



# OFFICE SPACE FOR LEASE

1274 VOLUNTEER PKWY, BRISTOL, TN 37620



## PROPERTY DESCRIPTION

Interstate Realty Advisors is pleased to announce for lease approximately 3,200 square feet of pristine office space located at 1274 Volunteer Parkway Bristol, TN.

This strategic location with easy ingress/egress located along the busy highway and retail corridor of Volunteer Parkway/Hwy 11E. This major thoroughfare stretches between the cities of Bristol and Johnson City and the property is located midway between the downtown Bristol area and Bristol Motor Speedway. With an average daily traffic count of 20K vehicles per day, this property offers a prime business opportunity to meet your specific needs. Currently set up as office space.

## PROPERTY HIGHLIGHTS

- Pristine Condition
- Private Offices
- 20K Vehicles Per Day

## TOMMY PERRIGAN

Retail Consultant  
423.967.3080  
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## OFFERING SUMMARY

<b>Lease Rate:</b>	\$8.50 SF/yr (MG)
<b>Number of Units:</b>	1
<b>Available SF:</b>	3,200 SF
<b>Lot Size:</b>	26,901 SF
<b>Building Size:</b>	11,658 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	11,298	22,123	38,548
<b>Total Population</b>	25,299	50,345	89,278
<b>Average HH Income</b>	\$62,400	\$70,942	\$76,846



# OFFICE SPACE



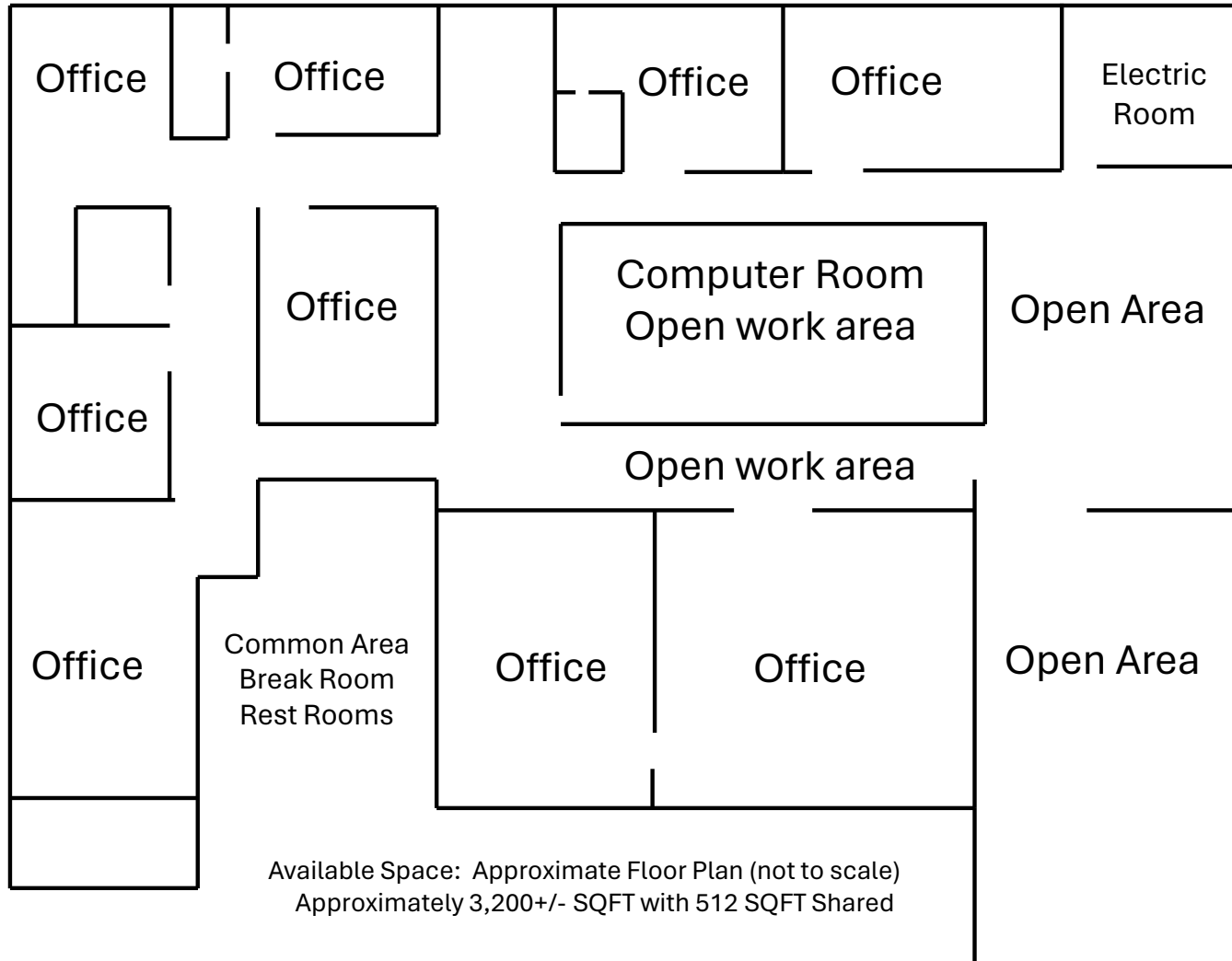
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# FLOOR PLAN



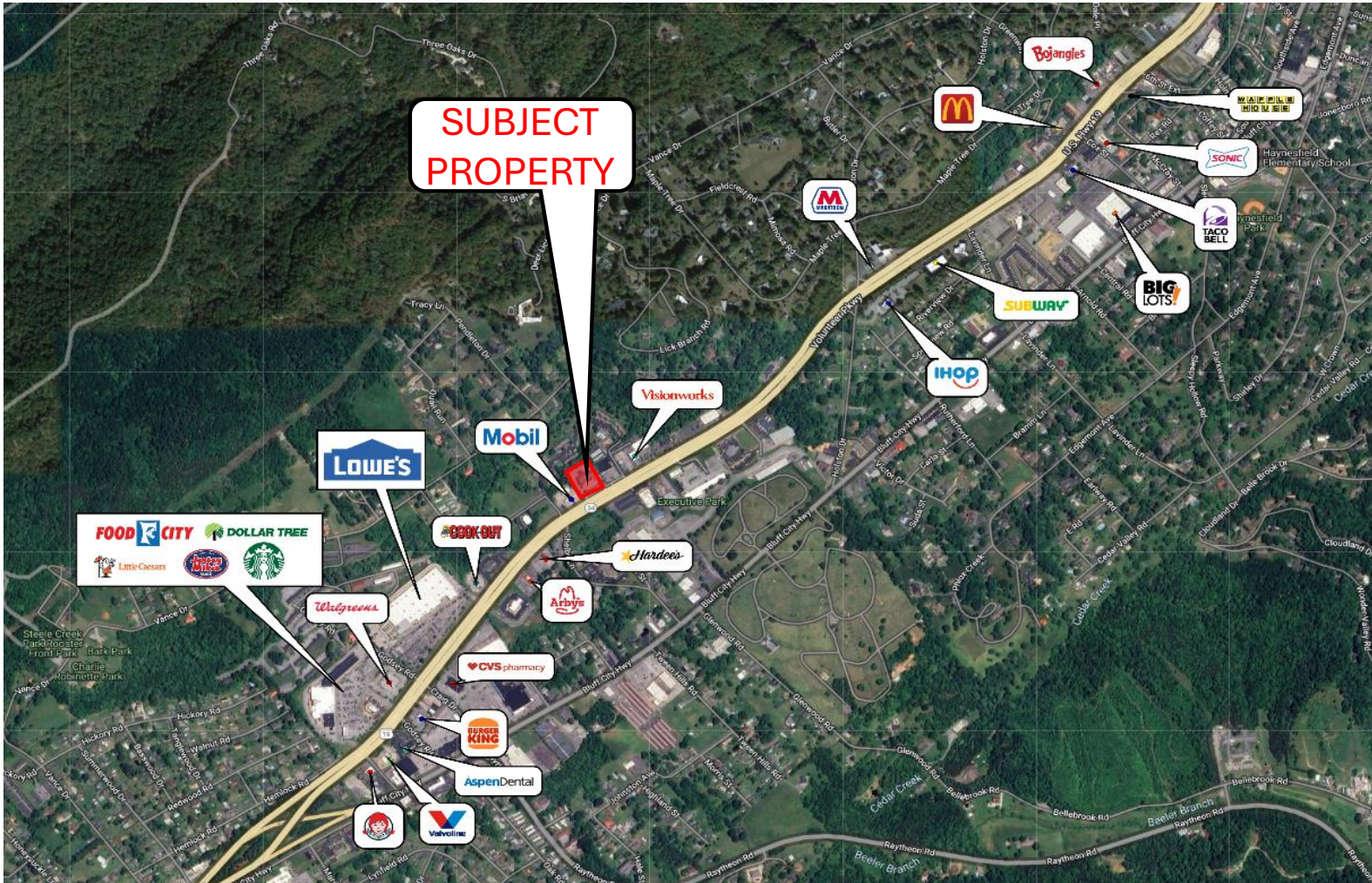
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# RETAIL AERIAL



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# LOCATION MAP



Map data ©2024 Google

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