



FALLS RETAIL CENTER

3761, 3765, 3769 Lee Highway
Bristol, VA 24202



DEMOGRAPHICS

- 1 mile radius - Population: 2,490
Income: \$83,183
- 3 mile radius - Population: 17,767
Income: \$75,524
- 5 mile radius - Population: 43,114
Income: \$68,987

Property Information

- Price available upon request
- Total Square Footage: 7,700 SF
- Traffic Count @ Lee Highway (Hwy 11):
N/A
- This development is essential in bringing the retail buzz back into Bristol, VA. Located next to Planet Fitness, which is drawing 5,000+ monthly into its facility.
- Excellent visibility, with direct ingress / egress off Lee Hwy (Hwy 11)
- Growing retail within 3 mile radius, adjacent to major shopping complex.
- Minutes from Sugar Hollow Park and big box retailers.
- This shopping center features three suites.



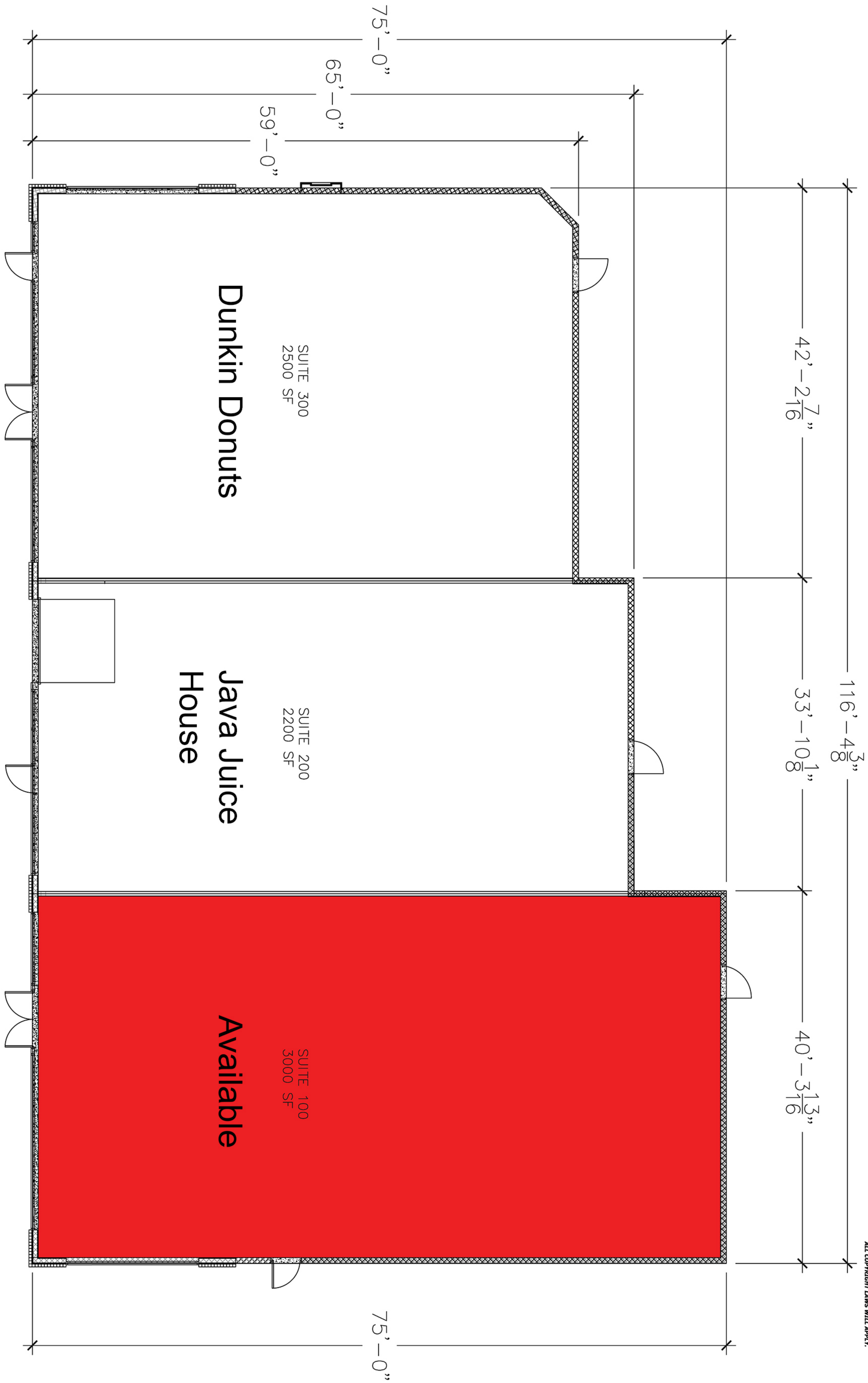
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KBMCP.com

KBM commercial properties
keeping you in our sites

1550 Highway 126
Bristol, TN 37620
(423) 968-3321

In Association With:
GRAHAM & ASSOCIATES, REALTORS

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Marketing Plan

7,700 SF

(Subject to Change)

REVISIONS:

No.	Description	Date

A NEW DEVELOPMENT FOR:
**THE FALLS
 LOTS 27**
 BRISTOL, VA

KBM commercial properties
 keeping you in our sites
 1550 HIGHWAY 126 BRISTOL, TN 37620
 423-968-3321
 MANAGING COMPANY

TRUE LINE
 CONSTRUCTION COMPANY, LLC
 COMMERCIAL, RETAIL, RESIDENTIAL & CHURCH BUILDERS
 1550 HIGHWAY 126 BRISTOL, TN 37620 423-968-9164
 www.truelinelc.com

PRELIMINARY DOCUMENT
 REVISION DOCUMENT
 CONSTRUCTION DOCUMENT
 AS-BUILT DOCUMENT

Project number: _____
 Date: _____
 Drawn by: _____
 Checked by: _____
 Scale: _____