TN. This modern property offers a versatile layout, with 2,260 square feet of customizable space to suit a variety of business needs. Situated in a high-traffic area, it boasts excellent visibility and accessibility. The building features ample parking, a contemporary facade, and high ceilings, creating an inviting and professional environment. With its strategic location and attractive amenities, this property presents a compelling opportunity for businesses looking to establish a strong presence in the vibrant Bristol area.

PROPERTY HIGHLIGHTS

- - Move-In Ready Former Esthetics Building
- - Renovated in 2022
- - Double Doors in the Rear
- - 7 Individual Rooms with a Large Reception Area, Employee Break Room, and Storage Rooms

OFFERING SUMMARY

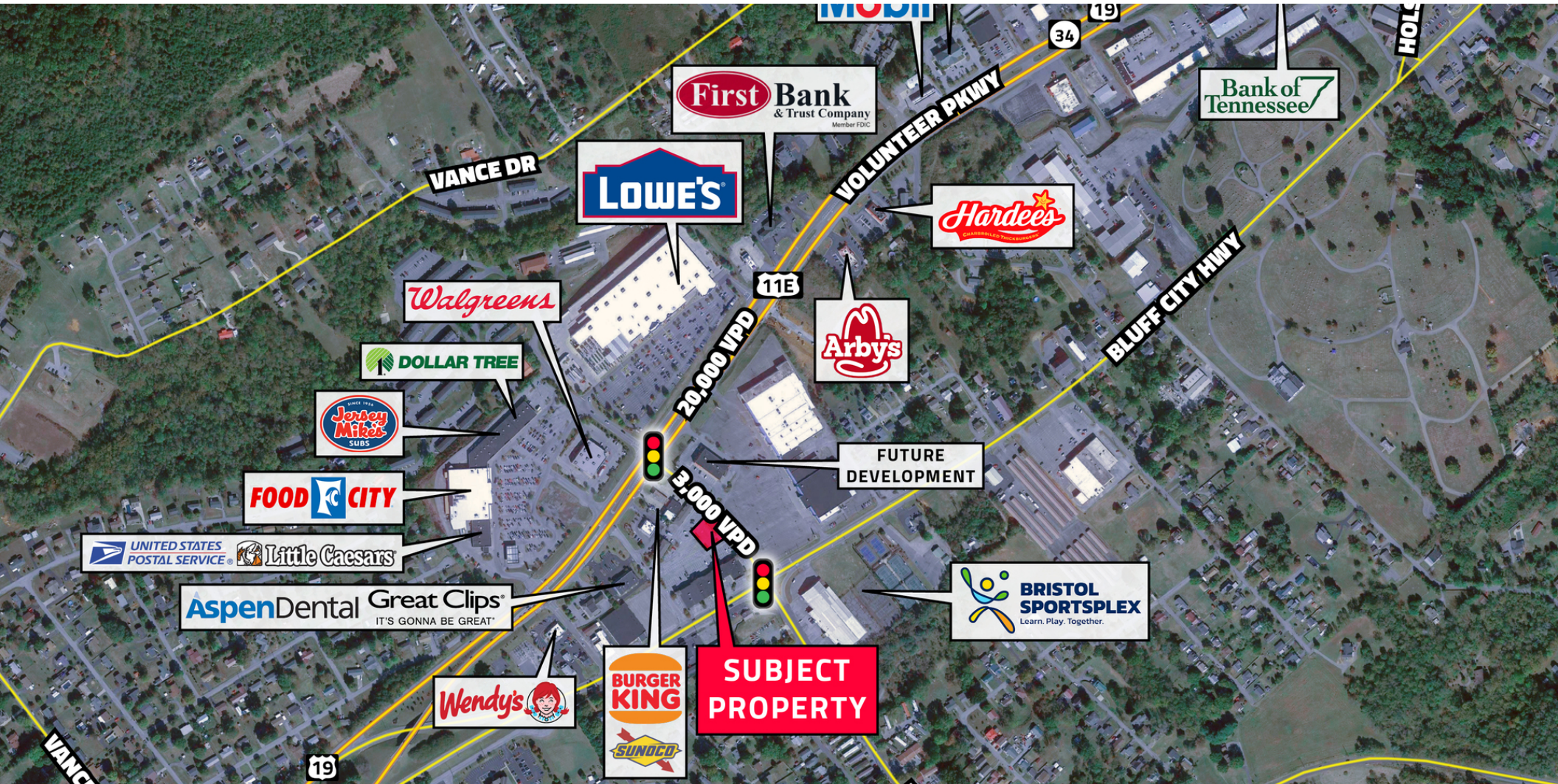
Lease Rate:	\$15.00 SF/yr (Gross)
Number of Units:	1
Available SF:	2,260 SF
Building Size:	2,260 SF

CHASE ROSWALL

Acquisitions, Leasing, Development
423.612.2576
chaser@ira-realty.com



RETAILER MAP



CHASE ROSWALL

Acquisitions, Leasing, Development
423.612.2576
chaser@ira-realty.com





RETAILER MAP

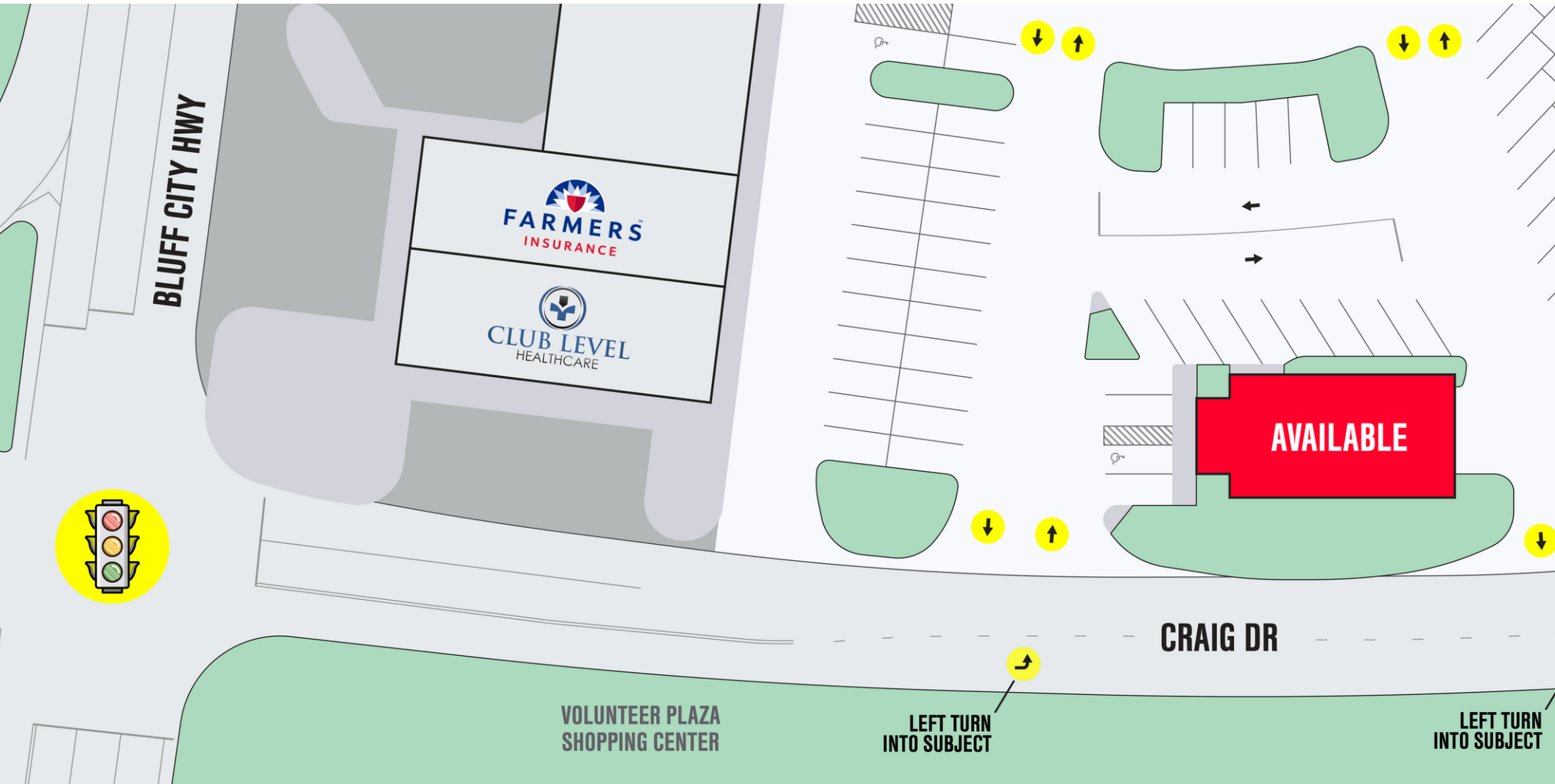


CHASE ROSWALL

Acquisitions, Leasing, Development
 423.612.2576
 chaser@ira-realty.com



SITE PLAN



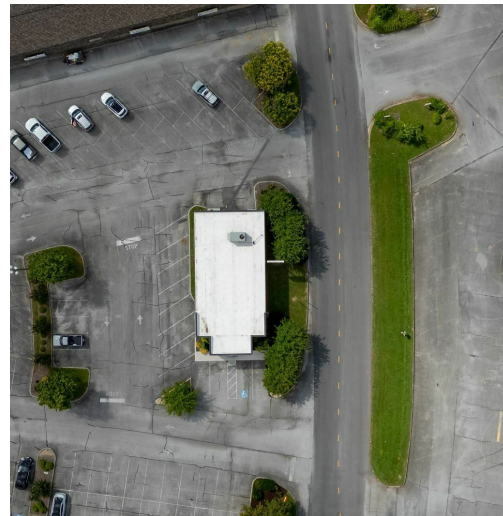
CHASE ROSWALL

Acquisitions, Leasing, Development
423.612.2576
chaser@ira-realty.com





ADDITIONAL PHOTOS



CHASE ROSWALL

Acquisitions, Leasing, Development

423.612.2576

chaser@ira-realty.com





INTERIOR PHOTOS



CHASE ROSWALL

Acquisitions, Leasing, Development
423.612.2576
chaser@ira-realty.com



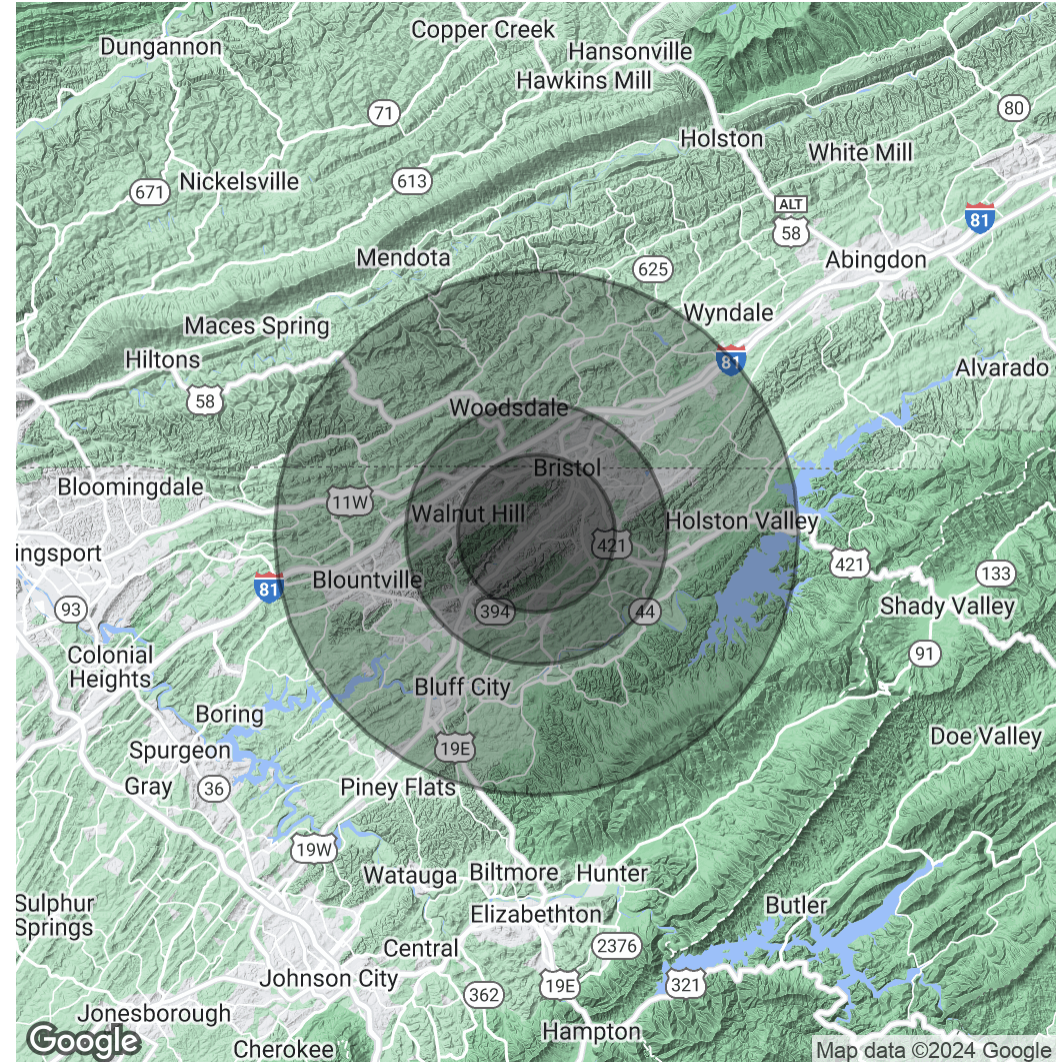


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,489	50,978	91,940
Average Age	44	44	45
Average Age (Male)	42	42	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,947	22,342	39,521
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$65,511	\$71,026	\$77,810
Average House Value	\$202,638	\$216,553	\$249,071

Demographics data derived from AlphaMap



CHASE ROSWALL

Acquisitions, Leasing, Development
 423.612.2576
 chaser@ira-realty.com

