

**For Sale**  
**Retail / Office Space**  
**1255 West State St Bristol, VA 24201**



- 2530 SF total
- High Visibility
- Drive-thru
- 14K cars per day and growing
- Double or Single Tenancy
- Walk to Downtown Bristol, TN/VA
- One mile from Hard Rock Casino
- Zoned B3



**Kelly Graham, CCIM**

**Graham & Associates, REALTORS**  
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**Wesley Graham**



Centrally located in Bristol, VA. This area is poised for explosive growth because of many factors. New recent business to open include:

