



MEDICAL OFFICE SPACE FOR LEASE

1126 LITTLE CREEK CROSSING, BRISTOL, VA 24202



PROPERTY DESCRIPTION

Introducing 1126 Little Creek Crossing, a prime commercial space for lease in Bristol, VA. This available space was previously a medical clinic and boasts an efficient floor plan for many professions and includes a waiting area, reception office, lab, triage room, four exam rooms, provider station, three private offices, conference room, counseling room and kitchen. With its prominent location and excellent access from Euclid Avenue, this opportunity offers great visibility and convenience. The building's modern facade and dedicated parking enhance its appeal, while the natural light creates an inviting atmosphere. There is ample parking for employees and clientele. Don't miss this chance to position your business in a dynamic and thriving area.

PROPERTY HIGHLIGHTS

- Prime location
- High visibility with prominent signage opportunities

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,620 SF
Lot Size:	10.41 Acres
Building Size:	11,960 SF
Traffic Count:	25,600

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,183	21,861	36,199
Total Population	31,770	49,660	83,707
Average HH Income	\$66,256	\$72,889	\$76,285





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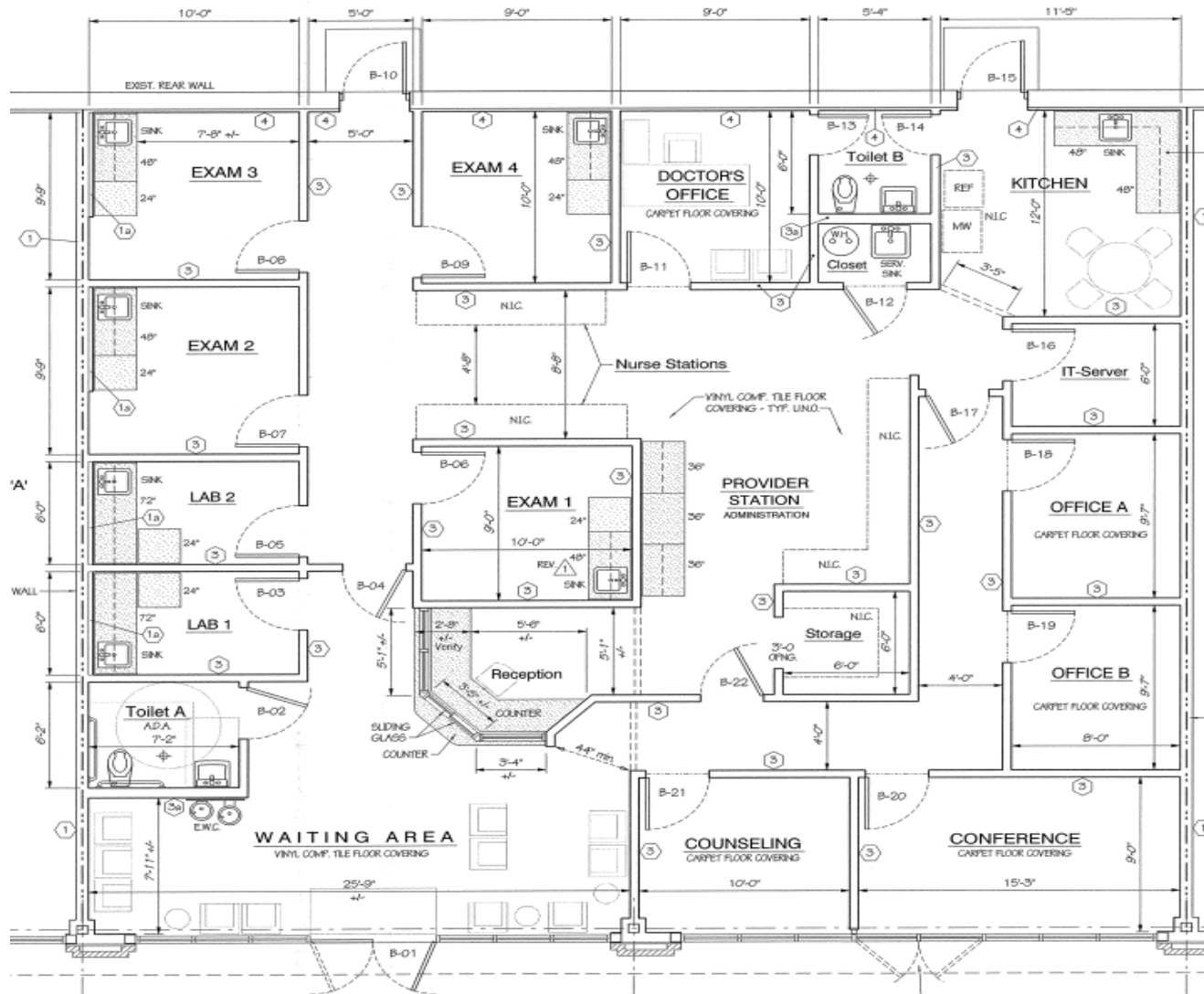
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FLOOR LAYOUT



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RETAIL AERIAL



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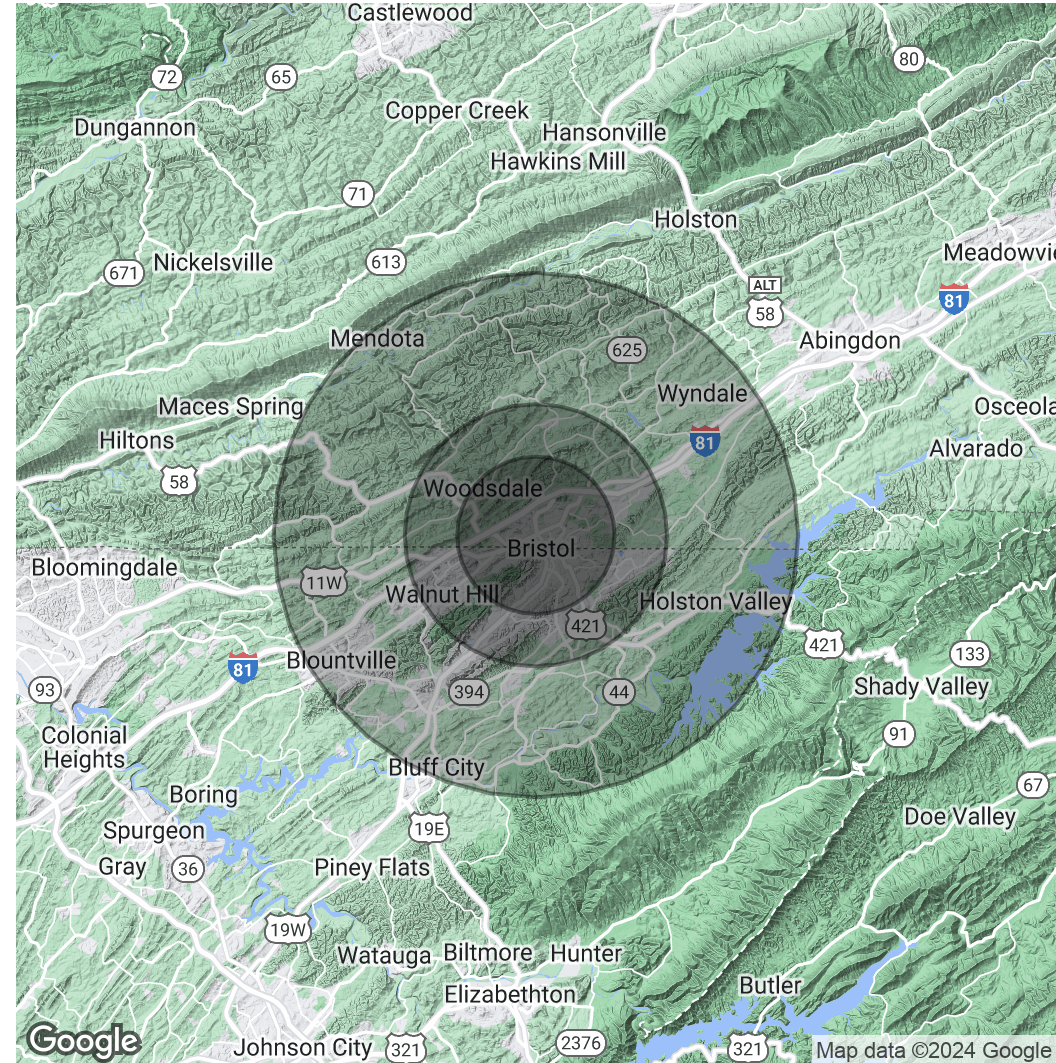


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,770	49,660	83,707
Average Age	43	44	45
Average Age (Male)	41	42	43
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,183	21,861	36,199
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$66,256	\$72,889	\$76,285
Average House Value	\$198,270	\$217,924	\$244,720

Demographics data derived from AlphaMap



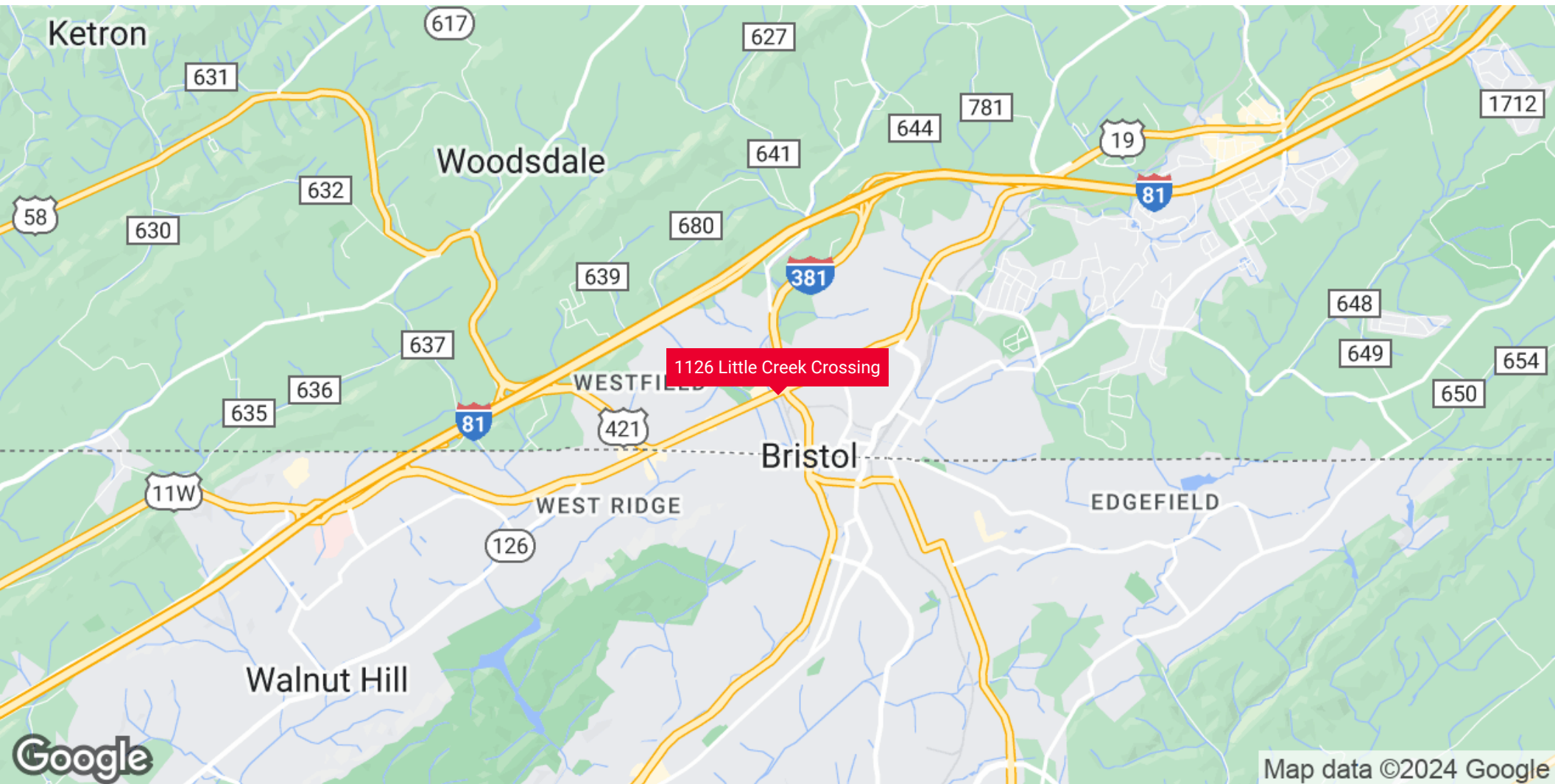
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LOCATION MAP



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Map data ©2024 Google

