

PRIME INTERSTATE
BUILDING
FOR LEASE

±76,650 SQ. SF. - BUILDING

Former Cabela's
48' Building Height
CEILING HEIGHT > 20 FT.
AT LOWEST POINT

10.64 ACRES

CLICK HERE
TO VIEW
DRONE VIDEO 

LOWE'S

- » VISITOR REACH - TRI-CITY AREA
- » AVG. DWELL TIME 40 MIN.
- » 686K VISITS
- » 171.5K VISITORS

AVAILABLE
±76,650 SQ. SF.
Interstate Visibility
48' Exterior Elevation
516 Parking Spaces
(6.7/1,000 sf)
10.64 Acres
Building is Expandable

LOWE'S

INTERSTATE 81
NORTH EAST
TOWARD ABINGDON 

PYLON SIGN
Visible from I-81
54,500 VPD

I-81
54,500 VPD

LEE HWY - HWY 19
13,400 VPD

EXIT 109

Future Development

HOBBY LOBBY

NEW - 2021
Firestone

NEW - 2021
TEXAS

SHEETZ

Mi Casa Mexican Restaurant
Morningstar Storage

ExxonMobil

Crabtree
BRISTOL, VA

Comfort
FUN & CO. TREE

King's Tire Service

- HOME
- LOCATION
- SURROUNDING RETAIL
- PROPERTY PHOTOS 1 2 3 4 5 6 7 8
- PROPERTY PLAN
- PROPERTY AERIAL
- LOWES STORE VISITS
- PLACER AI. DATA
- DEMOGRAPHICS
- MARKET OVERVIEW
- AREA HIGHLIGHTS
- CONTACTS

PREVIOUS NEXT

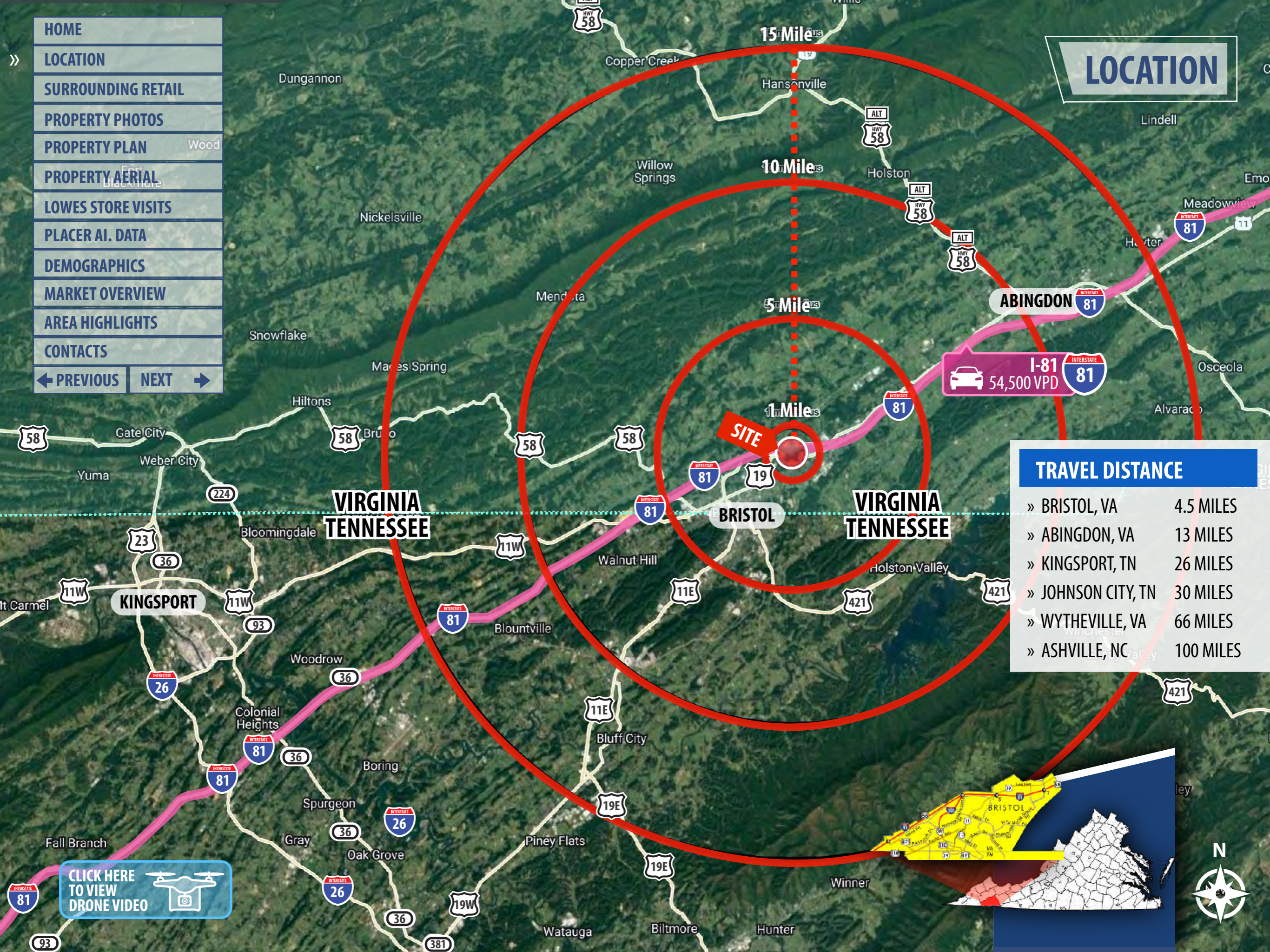
RESIDENTIAL



- HOME
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- PROPERTY AERIAL Back to Aerial
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LOCATION

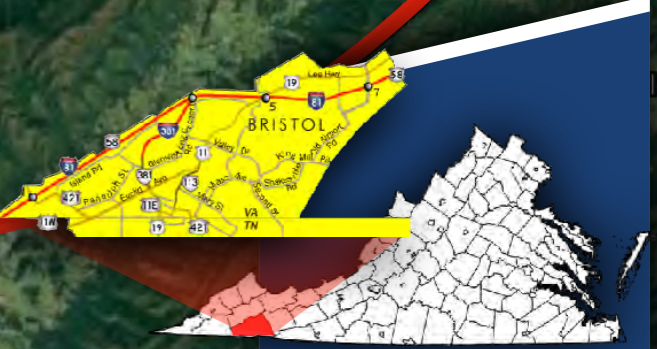


I-81
54,500 VPD

TRAVEL DISTANCE

» BRISTOL, VA	4.5 MILES
» ABINGDON, VA	13 MILES
» KINGSPORT, TN	26 MILES
» JOHNSON CITY, TN	30 MILES
» WYTHEVILLE, VA	66 MILES
» ASHVILLE, NC	100 MILES

[CLICK HERE TO VIEW DRONE VIDEO](#)



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SURROUNDING RETAIL

Great Clips ASHLEY TRACTOR SUPPLY CO sweetFrog
 SALLY BEAUTY TACO BELL CATO Advance Auto Parts

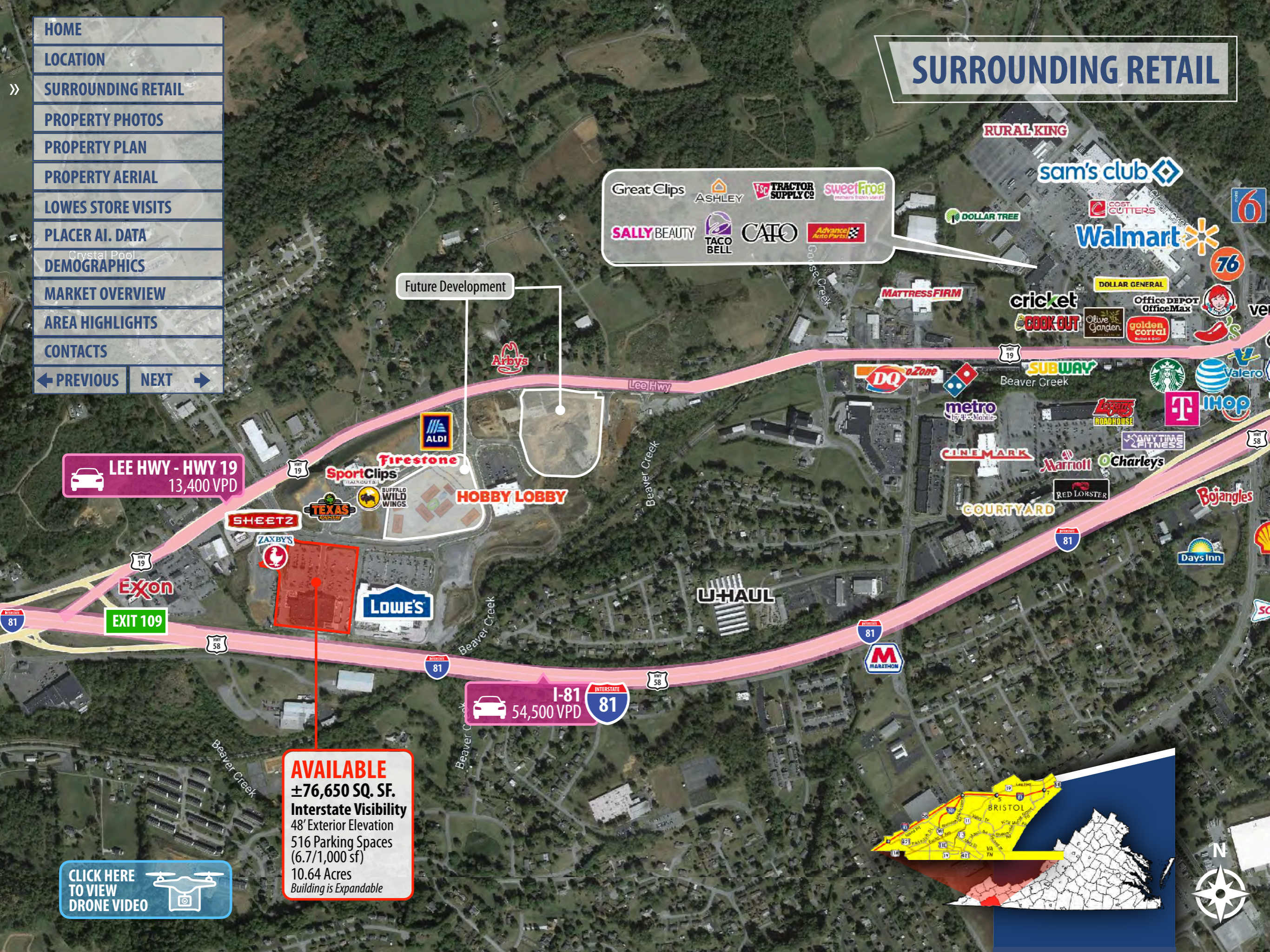
Future Development

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 13,400 VPD

I-81
 54,500 VPD

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Property Aerial



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- » **Land: 10.64 Acres**

- » Site Currently Zoned C
(General Commercial District)

NEXT →

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PROPERTY AERIAL
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PROPERTY AERIAL

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Property Aerial

PYLON SIGN
Visible from I-81
54,500 VPD



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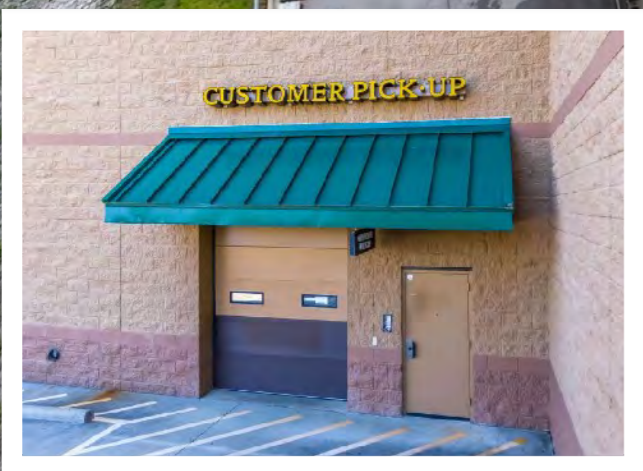


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Property Aerial



INDOOR LUMBER YARD

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→ ZOOM IN

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THE FALLS

BRISTOL, VA

PROPERTY PLAN

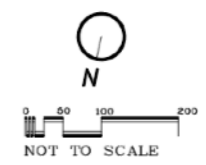
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← KINGSFORT

ABINGDON →

NEXT →



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SITE 3 OVERVIEW

➔ ZOOM IN

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I-81
 54,500 VPD

LOWE'S
 NOT INCLUDED IN THE SHOPPING CENTER

PYLON SIGN
 Visible from I-81
 54,500 VPD

CLICK HERE TO VIEW DRONE VIDEO

THE FALLS
 BRISTOL, VA

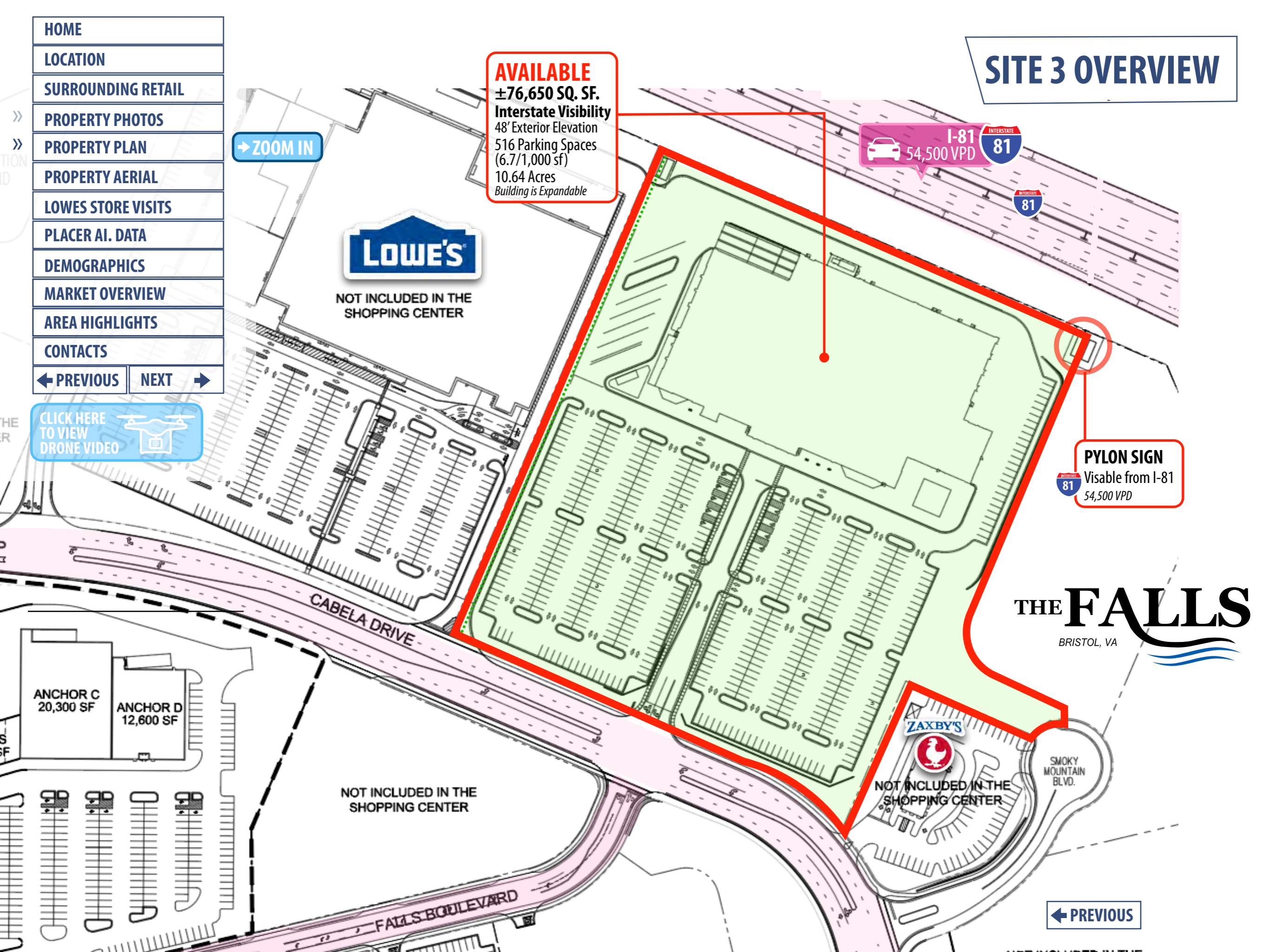
ANCHOR C
 20,300 SF

ANCHOR D
 12,600 SF

NOT INCLUDED IN THE SHOPPING CENTER

ZAXBY'S
 NOT INCLUDED IN THE SHOPPING CENTER

◀ PREVIOUS



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ABINGDON ←

→ KINGSPORT

I-81 INTERSTATE 81
 54,500 VPD

LOWE'S

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HOBBY LOBBY

LOWE'S

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I-81
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EXIT 109

ExxonMobil
Crabtree
 BRISTOL, VA

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 Morningstar Storage

ZAXBY'S

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Snowflake

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DAYTIME VISITORS
TOTAL VISITS - 349.9K (1 YR)

- 4,565 or more
- 1,795 to 4,565
- 495 to 1,795
- 45 to 495

NIGHTTIME VISITORS
TOTAL VISITS - 349.9K (1 YR)

- 5,800 or more
- 2,030 to 5,800
- 580 to 2,030
- 5 to 580

LOWES STORE VISITS



**DAYTIME VISITORS
1 YEAR**

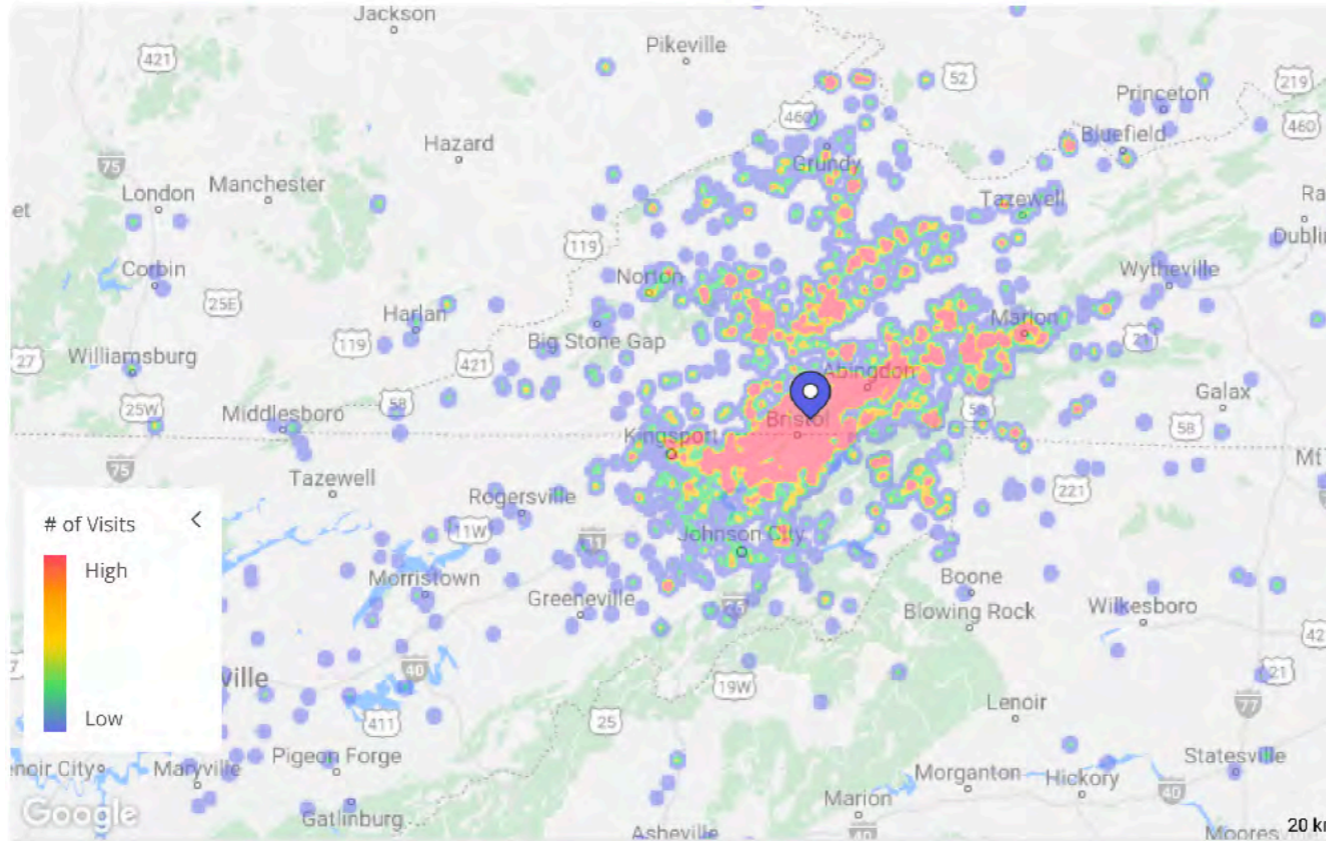
**NIGHTTIME VISITORS
1 YEAR**



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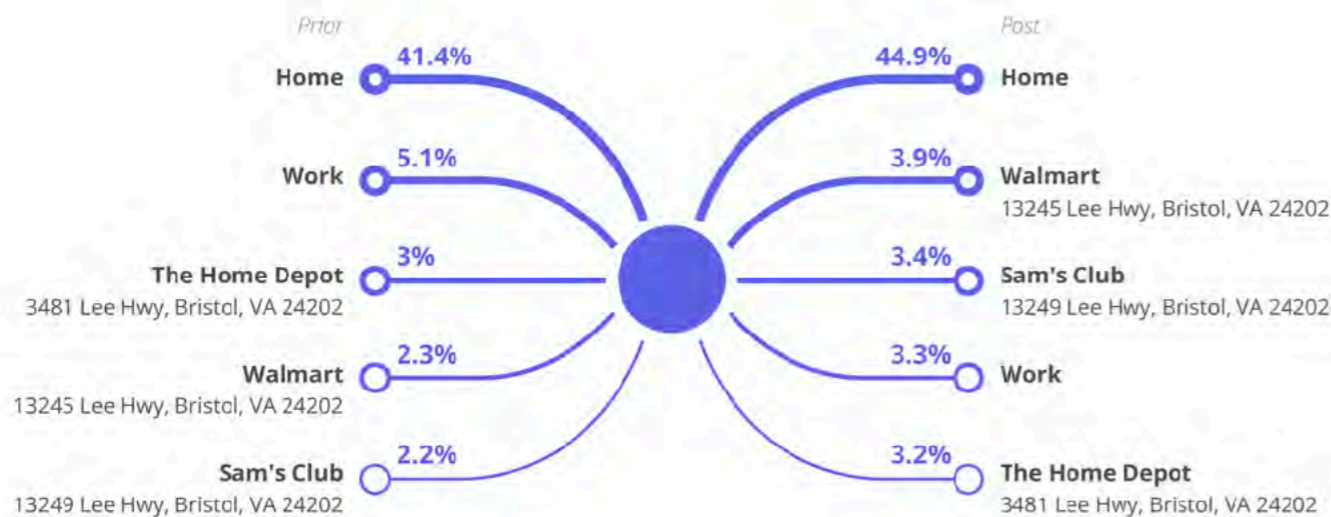
Visits	686.4K	Visit Frequency	3.98
Visits / sq ft	5.7	Avg. Dwell Time	40 min
Visitors	171.5K	Panel Visits	14.8K



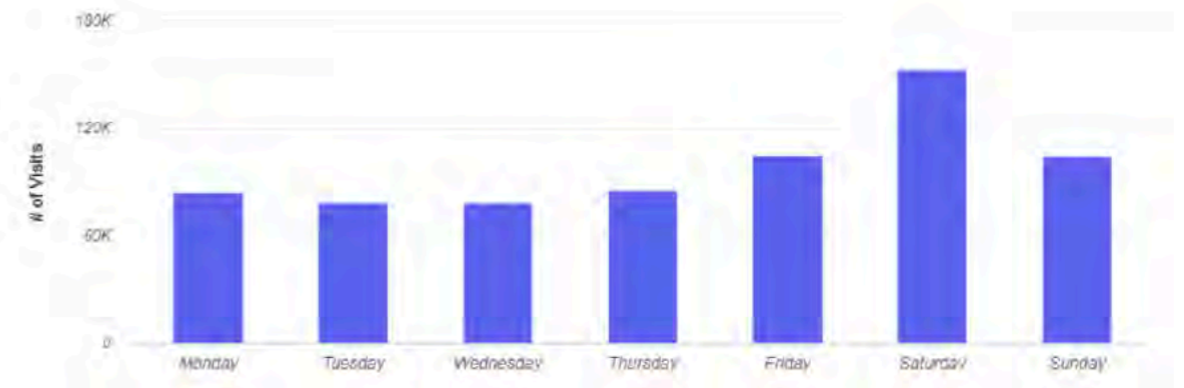
RANKING INDEX

Rank	Name	Visits
41	Lowe's Home Improvement / Camp Creek Parkway, Gordons	693K
42	Lowe's Home Improvement / Cabela Drive, Bristol, VA	686.4K
43	Lowe's Home Improvement / Rutgers St Nw, Roanoke, VA	682.7K
44	Lowe's Home Improvement / W Main St, Salem, VA	674K
45	Lowe's Home Improvement / Richmond Road, Staunton, VA	666.9K
46	Lowe's Home Improvement / Commerce Dr, Bluefield, VA	665.5K
47	Lowe's Home Improvement / Indian Paint Road, Pounding M	660.9K
48	Lowe's Home Improvement / Stafford Market Pl, Stafford, VA	646.7K
49	Lowe's Home Improvement / Russell Branch Parkway SE, Lee	641.7K
50	Lowe's Home Improvement / Farmville Rd, Farmville, VA	641.5K

VISITOR JOURNEY



WEEKLY VISITS




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DEMOGRAPHIC PROFILE

POPULATION	5 MILE	10 MILE	15 MILE	25 MILE
2021 Estimated Population	45,761	80,360	119,244	365,291
2026 Projected Population	46,555	81,134	120,296	370,129
Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.2%	0.3%
HOUSEHOLDS				
2021 Estimated Households	19,950	34,789	51,075	156,938
2026 Projected Households	20,419	35,782	52,832	164,173
2021 Estimated Median Household Income	\$47,006	\$50,011	\$50,534	\$49,800
2021 Estimated Total Businesses	1,967	3,160	4,614	13,803
2021 Estimated Total Employees	23,011	34,751	48,150	154,093


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

10 Mile Radius




\$50,011

MEDIAN HH INCOME




80,360

POPULATION




34,789

HOUSHOLDS



3.1%

UNEMPLOYMENT RATE



67,451

DAY TIME DEMOGRAPHICS

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MARKET OVERVIEW



Bristol Overview

Bristol is an independent city in the Commonwealth of Virginia. It is the twin city of Bristol, Tennessee, just across the state line, which runs down the middle of its main street, State Street. It is surrounded on three sides by Washington County, Virginia, which is combined with the city for statistical purposes. Bristol is a principal city of the Kingsport–Bristol–Bristol, TN-VA Metropolitan Statistical Area, which is a component of the Johnson City–Kingsport–Bristol, TN-VA Combined Statistical Area – commonly known as the “Tri-Cities” region.

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 I-81 within 73 miles of Bristol. Interstate 26 from Charleston, SC to Asheville, NC runs through the Tri-Cities.

Virginia Overview

Virginia’s economy has diverse sources of income, including local and federal government, military, farming and high-tech. The state’s average earnings per job was \$63,281, the 11th-highest nationwide, and the gross domestic product (GDP) was \$476.4 billion in 2018, the 13th-largest among U.S. states.

Tennessee Overview

Tennessee’s commercial sector is dominated by a wide variety of companies, but its largest service industries include health care, transportation, music and entertainment, banking, and finance. Large corporations with headquarters in Tennessee include FedEx, AutoZone, International Paper, and First Horizon Corporation, all based in Memphis; Pilot Corporation and Regal Entertainment Group in Knoxville; Hospital Corporation of America and Caterpillar Financial, based in Nashville; Unum in Chattanooga; Acadia Senior Living and Community Health Systems in Franklin; Dollar General in Goodlettsville, and LifePoint Health, Tractor Supply Company, Colliers International, and Delek US in Brentwood.

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

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CLOSE PROXIMITY TO HOUSEHOLDS



MAJOR STREET WITH TRAFFIC FLOW



RETAIL CENTER OF GRAVITY
3 Million Shoppers



HIGH DENSITY POPULATION
80,360 within a 10 mile radius



RETAIL CENTER OF GRAVITY CLOSE PROXIMATION



LOWER SALES TAX
By Almost 4% over Tennessee



GREAT VISIBILITY AND ACCESS
To I-81 & Multiple Access points from Lee HWY.



LOCATED NEAR EMPLOYMENT OPPORTUNITIES



ALL UTILITIES AVAILABLE



2015 YEAR BUILT

AREA HIGHLIGHTS

- » **PRIME REGIONAL RETAIL DESTINATION WITH A STRONG CUSTOMER BASE** - Prime location in vibrant retail corridor
- » **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 45,761 within a five-mile radius**, providing a large customer base in the surrounding area
- » Lower Sales Tax in VA, drives higher retail sales.
- » High **Daytime Employment 67,451 Employees** in a 10 Mile Radius
- » Proposed ±200 apartment units within 2 minute walk of site
- » Great Access with multiple egress & ingress locations





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SURROUNDING RETAILERS & BUSINESSES



TRAFFIC COUNTS

 I-81 54,500 VPD	 Lee Hwy. (Hwy 19) 13,400 VPD	 EXIT 5 I-81 Exit 5 Ramp 2,800 VPD
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LOCAL DEVELOPMENT NEWS

- » Hard Rock Announces Grand Opening Date for 'Bristol Casino - Future Home of Hard Rock'
90,000 square feet and cost about \$400 million, creating 2,000 jobs
Construction begins on Hard Rock casino in Bristol
- » Proposed 300-400 apartment complex near Hard Rock Casino to be discussed in Bristol, Virginia
- » Texas Roadhouse in Bristol, Virginia expected to open in October
- » New Firestone Auto Center coming to the Falls Center in Bristol, Virginia



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- PROPERTY PLAN
- PROPERTY AERIAL
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- PLACER AI. DATA
- DEMOGRAPHICS
- MARKET OVERVIEW
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- CONTACTS

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