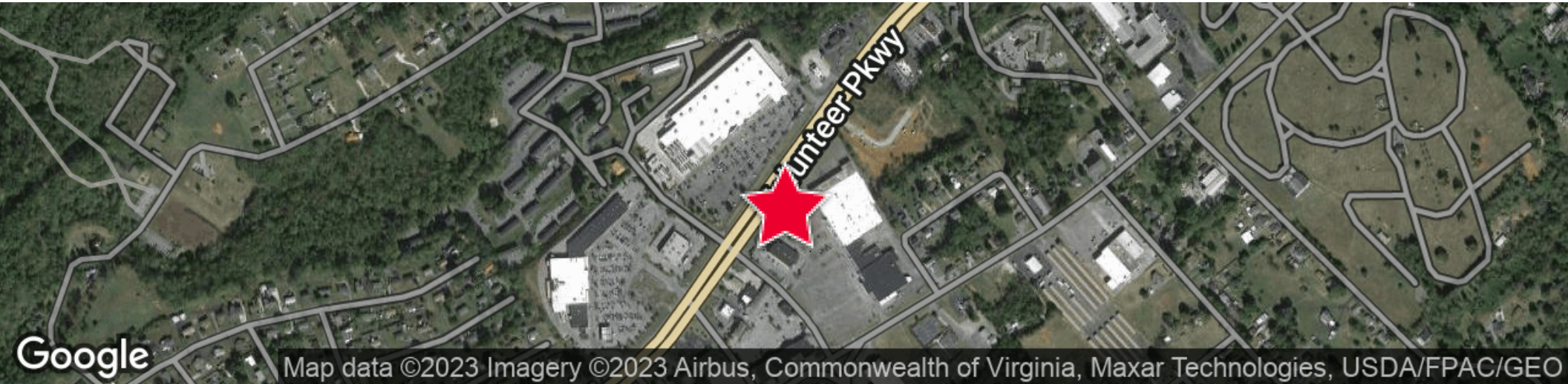




PROPOSED RE-DEVELOPMENT IN BRISTOL, TN

1379 VOLUNTEER PARKWAY, BRISTOL, TN 37620



PROPERTY HIGHLIGHTS

- Signalized Intersection
- Up to 60,000SF +/- Building Area with 2 Outparcels Available
- Lots can Be Subdivided
- Volunteer Pkwy has over 20k CPD
- 5 Miles from Hard Rock Casino
- Nearby Retailers Include Food City, Lowe's,

OFFERING SUMMARY

Number of Units:	6
Lot Size:	12 Acres
Traffic Count:	20,000

DISCLAIMER

Information contained herein is deemed to be accurate, but it is not warranted by the seller or Interstate Realty Advisors, or any of its associates or agents. All prospective purchasers and/or tenants are advised to inspect the property thoroughly and acquaint themselves with its condition. The purchaser and/or tenant shall rely on his/her own inspection. This information packet is provided to serve as only a guide. The property is being sold and/or leased on an "as is" and "where is" basis with no warranty or guarantee either expressed or implied. If you do not understand these terms and conditions please ask for clarification.

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SITE PLAN



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CLOSE-UP AERIAL



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MIDRANGE AERIAL



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RETAIL PROPERTY FOR LEASE



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Suite 3	Available	7,285 SF	NNN
Suite 4	Available	8,244 SF	NNN
Suite 5	Available	35,682 SF	NNN
Outparcel 1	Available	1.2 Acres	Ground Lease
Outparcel 2	Available	1.2 Acres	Ground Lease

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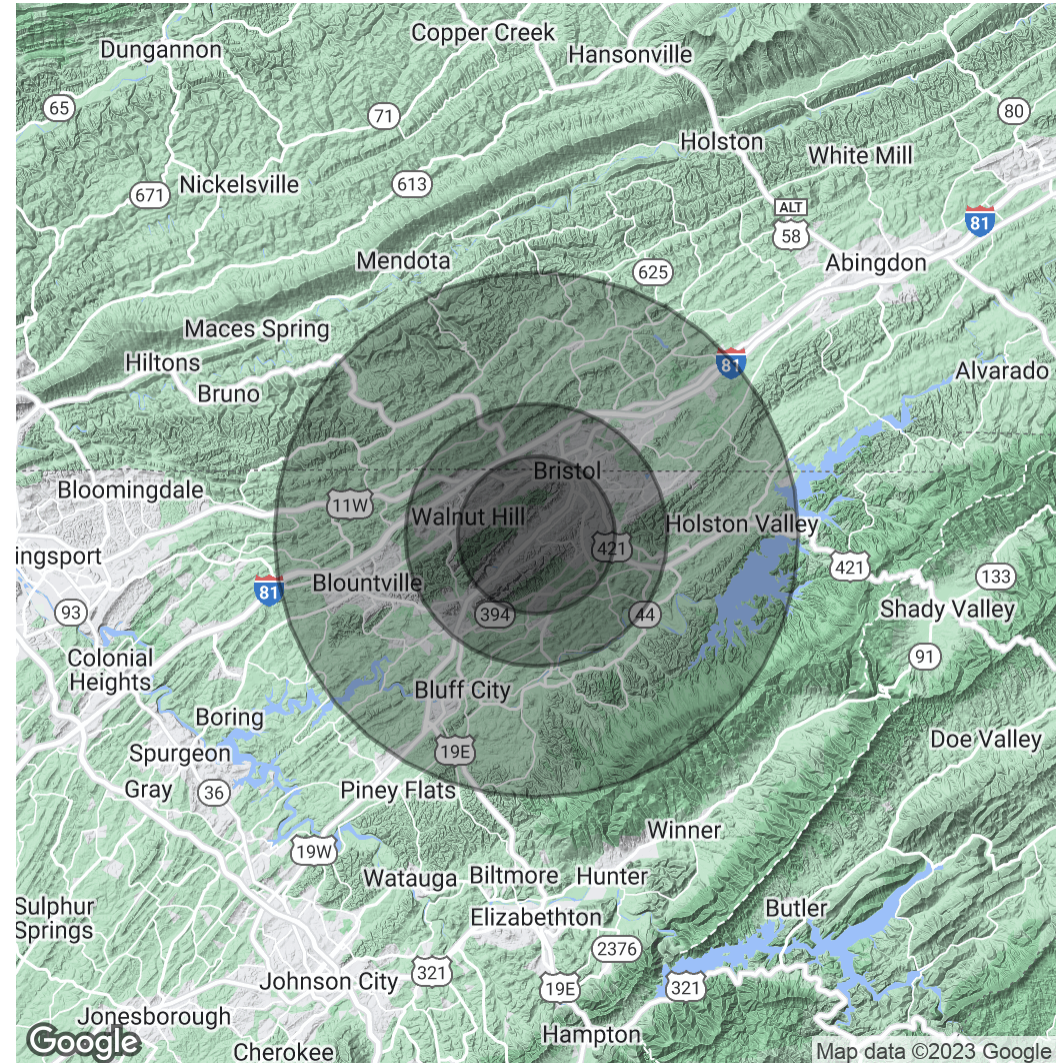


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,171	48,009	89,671
Average Age	42.1	42.3	43.8
Average Age (Male)	40.3	41.2	42.8
Average Age (Female)	44.6	44.0	44.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,428	23,649	42,745
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$47,867	\$50,038	\$55,226
Average House Value	\$118,426	\$126,444	\$145,580

* Demographic data derived from 2020 ACS - US Census



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