

**For Sale**  
**Former Restaurant**  
**329 Windsor Ave Bristol, TN 37620**



**.68 Acres**

**5300 +/- Square Feet**

**Excellent location and  
visibility right off the  
Volunteer Parkway near  
downtown**

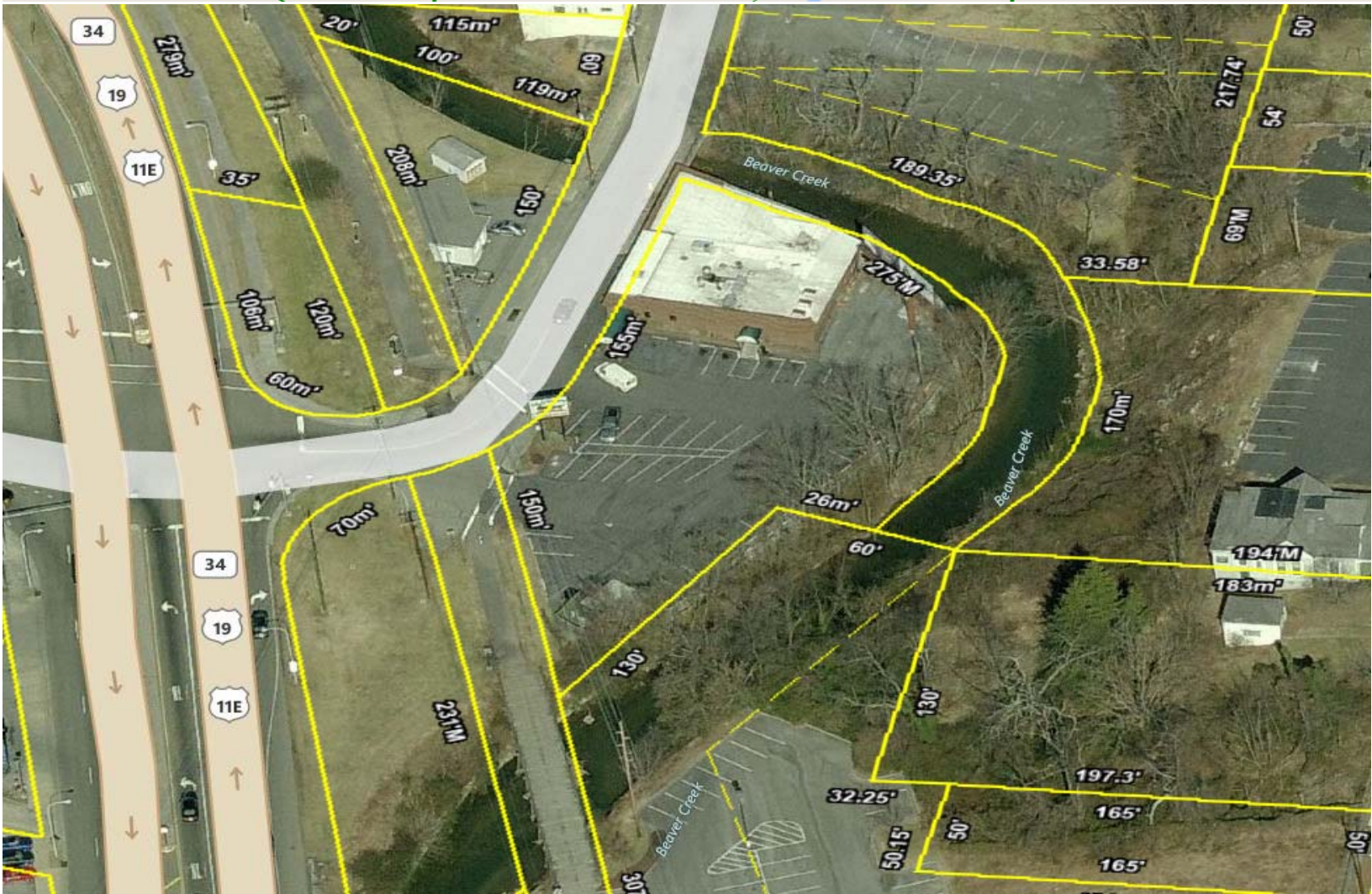


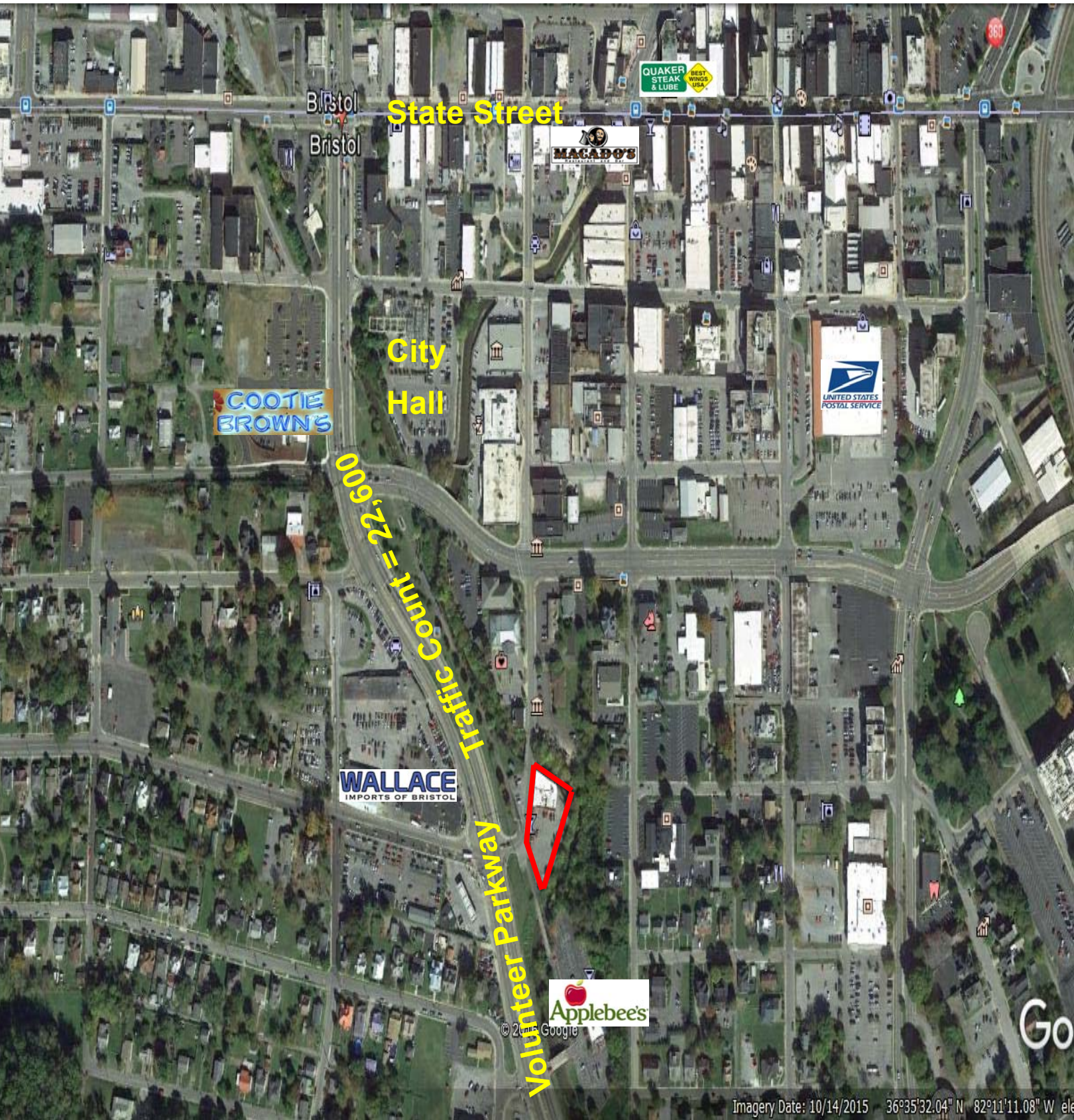
**For More Information Contact:**

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**Graham & Associates, REALTORS**  
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Bristol  
Bristol

State Street

City  
Hall

COOTIE  
BROWN'S

Traffic Count = 22,600

WALLACE  
IMPORTS OF BRISTOL

Volunteer Parkway

Applebee's

QUAKER  
STEAK & LUBE  
BEST WINGS USA

MACADO'S

UNITED STATES  
POSTAL SERVICE

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Imagery Date: 10/14/2015 36°35'32.04" N 82°11'11.08" W ele

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# Executive Summary

Windsor Ave, Bristol, Tennessee, 37620 2  
 Windsor Ave, Bristol, Tennessee, 37620  
 Rings: 1, 2, 3 mile radii

Prepared By Graham & Associates - CCIM  
 Latitude: 36.59141  
 Longitude: -82.20003

	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	6,086	21,307	33,106
2010 Population	5,993	21,149	32,941
2016 Population	5,865	20,962	32,945
2021 Population	5,844	20,941	33,041
2000-2010 Annual Rate	-0.15%	-0.07%	-0.05%
2010-2016 Annual Rate	-0.34%	-0.14%	0.00%
2016-2021 Annual Rate	-0.07%	-0.02%	0.06%
2016 Male Population	48.3%	47.6%	47.9%
2016 Female Population	51.7%	52.4%	52.1%
2016 Median Age	43.3	42.8	43.1

In the identified area, the current year population is 32,945. In 2010, the Census count in the area was 32,941. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 33,041 representing a change of 0.06% annually from 2016 to 2021. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 43.3, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	90.5%	89.9%	90.5%
2016 Black Alone	4.5%	5.8%	5.4%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2016 Asian Alone	0.9%	0.8%	0.8%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	1.4%	1.0%	0.9%
2016 Two or More Races	2.2%	2.1%	2.0%
2016 Hispanic Origin (Any Race)	3.2%	2.6%	2.4%

Persons of Hispanic origin represent 2.4% 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 21.7 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	2,818	9,657	14,450
2010 Households	2,669	9,427	14,279
2016 Total Households	2,607	9,380	14,293
2021 Total Households	2,591	9,350	14,300
2000-2010 Annual Rate	-0.54%	-0.24%	-0.12%
2010-2016 Annual Rate	-0.38%	-0.08%	0.02%
2016-2021 Annual Rate	-0.12%	-0.06%	0.01%
2016 Average Household Size	2.21	2.16	2.24

The household count in this area has changed from 14,279 in 2010 to 14,293 in the current year, a change of 0.02% annually. The five-year projection of households is 14,300, a change of 0.01% annually from the current year total. Average household size is currently 2.24, compared to 2.23 in the year 2010. The number of families in the current year is 8,428 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.



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<b>Median Household Income</b>			
2016 Median Household Income	\$26,748	\$30,284	\$32,377
2021 Median Household Income	\$26,032	\$30,081	\$32,797
2016-2021 Annual Rate	-0.54%	-0.13%	0.26%
<b>Average Household Income</b>			
2016 Average Household Income	\$36,509	\$42,057	\$44,299
2021 Average Household Income	\$36,876	\$43,496	\$46,372
2016-2021 Annual Rate	0.20%	0.68%	0.92%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$16,811	\$19,390	\$19,975
2021 Per Capita Income	\$16,905	\$19,976	\$20,828
2016-2021 Annual Rate	0.11%	0.60%	0.84%

### Households by Income

Current median household income is \$32,377 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$32,797 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$44,299 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$46,372 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$19,975 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$20,828 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,142	10,757	15,900
2000 Owner Occupied Housing Units	1,521	5,566	9,089
2000 Renter Occupied Housing Units	1,297	4,090	5,362
2000 Vacant Housing Units	324	1,101	1,449
2010 Total Housing Units	3,076	10,691	16,070
2010 Owner Occupied Housing Units	1,432	5,192	8,582
2010 Renter Occupied Housing Units	1,237	4,235	5,697
2010 Vacant Housing Units	407	1,264	1,791
2016 Total Housing Units	3,114	10,802	16,284
2016 Owner Occupied Housing Units	1,294	4,860	8,137
2016 Renter Occupied Housing Units	1,312	4,520	6,156
2016 Vacant Housing Units	507	1,422	1,991
2021 Total Housing Units	3,136	10,862	16,414
2021 Owner Occupied Housing Units	1,269	4,825	8,129
2021 Renter Occupied Housing Units	1,321	4,525	6,170
2021 Vacant Housing Units	545	1,512	2,114

Currently, 50.0% of the 16,284 housing units in the area are owner occupied; 37.8%, renter occupied; and 12.2% 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 16,070 housing units in the area - 53.4% owner occupied, 35.5% renter occupied, and 11.1% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$91,624, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.71% annually to \$99,731.

**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.