

**For Sale or Lease  
Former Pizza Hut At Exit 7  
3102 Linden Dr., Bristol, VA 24201**

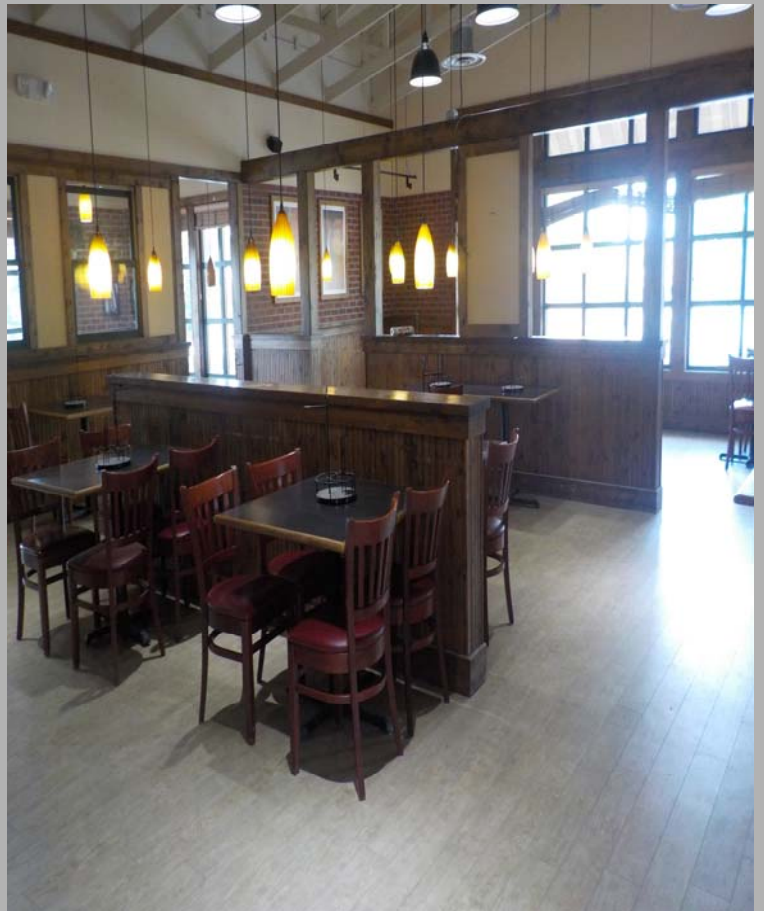
**Property Information**

**Former Pizza Hut Next to 12 Screen Theater**

**4220 Square Feet - 1.31 acres - Built in 2000 - 34 Parks**

**Comes with some kitchen and dining area equipment**

**New Plumbing - New Electrical - New Flooring - New HVAC**



**For More Information Contact:**

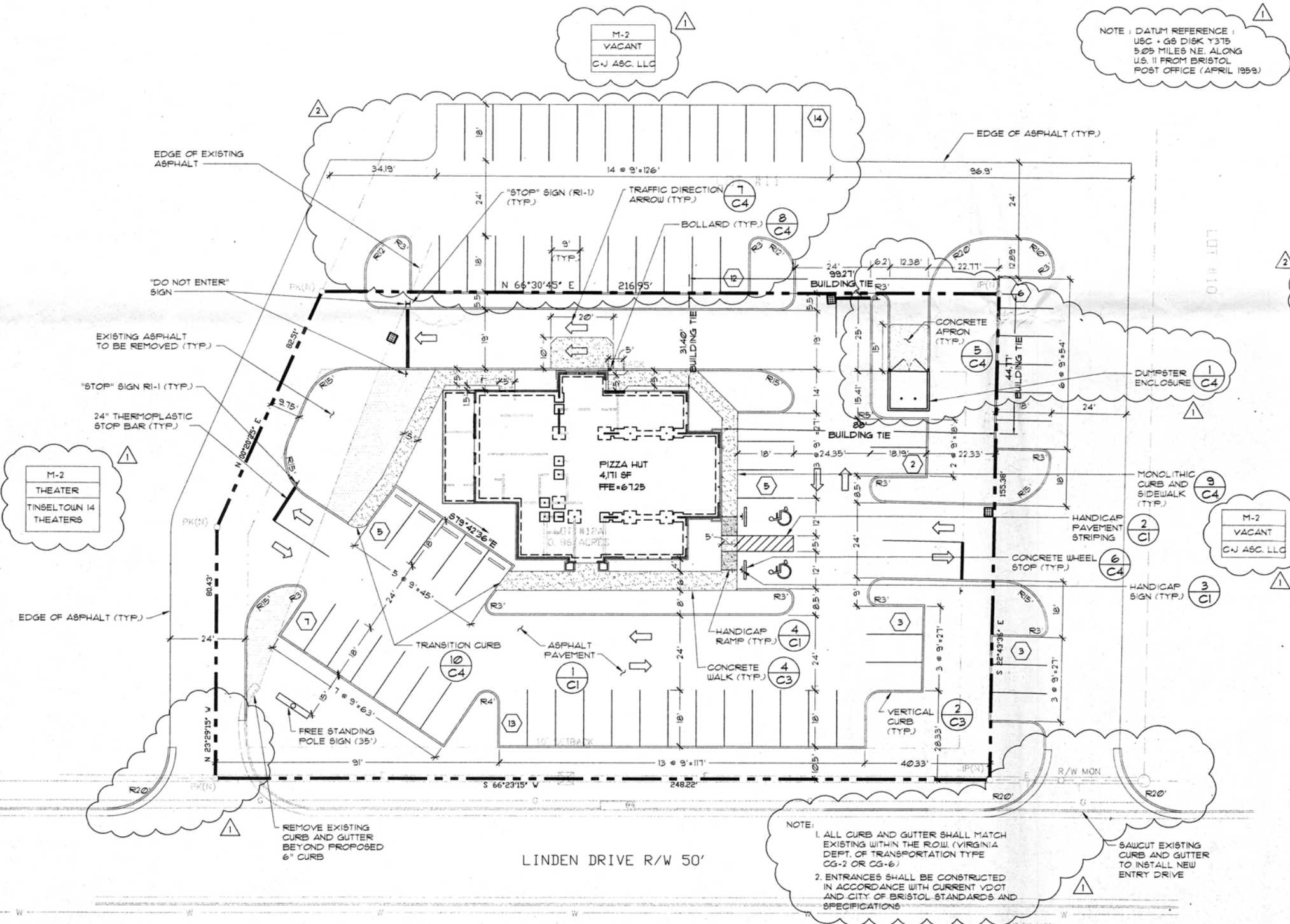
**Kelly Graham, CCIM  
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# SITE PLAN

NOTE: DATUM REFERENCE:  
 U8C + G8 DISK Y375  
 5.05 MILES NE, ALONG  
 U.S. 11 FROM BRISTOL  
 POST OFFICE (APRIL 1959)



M-2  
 VACANT  
 C-J ASC. LLC

M-2  
 THEATER  
 TINSELTOWN 14  
 THEATERS

M-2  
 VACANT  
 C-J ASC. LLC

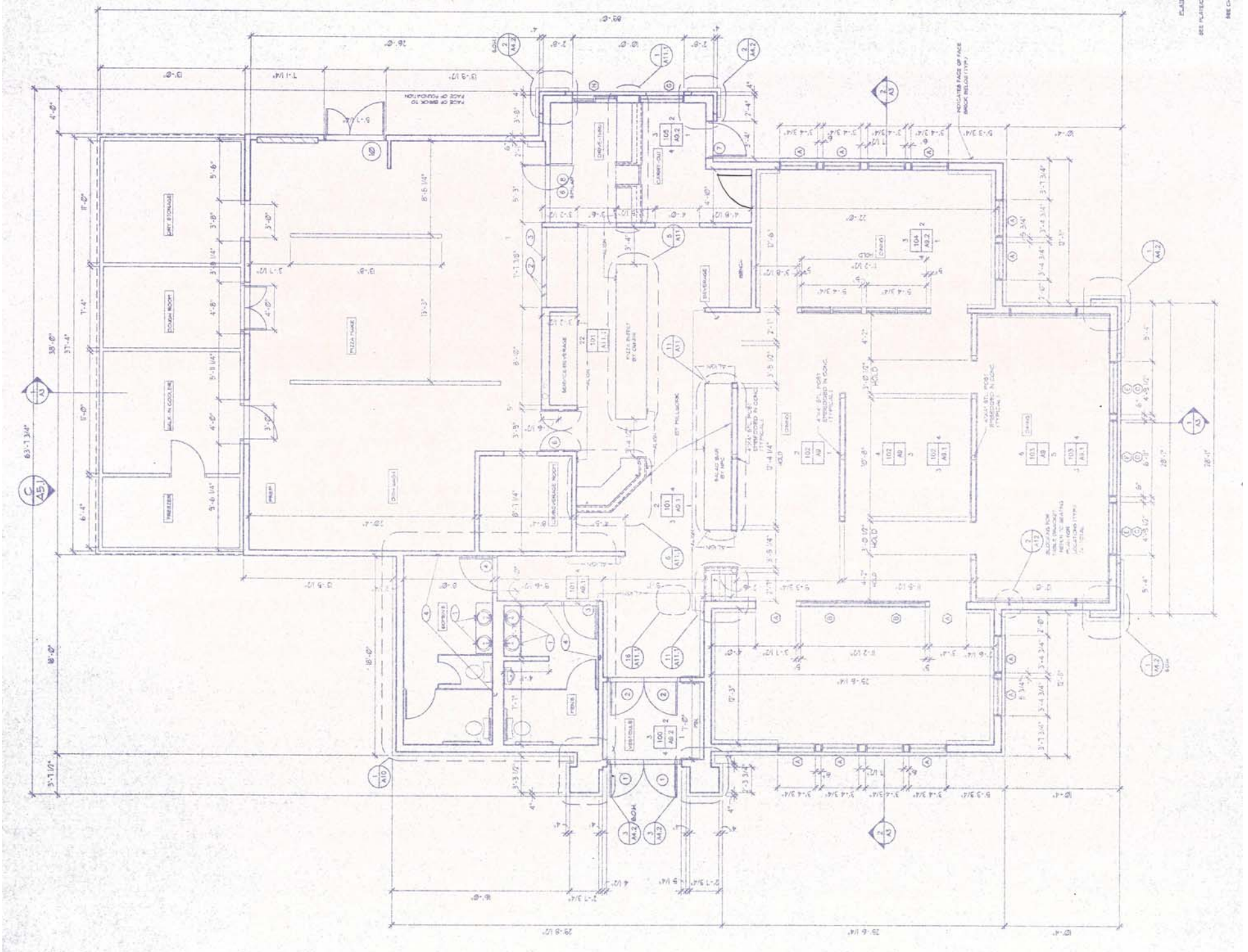
LINDEN DRIVE R/W 50'

NOTE:  
 1. ALL CURB AND GUTTER SHALL MATCH EXISTING WITHIN THE R.O.W. (VIRGINIA DEPT. OF TRANSPORTATION TYPE CG-2 OR CG-6)  
 2. ENTRANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT AND CITY OF BRISTOL STANDARDS AND SPECIFICATIONS

SAWCUT EXISTING CURB AND GUTTER TO INSTALL NEW ENTRY DRIVE

REMOVE EXISTING CURB AND GUTTER BEYOND PROPOSED 6" CURB

# FLOOR PLAN





# Executive Summary

3102 Linden Dr, Bristol, Virginia, 24202  
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.62955  
Longitude: -82.12689

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,944	14,563	40,030
2010 Population	2,194	15,609	41,796
2017 Population	2,052	15,687	41,837
2022 Population	1,964	15,587	41,688
2000-2010 Annual Rate	1.22%	0.70%	0.43%
2010-2017 Annual Rate	-0.92%	0.07%	0.01%
2017-2022 Annual Rate	-0.87%	-0.13%	-0.07%
2017 Male Population	46.7%	48.1%	48.1%
2017 Female Population	53.3%	51.9%	51.9%
2017 Median Age	46.6	45.1	44.0

In the identified area, the current year population is 41,837. In 2010, the Census count in the area was 41,796. The rate of change since 2010 was 0.01% annually. The five-year projection for the population in the area is 41,688 representing a change of -0.07% annually from 2017 to 2022. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 46.6, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	92.5%	93.0%	91.9%
2017 Black Alone	1.9%	2.9%	4.0%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2017 Asian Alone	2.9%	1.5%	1.1%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	1.1%	0.7%	0.7%
2017 Two or More Races	1.2%	1.6%	1.9%
2017 Hispanic Origin (Any Race)	1.8%	1.6%	2.0%

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 18.1% 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 18.5 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	876	6,137	17,071
2010 Households	963	6,645	17,791
2017 Total Households	892	6,648	17,773
2022 Total Households	849	6,594	17,657
2000-2010 Annual Rate	0.95%	0.80%	0.41%
2010-2017 Annual Rate	-1.05%	0.01%	-0.01%
2017-2022 Annual Rate	-0.98%	-0.16%	-0.13%
2017 Average Household Size	2.30	2.36	2.31

The household count in this area has changed from 17,791 in 2010 to 17,773 in the current year, a change of -0.01% annually. The five-year projection of households is 17,657, a change of -0.13% annually from the current year total. Average household size is currently 2.31, compared to 2.29 in the year 2010. The number of families in the current year is 11,248 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$48,614	\$45,832	\$39,060
2022 Median Household Income	\$50,558	\$48,662	\$41,365
2017-2022 Annual Rate	0.79%	1.21%	1.15%
<b>Average Household Income</b>			
2017 Average Household Income	\$57,624	\$61,607	\$55,414
2022 Average Household Income	\$64,378	\$69,962	\$63,253
2017-2022 Annual Rate	2.24%	2.58%	2.68%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$24,813	\$26,292	\$24,074
2022 Per Capita Income	\$27,568	\$29,797	\$27,330
2017-2022 Annual Rate	2.13%	2.53%	2.57%

Current median household income is \$39,060 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,365 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$55,414 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$63,253 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,074 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,330 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	917	6,497	18,596
2000 Owner Occupied Housing Units	737	4,900	11,917
2000 Renter Occupied Housing Units	139	1,237	5,154
2000 Vacant Housing Units	41	360	1,525
2010 Total Housing Units	1,032	7,250	19,804
2010 Owner Occupied Housing Units	774	5,064	12,104
2010 Renter Occupied Housing Units	189	1,581	5,687
2010 Vacant Housing Units	69	605	2,013
2017 Total Housing Units	987	7,389	20,144
2017 Owner Occupied Housing Units	689	4,867	11,623
2017 Renter Occupied Housing Units	203	1,781	6,150
2017 Vacant Housing Units	95	741	2,371
2022 Total Housing Units	988	7,488	20,381
2022 Owner Occupied Housing Units	656	4,836	11,547
2022 Renter Occupied Housing Units	194	1,758	6,110
2022 Vacant Housing Units	139	894	2,724

Currently, 57.7% of the 20,144 housing units in the area are owner occupied; 30.5%, renter occupied; and 11.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 19,804 housing units in the area - 61.1% owner occupied, 28.7% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.76%. Median home value in the area is \$121,064, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.71% annually to \$138,375.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.