

For Sale - \$4,500,000
1969 Lee Highway, Bristol, VA - Exit 5
Class A Office Building - 50,000 SF - 16 Acres
2 Separate Buildings
3 Floors in Main Building
Parking Deck



Graham & Associates, REALTORS
PO Box 2044 Bristol, TN 37621
423-968-2276



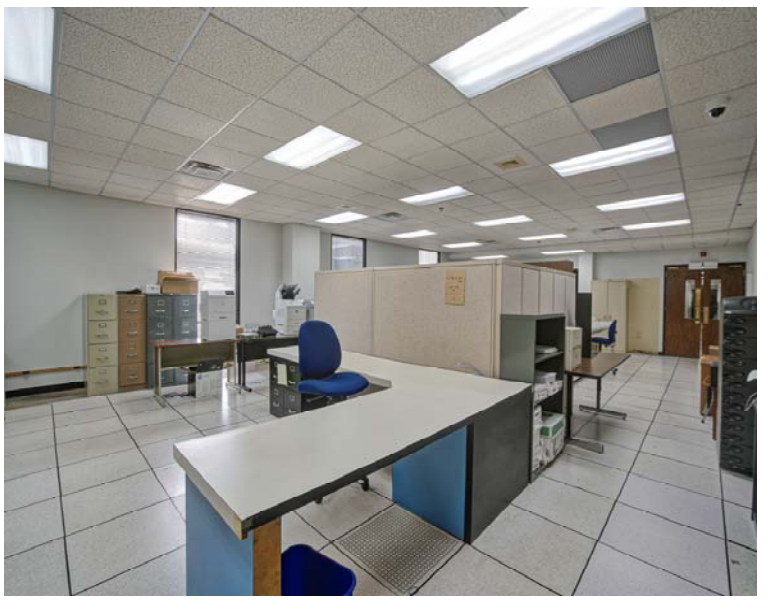
WWW.KellyGraham.com
kgccim@kellygraham.com
wes@kellygraham.com



Kelly Graham, CCIM

Wesley Graham

Great Site in Bristol, Virginia for Corporate Offices, Processing or Call Center





16 Acres

50,000 SF





Executive Summary

1969 Lee Hwy, Bristol, Virginia, 24201
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.62314
Longitude: -82.16201

	1 mile	3 miles	5 miles
Population			
2000 Population	3,388	26,463	46,632
2010 Population	3,596	26,961	48,252
2018 Population	3,528	26,770	48,243
2023 Population	3,448	26,518	48,070
2000-2010 Annual Rate	0.60%	0.19%	0.34%
2010-2018 Annual Rate	-0.23%	-0.09%	0.00%
2018-2023 Annual Rate	-0.46%	-0.19%	-0.07%
2018 Male Population	48.4%	47.9%	48.0%
2018 Female Population	51.6%	52.1%	52.0%
2018 Median Age	44.1	43.4	44.3

In the identified area, the current year population is 48,243. In 2010, the Census count in the area was 48,252. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 48,070 representing a change of -0.07% annually from 2018 to 2023. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 44.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	93.3%	90.3%	92.3%
2018 Black Alone	2.3%	5.2%	3.7%
2018 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2018 Asian Alone	1.8%	1.0%	0.9%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	0.8%	0.8%	0.8%
2018 Two or More Races	1.6%	2.3%	1.9%
2018 Hispanic Origin (Any Race)	1.5%	2.3%	2.2%

Persons of Hispanic origin represent 2.2% of the population in the identified area compared to 18.3% 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 18.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,469	11,526	20,003
2010 Households	1,580	11,680	20,645
2018 Total Households	1,539	11,583	20,583
2023 Total Households	1,498	11,430	20,445
2000-2010 Annual Rate	0.73%	0.13%	0.32%
2010-2018 Annual Rate	-0.32%	-0.10%	-0.04%
2018-2023 Annual Rate	-0.54%	-0.27%	-0.13%
2018 Average Household Size	2.29	2.25	2.30

The household count in this area has changed from 20,645 in 2010 to 20,583 in the current year, a change of -0.04% annually. The five-year projection of households is 20,445, a change of -0.13% annually from the current year total. Average household size is currently 2.30, compared to 2.28 in the year 2010. The number of families in the current year is 12,861 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1969 Lee Hwy, Bristol, Virginia, 24201
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.62314
Longitude: -82.16201

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$50,296	\$37,418	\$39,347
2023 Median Household Income	\$56,661	\$41,309	\$43,879
2018-2023 Annual Rate	2.41%	2.00%	2.20%
Average Household Income			
2018 Average Household Income	\$65,077	\$51,844	\$57,019
2023 Average Household Income	\$77,048	\$60,803	\$66,965
2018-2023 Annual Rate	3.43%	3.24%	3.27%
Per Capita Income			
2018 Per Capita Income	\$28,393	\$23,043	\$24,869
2023 Per Capita Income	\$33,471	\$26,816	\$29,030
2018-2023 Annual Rate	3.35%	3.08%	3.14%

Current median household income is \$39,347 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$43,879 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$57,019 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$66,965 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,869 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,030 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,530	12,676	21,752
2000 Owner Occupied Housing Units	1,235	7,582	13,814
2000 Renter Occupied Housing Units	234	3,944	6,188
2000 Vacant Housing Units	61	1,150	1,750
2010 Total Housing Units	1,704	13,102	22,970
2010 Owner Occupied Housing Units	1,248	7,325	13,883
2010 Renter Occupied Housing Units	332	4,355	6,762
2010 Vacant Housing Units	124	1,422	2,325
2018 Total Housing Units	1,725	13,332	23,376
2018 Owner Occupied Housing Units	1,174	6,951	13,395
2018 Renter Occupied Housing Units	365	4,631	7,188
2018 Vacant Housing Units	186	1,749	2,793
2023 Total Housing Units	1,736	13,505	23,706
2023 Owner Occupied Housing Units	1,154	7,006	13,500
2023 Renter Occupied Housing Units	344	4,424	6,945
2023 Vacant Housing Units	238	2,075	3,261

Currently, 57.3% of the 23,376 housing units in the area are owner occupied; 30.7%, renter occupied; and 11.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 22,970 housing units in the area - 60.4% owner occupied, 29.4% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.78%. Median home value in the area is \$124,235, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.77% annually to \$142,436.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.