

PRIME REGIONAL SHOPPING CENTER OPPORTUNITY

Traffic Count:
54,500 VPD on I-81

 I-81
54,500 VPD 



SITE #1

SITE #2

HOBBY LOBBY

LOWE'S

Cabela's

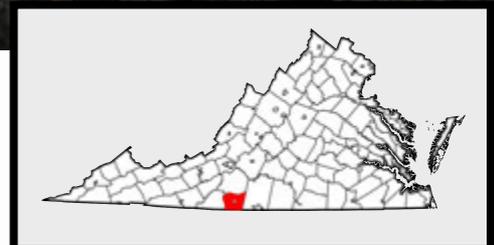
Freddy's STEAKBURGERS

BUFFALO WILD WINGS

ALDI

Bristol, VA

Falls Blvd. - Hwy 19, Bristol, VA 24202



PRIME REGIONAL SHOPPING CENTER OPPORTUNITY

Hobby Lobby, Lowe's, Cabela's & More!



BRISTOL, VA OVERVIEW



Strategically situated in the southeastern United States, Bristol Tennessee-Virginia is a twin city located directly on the Tennessee-Virginia state line. Bristol is part of the metropolitan statistical area of Bristol, Johnson City, and Kingsport, commonly called the Tri-Cities.

Interstate 81 ties Bristol to important population centers such as Knoxville, Tennessee (118 miles west), and Roanoke, Virginia (143 miles east). Interstate highways 77 and 40 connect with 1-81 within 73 miles of Bristol. Interstate 26 from Charleston, SC to Asheville, NC runs through the Tri-Cities .



PRIME REGIONAL RETAIL DESTINATION WITH A STRONG CUSTOMER BASE

- » Excellent visibility and access to I-81 (54,500) vehicles per day with (13,400) on Lee Hwy.
- » 3 Million Shoppers Per Year
- » Population of over 45,000 within a five-mile radius, providing a large customer base in the surrounding area
- » Lower Sales Tax in VA, drives higher retail sales.

ATTRACTIONS

Bristol, known as the "Twin Cities," sits right on the Virginia-Tennessee state line. The largest city in the area with a combined population of nearly 44,000

Bristol Motor Speedway: World-famous half-mile track; hosts the NASCAR Sprint Cup

Birthplace of Country Music Museum: Celebrates Bristol's seminal country music heritage and designation as the Birthplace of Country Music by the U.S. Congress in 1998

South Holston Lake: Popular for fishing, boating, skiing, and other recreational activities

Paramount Center for the Arts: Features nationally known musicians, Broadway touring shows, ballet, symphony, and choral and chamber music

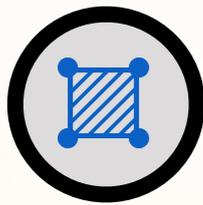
NEWS

[New Businesses Coming to The Falls](#)

[Cabela's Grand Opening](#)

[Hobby Lobby Opens in Bristol, VA](#)

PROPERTY SUMMARY



SQUARE FEET

Up to 200,000 SF Available for Development



YEAR BUILT/RENOVATED

Site Ready for Development



LAND AREA

20 ACRES



PARKING

5/1000



LEE HWY

13,400 VPD



Interstate 81

54,500 VPD

CURRENT TENANTS



PRIME REGIONAL RETAIL DESTINATION



RETAIL CENTER OF GRAVITY

3 Million Shoppers



GREAT VISIBILITY AND ACCESS

Multiple Access points from Lee HWY.



PROXIMITY TO I-81



LOWER SALES TAX

By Almost 4% over Tennessee



MAJOR STREET WITH TRAFFIC FLOW

THE FALLS

BRISTOL, VA

Anchored by the first Cabela's in the Commonwealth of Virginia. The Falls is a 120 acre development with over 1,000,000 square feet of retail space that will generate millions of dollars in annual sales. With Lowes, Sheetz and Zaxby's, the Falls continues to be a desirable destination location for retail, hard and soft goods, lifestyle, restaurants and hotel opportunities.

Twenty-two Million Dollars in road improvements to I-81 and Hwy 19 (also known as Lee Hwy), a traffic count right at 100,000 per day, a lower sales tax for the neighboring State of Tennessee and over 3 million projected shoppers annually, the Falls is the premier location for retail expansion.

PROPERTY PHOTOS



NEWLY CONSTRUCTED CABELA'S, HOBBY LOBBY LOWE'S & ALDI

DEMOGRAPHIC PROFILE

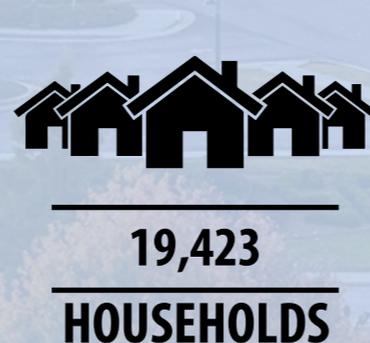
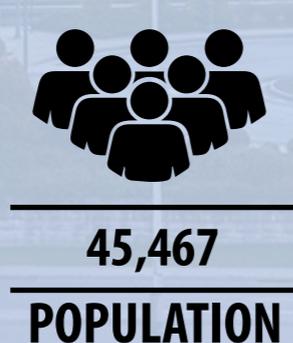
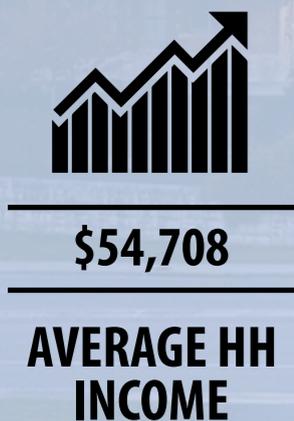
POPULATION	1 MILES	3 MILES	5 MILES
2019 Estimated Population	3,334	19,406	45,467
2024 Projected Population	3,144	19,186	45,618
Projected Annual Growth 2019 to 2024	-1.1%	-0.2%	0.1%

HOUSHOLDS	1 MILES	3 MILES	5 MILES
2019 Estimated Households	1,480	8,314	19,423
2024 Projected Households	1,396	8,199	19,445

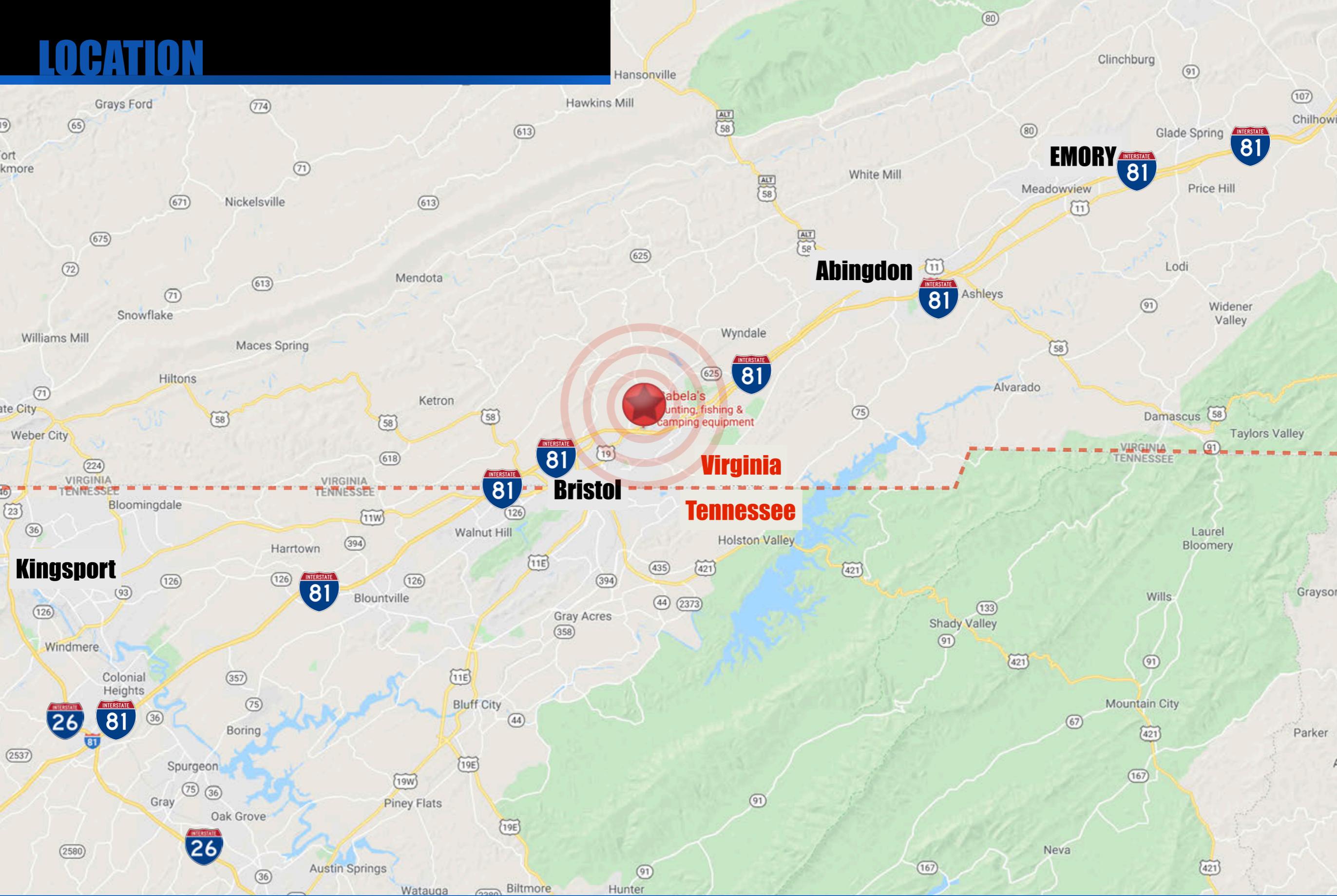
HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2019 Estimated Average Household Income	\$62,970	\$57,602	\$54,708

BUSINESS	1 MILES	3 MILES	5 MILES
2019 Estimated Total Businesses	75	437	1,310
2019 Estimated Total Employees	1,127	7,133	22,323

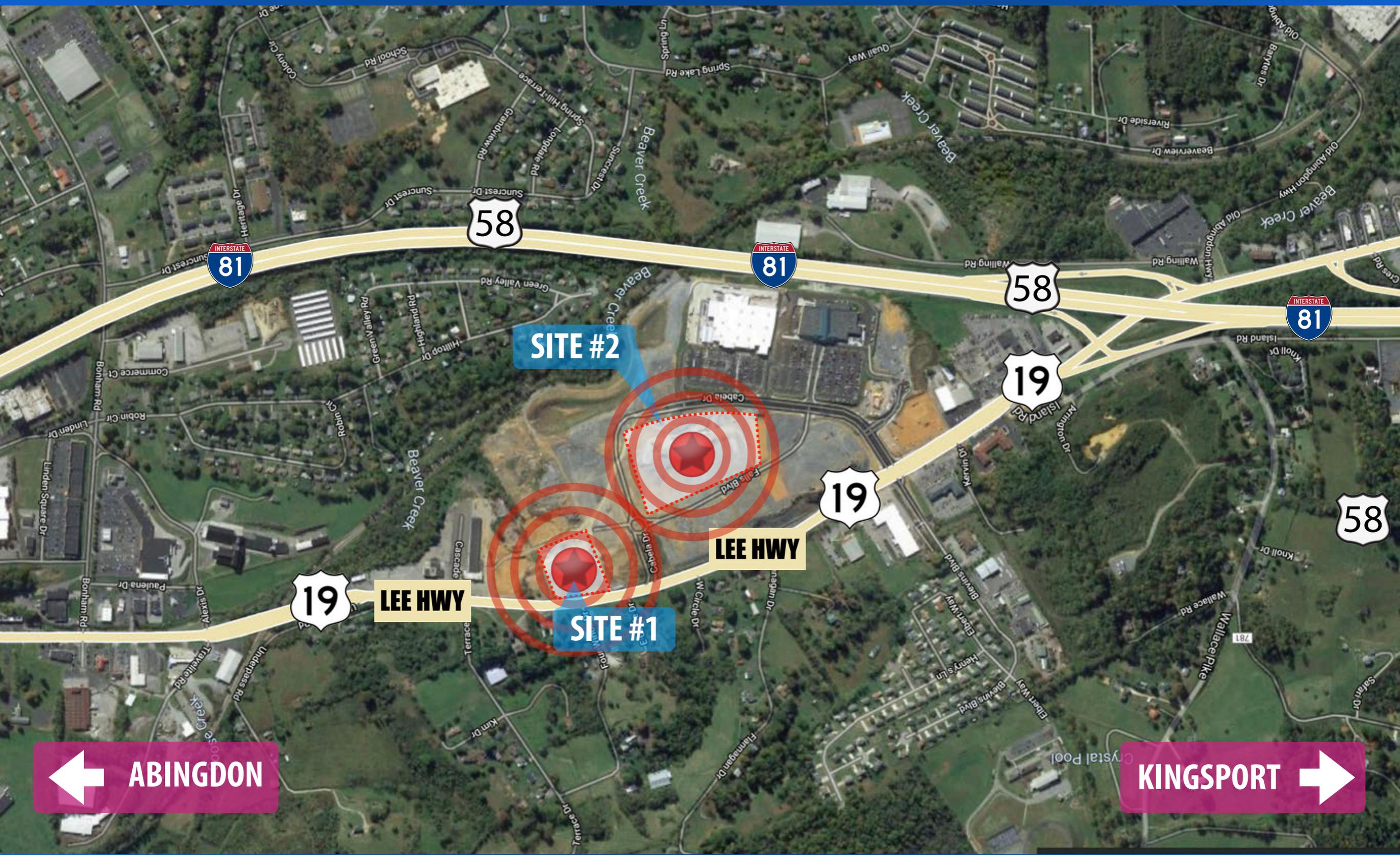
MAJOR EMPLOYERS IN WASHINGTON COUNTY VA	# OF EMPLOYEES
K-VA-T Food Stores	600-699
Food City Distribution Center	600-699
Utility Trailer of Glade Spring	500-599
Universal Fibers	500-599
Columbus McKinnon Corp.	200-249
HAPCO American Flagpole	150-199
Paramont Manufacturing	100-199
General Engineering Company	100-149
Universal Companies, Inc.	100-149
Dutt & Wagner of Virginia	100-149



LOCATION



AREA OVERVIEW



← ABINGDON

KINGSPORT →

SURROUNDING RETAIL



← **KINGSPORT**

ABINGDON →

SITE AERIAL

RESIDENTIAL

SITE #1

SITE #2

NORTH EAST
TOWARD ABINGDON

LEE HWY - HWY 19
13,400 VPD

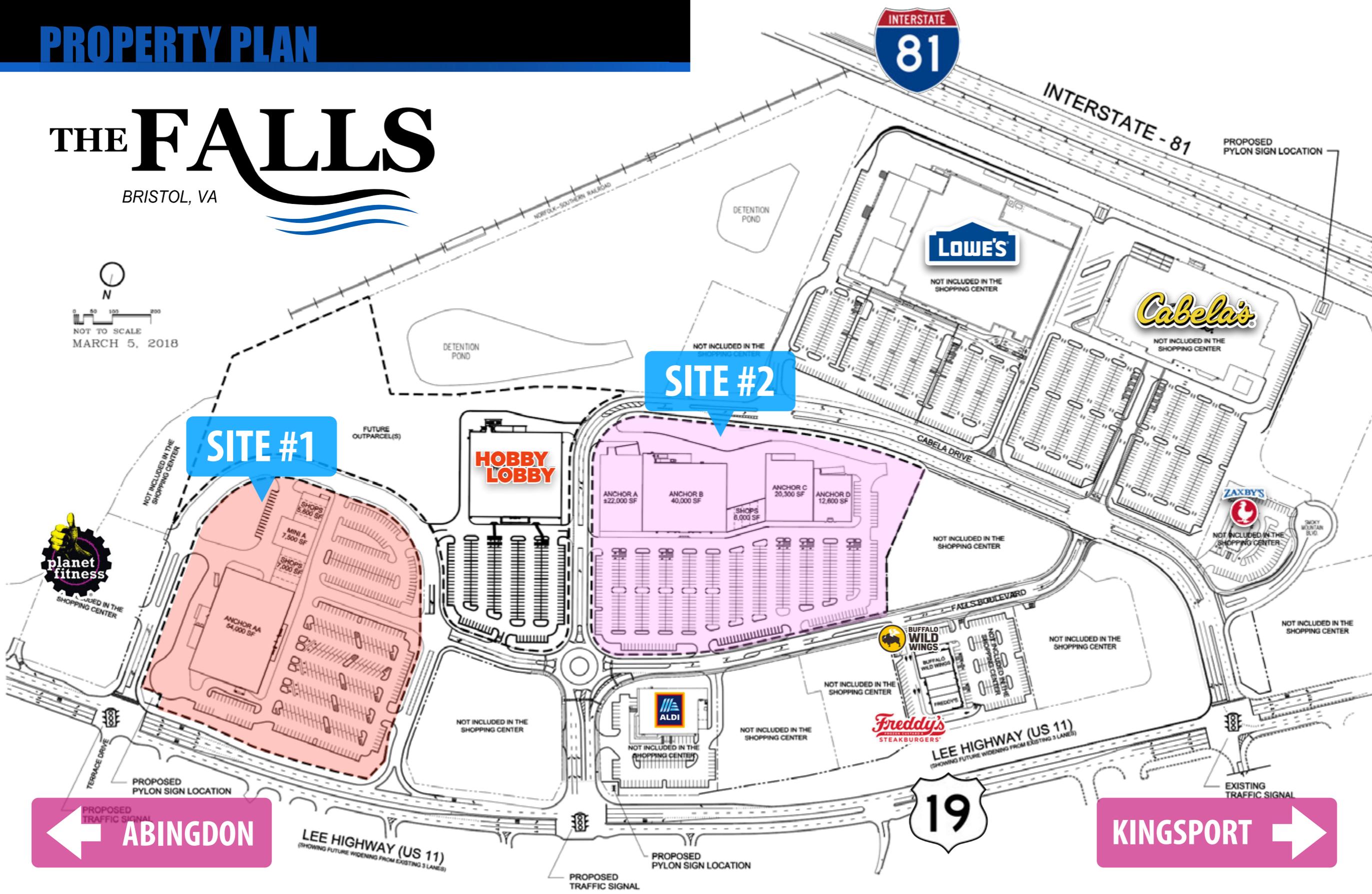
I-81
54,500 VPD

PROPERTY PLAN

THE FALLS

BRISTOL, VA

NOT TO SCALE
MARCH 5, 2018



SITE OVERVIEW - SITE #1 & #2



SITE #1

SITE #2

HOBBY LOBBY

LOWE'S

Cabela's

Freddy's
STEAKBURGERS

BUFFALO WILD WINGS

ALDI



FUTURE

← ABINGDON



LEE HWY - HWY 19
13,400 VPD



KINGSPORT →

PROPERTY PLAN - SITE #1

PROPERTY DETAILS

ANCHOR AA: 54,000 SF

- » Drive-Thru Available
- » Space Available

SHOPS: 7,000 SF

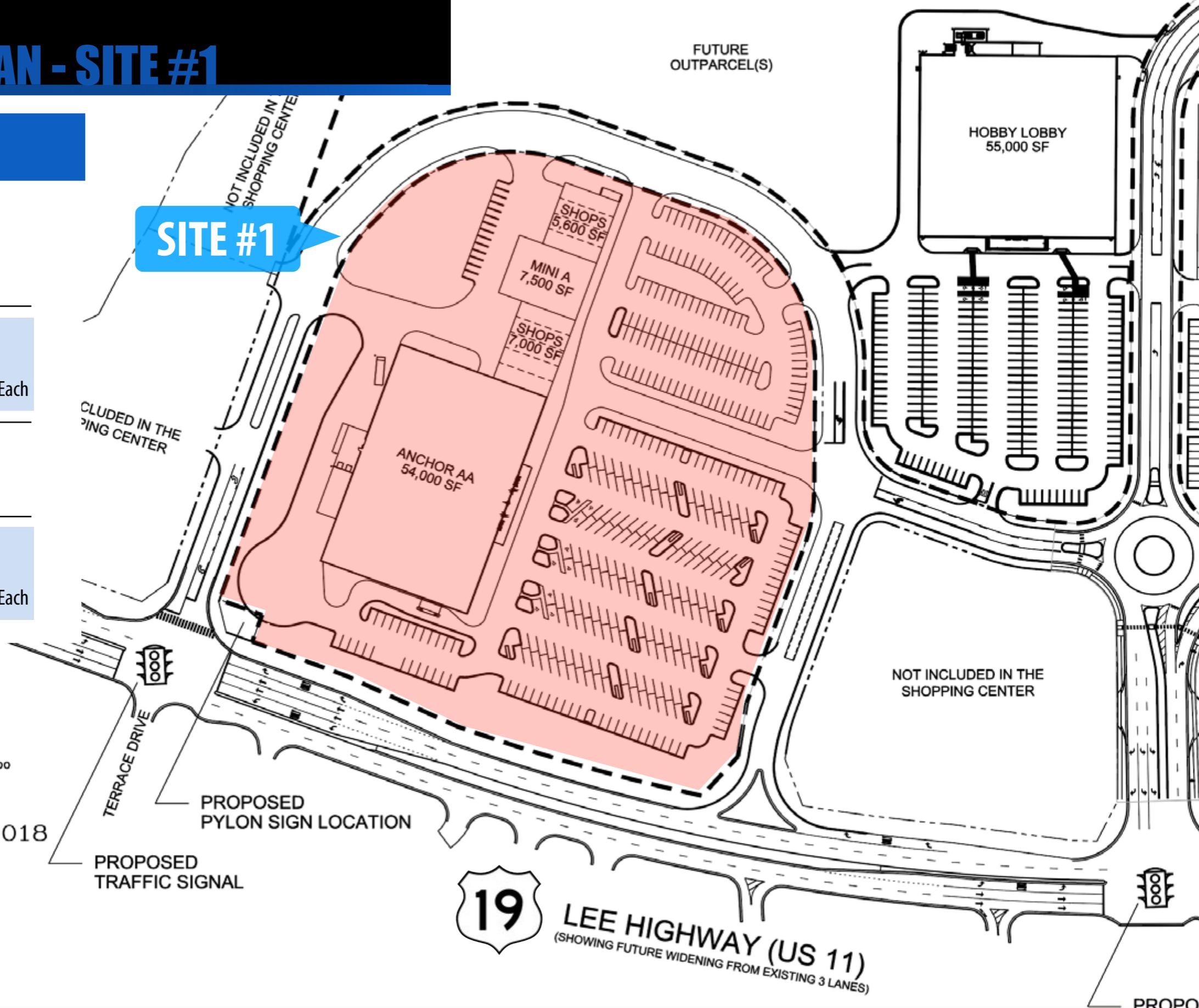
- » 5 Spaces Available - 1,400 SF Each

MINI A: 7,500 SF

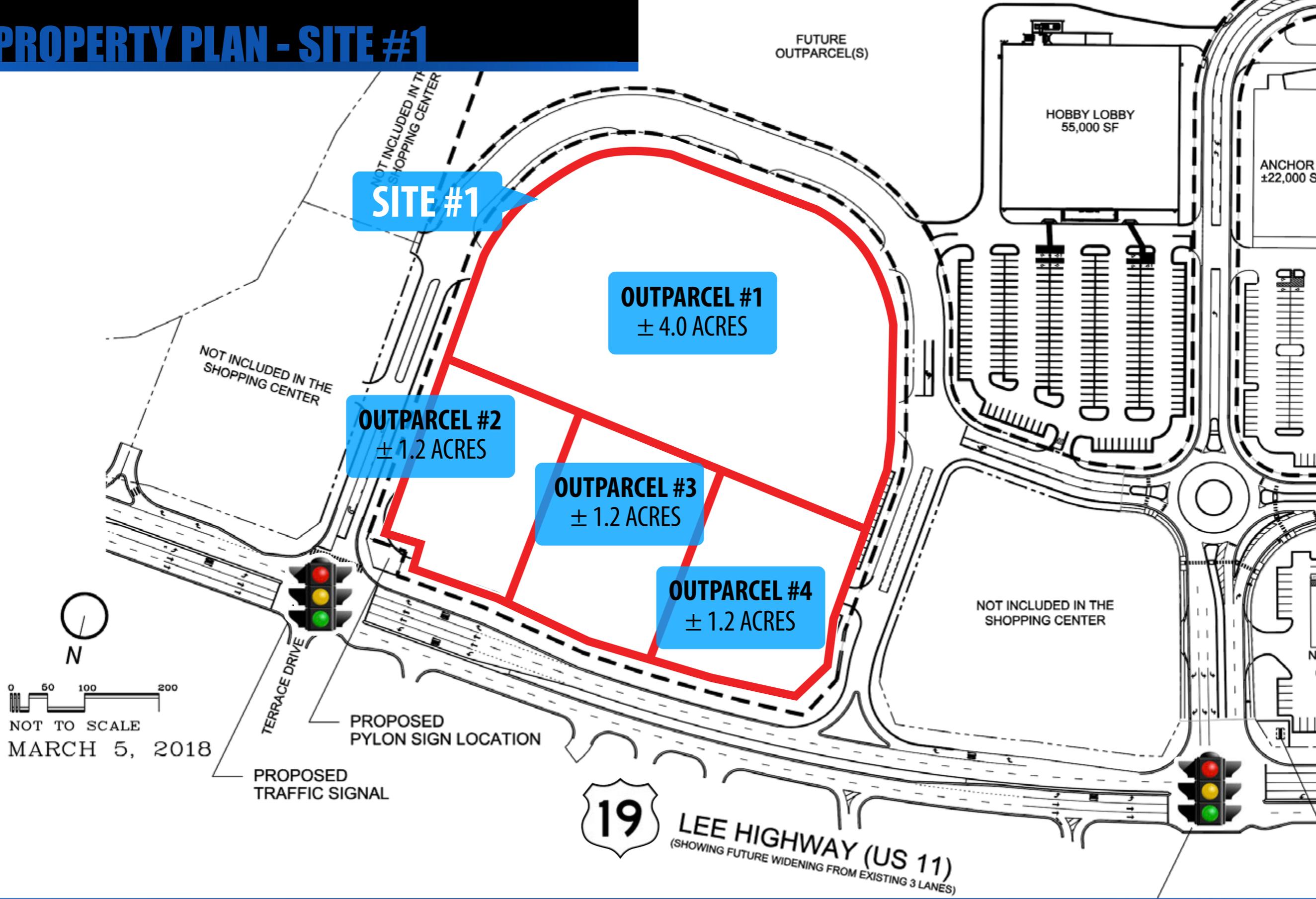
- » Space Available

SHOPS: 5,600 SF

- » 4 Spaces Available - 1,400 SF Each



PROPERTY PLAN - SITE #1



NOT TO SCALE
MARCH 5, 2018

SITE OVERVIEW - SITE #1



SHOPS: 5,600 SF
» 4 Spaces Available - 1,400 SF Each

MINI A: 7,500 SF
» Space Available

SHOPS: 7,000 SF
» 5 Spaces Available - 1,400 SF Each

ANCHOR AA: 54,000 SF
» Drive-Thru Available
» Space Available

SITE #2

SITE #1

← **ABINGDON**

KINGSPORT →

SITE OVERVIEW - SITE #1



SHOPS: 5,600 SF
» 4 Spaces Available - 1,400 SF Each

SHOPS: 7,000 SF
» 5 Spaces Available - 1,400 SF Each

MINI A: 7,500 SF
» Space Available

HOBBY LOBBY

SITE #1

ANCHOR AA: 54,000 SF
» Drive-Thru Available
» Space Available

← ABINGDON



LEE HWY - HWY 19
13,400 VPD

KINGSPORT →

SITE OVERVIEW - SITE #1

ABINGDON



SITE #1



LEE HWY - HWY 19
13,400 VPD



ANCHOR AA: 54,000 SF

- » Drive-Thru Available
- » Space Available

SHOPS: 5,600 SF

- » 4 Spaces Available - 1,400 SF Each

SHOPS: 7,000 SF

- » 5 Spaces Available - 1,400 SF Each

MINI A: 7,500 SF

- » Space Available

HOBBY LOBBY

SITE OVERVIEW - SITE #1



Cabela's



SHEETZ



LOWE'S



SITE #2

HOBBY LOBBY

MINI A: 7,500 SF
» Space Available

 **LEE HWY - HWY 19**
13,400 VPD



SHOPS: 5,600 SF
» 4 Spaces Available - 1,400 SF Each

ANCHOR AA: 54,000 SF
» Drive-Thru Available
» Space Available

SITE #1

SHOPS: 7,000 SF
» 5 Spaces Available - 1,400 SF Each

PROPERTY PLAN - SITE #2

PROPERTY DETAILS

ANCHOR A: ± 22,000 SF

ANCHOR B: ± 40,000 SF

SHOPS: 6,000 SF

» 5 Spaces Available - 1,200 SF Each

ANCHOR C: ± 20,300 SF

ANCHOR D: ± 12,600 SF



SITE OVERVIEW - SITE #2

HOBBY LOBBY

LOWE'S

SHOPS: 6,000 SF
» 5 Spaces Available -
1,200 SF Each

ANCHOR A: ± 22,000 SF

ANCHOR B: ± 40,000 SF

ANCHOR C: ± 20,300 SF

ANCHOR D: ± 12,600 SF

ALDI

SITE #2

← **ABINGDON**



LEE HWY - HWY 19
13,400 VPD



KINGSPORT →

SITE OVERVIEW - SITE #2



LEE HWY - HWY 19
13,400 VPD



SITE #2



FUTURE



HOBBY LOBBY

ANCHOR A: ± 22,000 SF

ANCHOR B: ± 40,000 SF

ANCHOR C: ± 20,300 SF

ANCHOR D: ± 12,600 SF

SHOPS: 6,000 SF

» 5 Spaces Available -
1,200 SF Each

SITE #2

SITE #2



LOWE'S

FALLS

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