

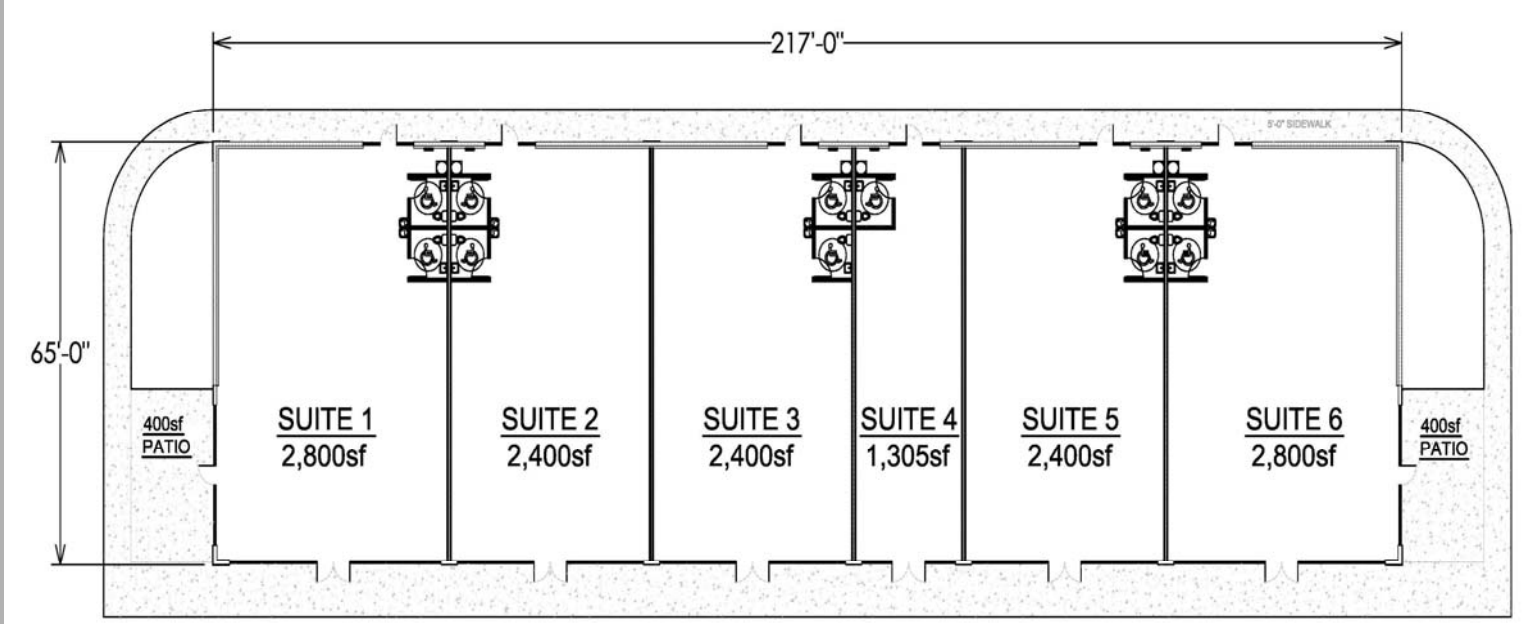
# Retail / Restaurant Space For Lease Between Exits 7 & 10, Interstate 81 Lee Highway Bristol, VA



## Property Information

Outparcel of Home Depot next to Chick-Fil-A

Right Across Lee Highway from new \$41 Million development anchored by Publix



For More Information Contact:

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Walmart

Publix

Mellow Mushroom  
Pizza bakers

w Mushroom

verizon

Chick-fil-*z*

SITE

DOLLAR GENERAL

GRAND FURNITURE

MICROTEL  
INN & SUITES  
BY WYNDHAM

Perkins  
RESTAURANT & BAKERY

INTERSTATE  
81

Traffic Count = 35,000/ Day

THE HOME DEPOT

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Google earth

1999

Imagery Date: 10/14/2015 36°38'03.94" N 82°07'01.67" W elev 1828 ft eye alt 4591 ft



Walmart

Publix

SITE

Mellow Mushroom

BEST BUY TARGET

ROSS

PET SMART

TJ-MAXX

THE HOME DEPOT

Traffic Count = 35,000/day

INTERSTATE 81

Pol's

DO

SUBWAY

BBQ-BUT

FOOD CITY

Olive Garden

golden corral

chili's

Wendy's

verizon

DOLLAR GENERAL

GRAND FURNITURE

Jenny Holm SUBS

Brookstone

OUTBACK STEAKHOUSE

Logan's ROADHOUSE

Starbucks COFFEE

at&t

Perkins

MICROTEL BY WYNDHAM

Holiday Inn

COURTYARD Marriott

Red Lobster

Charley's

Mobile Sprint

Rocky Road

Hilton Garden Inn

Cheddar's

SONIC

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Google earth

1999

Imagery Date: 10/14/2015 36°37'56.11" N 82°07'16.41" W elev 1834 ft eye alt 10837 ft



# Executive Summary

3483 Lee Hwy, Bristol, Virginia, 24202  
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.63659  
Longitude: -82.11667

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	799	10,752	33,198
2010 Population	898	11,841	35,055
2016 Population	883	11,772	35,199
2021 Population	867	11,651	35,221
2000-2010 Annual Rate	1.17%	0.97%	0.55%
2010-2016 Annual Rate	-0.27%	-0.09%	0.07%
2016-2021 Annual Rate	-0.37%	-0.21%	0.01%
2016 Male Population	47.9%	48.2%	48.2%
2016 Female Population	52.0%	51.9%	51.8%
2016 Median Age	46.9	45.1	43.7

In the identified area, the current year population is 35,199. In 2010, the Census count in the area was 35,055. The rate of change since 2010 was 0.07% annually. The five-year projection for the population in the area is 35,221 representing a change of 0.01% annually from 2016 to 2021. Currently, the population is 48.2% male and 51.8% female.

## Median Age

The median age in this area is 46.9, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	94.0%	95.3%	92.5%
2016 Black Alone	1.4%	1.5%	4.0%
2016 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2016 Asian Alone	2.0%	1.1%	0.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	1.4%	0.7%	0.6%
2016 Two or More Races	1.1%	1.1%	1.6%
2016 Hispanic Origin (Any Race)	2.3%	1.6%	1.8%

Persons of Hispanic origin represent 1.8% of the population in the identified area compared to 17.9% 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 17.3 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	335	4,531	14,129
2010 Households	362	5,052	14,943
2016 Total Households	353	5,003	15,032
2021 Total Households	346	4,938	15,009
2000-2010 Annual Rate	0.78%	1.09%	0.56%
2010-2016 Annual Rate	-0.40%	-0.16%	0.10%
2016-2021 Annual Rate	-0.40%	-0.26%	-0.03%
2016 Average Household Size	2.50	2.35	2.30

The household count in this area has changed from 14,943 in 2010 to 15,032 in the current year, a change of 0.10% annually. The five-year projection of households is 15,009, a change of -0.03% annually from the current year total. Average household size is currently 2.30, compared to 2.29 in the year 2010. The number of families in the current year is 9,676 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

August 19, 2016



# Executive Summary

3483 Lee Hwy, Bristol, Virginia, 24202  
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.63659  
Longitude: -82.11667

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$53,683	\$46,621	\$40,100
2021 Median Household Income	\$50,475	\$43,388	\$39,425
2016-2021 Annual Rate	-1.22%	-1.43%	-0.34%
<b>Average Household Income</b>			
2016 Average Household Income	\$63,041	\$60,867	\$55,197
2021 Average Household Income	\$66,648	\$63,519	\$58,289
2016-2021 Annual Rate	1.12%	0.86%	1.10%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$26,259	\$25,927	\$24,019
2021 Per Capita Income	\$27,726	\$26,981	\$25,283
2016-2021 Annual Rate	1.09%	0.80%	1.03%

Current median household income is \$40,100 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$39,425 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$55,197 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$58,289 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,019 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,283 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	348	4,774	15,345
2000 Owner Occupied Housing Units	274	3,768	10,106
2000 Renter Occupied Housing Units	61	764	4,023
2000 Vacant Housing Units	13	242	1,216
2010 Total Housing Units	378	5,473	16,558
2010 Owner Occupied Housing Units	292	4,024	10,382
2010 Renter Occupied Housing Units	70	1,028	4,561
2010 Vacant Housing Units	16	421	1,615
2016 Total Housing Units	378	5,469	16,780
2016 Owner Occupied Housing Units	279	3,910	10,132
2016 Renter Occupied Housing Units	74	1,093	4,901
2016 Vacant Housing Units	25	466	1,748
2021 Total Housing Units	378	5,442	16,867
2021 Owner Occupied Housing Units	274	3,859	10,136
2021 Renter Occupied Housing Units	72	1,079	4,873
2021 Vacant Housing Units	32	504	1,858

Currently, 60.4% of the 16,780 housing units in the area are owner occupied; 29.2%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 16,558 housing units in the area - 62.7% owner occupied, 27.5% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$122,165, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.33% annually to \$130,508.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.