

# OUTPARCELS AVAILABLE

16720 HIGHLANDS CENTER BLVD, BRISTOL, VA 24202

FOR GROUND LEASE OR BTS



## LOCATION DESCRIPTION

Highly visible regional retail hub along I 81, which sees 55,000 vehicles per day, providing exceptional exposure and easy access for visitors traveling throughout Southwest Virginia and Northeast Tennessee. Just minutes away, the Hard Rock Hotel & Casino is undergoing a \$300 million expansion, adding a 350+ room hotel and a 3,200 seat live entertainment venue—an amenity expected to attract 4 million visitors annually and significantly boost traffic to the area.

## PROPERTY HIGHLIGHTS

- Premier outparcel location at entrance to The Highlands Shopping Center offering excellent visibility and access
- Shadow anchored by Target with additional high performing national retailers
- High traffic regional destination drawing more than 3.3 million visitors to center
- Easy access to major highways



DEMOGRAPHICS	3 MILES	5 MILES	10 MILE
Total Population	10,041	30,641	79,913
Total Households	4,397	13,256	35,499
Median HH Income	\$61,138	\$58,477	\$56,682
Average HH Income	\$79,953	\$80,640	\$78,756



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