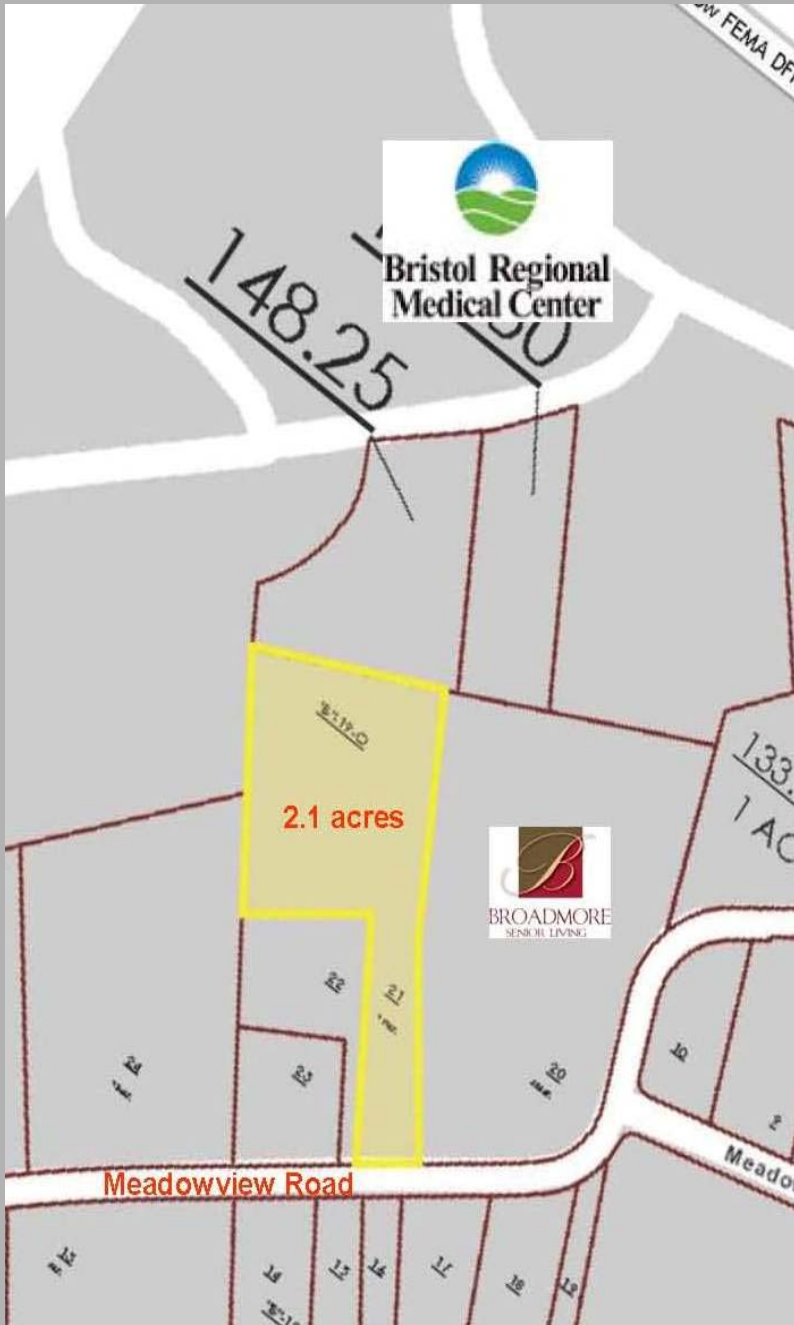


For Sale

Property Convenient to Bristol Regional Medical Center



Property Information

2.12 Acres

**Convenient to Bristol
Regional Medical Center,
The Pinnacle Shopping
Center and I-81**

Zoned Residential

\$175,000



For More Information Contact:

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**Pinnacle Shopping Center
Bristol, Tennessee**



Executive Summary

826 Meadow View Rd, Bristol, Tennessee, 37620
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.58154
Longitude: -82.25504

	1 mile	3 miles	5 miles
Population			
2000 Population	2,079	13,780	40,410
2010 Population	2,311	14,052	40,591
2015 Population	2,428	14,039	40,275
2020 Population	2,506	14,122	40,241
2000-2010 Annual Rate	1.06%	0.20%	0.04%
2010-2015 Annual Rate	0.95%	-0.02%	-0.15%
2015-2020 Annual Rate	0.63%	0.12%	-0.02%
2015 Male Population	47.8%	48.6%	48.6%
2015 Female Population	52.2%	51.4%	51.4%
2015 Median Age	49.2	45.8	44.0

In the identified area, the current year population is 40,275. In 2010, the Census count in the area was 40,591. The rate of change since 2010 was -0.15% annually. The five-year projection for the population in the area is 40,241 representing a change of -0.02% annually from 2015 to 2020. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 49.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	95.3%	94.3%	92.8%
2015 Black Alone	2.4%	2.5%	3.7%
2015 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2015 Asian Alone	0.5%	0.7%	0.6%
2015 Pacific Islander Alone	0.0%	0.1%	0.0%
2015 Other Race	0.3%	0.9%	0.9%
2015 Two or More Races	1.2%	1.2%	1.6%
2015 Hispanic Origin (Any Race)	1.4%	2.0%	2.2%

Persons of Hispanic origin represent 2.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	867	5,936	17,355
2010 Households	1,004	6,144	17,489
2015 Total Households	1,066	6,187	17,502
2020 Total Households	1,104	6,238	17,506
2000-2010 Annual Rate	1.48%	0.34%	0.08%
2010-2015 Annual Rate	1.15%	0.13%	0.01%
2015-2020 Annual Rate	0.70%	0.16%	0.00%
2015 Average Household Size	2.22	2.21	2.22

The household count in this area has changed from 17,489 in 2010 to 17,502 in the current year, a change of 0.01% annually. The five-year projection of households is 17,506, a change of 0.00% annually from the current year total. Average household size is currently 2.22, compared to 2.23 in the year 2010. The number of families in the current year is 10,686 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

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Latitude: 36.58154
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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$37,520	\$37,118	\$33,924
2020 Median Household Income	\$47,946	\$42,650	\$38,321
2015-2020 Annual Rate	5.03%	2.82%	2.47%
Average Household Income			
2015 Average Household Income	\$53,691	\$50,131	\$46,372
2020 Average Household Income	\$62,557	\$57,433	\$52,968
2015-2020 Annual Rate	3.10%	2.76%	2.70%
Per Capita Income			
2015 Per Capita Income	\$23,271	\$22,116	\$20,438
2020 Per Capita Income	\$27,165	\$25,350	\$23,318
2015-2020 Annual Rate	3.14%	2.77%	2.67%

Current median household income is \$33,924 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$38,321 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$46,372 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$52,968 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$20,438 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$23,318 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	913	6,342	19,021
2000 Owner Occupied Housing Units	750	4,349	11,746
2000 Renter Occupied Housing Units	116	1,587	5,609
2000 Vacant Housing Units	47	406	1,666
2010 Total Housing Units	1,088	6,763	19,594
2010 Owner Occupied Housing Units	738	4,265	11,335
2010 Renter Occupied Housing Units	266	1,879	6,154
2010 Vacant Housing Units	84	619	2,105
2015 Total Housing Units	1,110	6,867	19,807
2015 Owner Occupied Housing Units	739	4,048	10,699
2015 Renter Occupied Housing Units	327	2,139	6,803
2015 Vacant Housing Units	44	680	2,305
2020 Total Housing Units	1,137	6,946	19,951
2020 Owner Occupied Housing Units	781	4,083	10,681
2020 Renter Occupied Housing Units	323	2,155	6,825
2020 Vacant Housing Units	33	708	2,445

Currently, 54.0% of the 19,807 housing units in the area are owner occupied; 34.3%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 19,594 housing units in the area - 57.8% owner occupied, 31.4% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 0.48%. Median home value in the area is \$127,535, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.51% annually to \$166,732.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.