



CENTRE AT STATELINE

665 Gate City Highway
Bristol, VA 24201



DEMOGRAPHICS

- 1 mile radius - Population: TBD
Income: \$TBD
- 3 mile radius - Population: TBD
Income: \$TBD
- 5 mile radius - Population: TBD
Income: \$TBD

Property Information

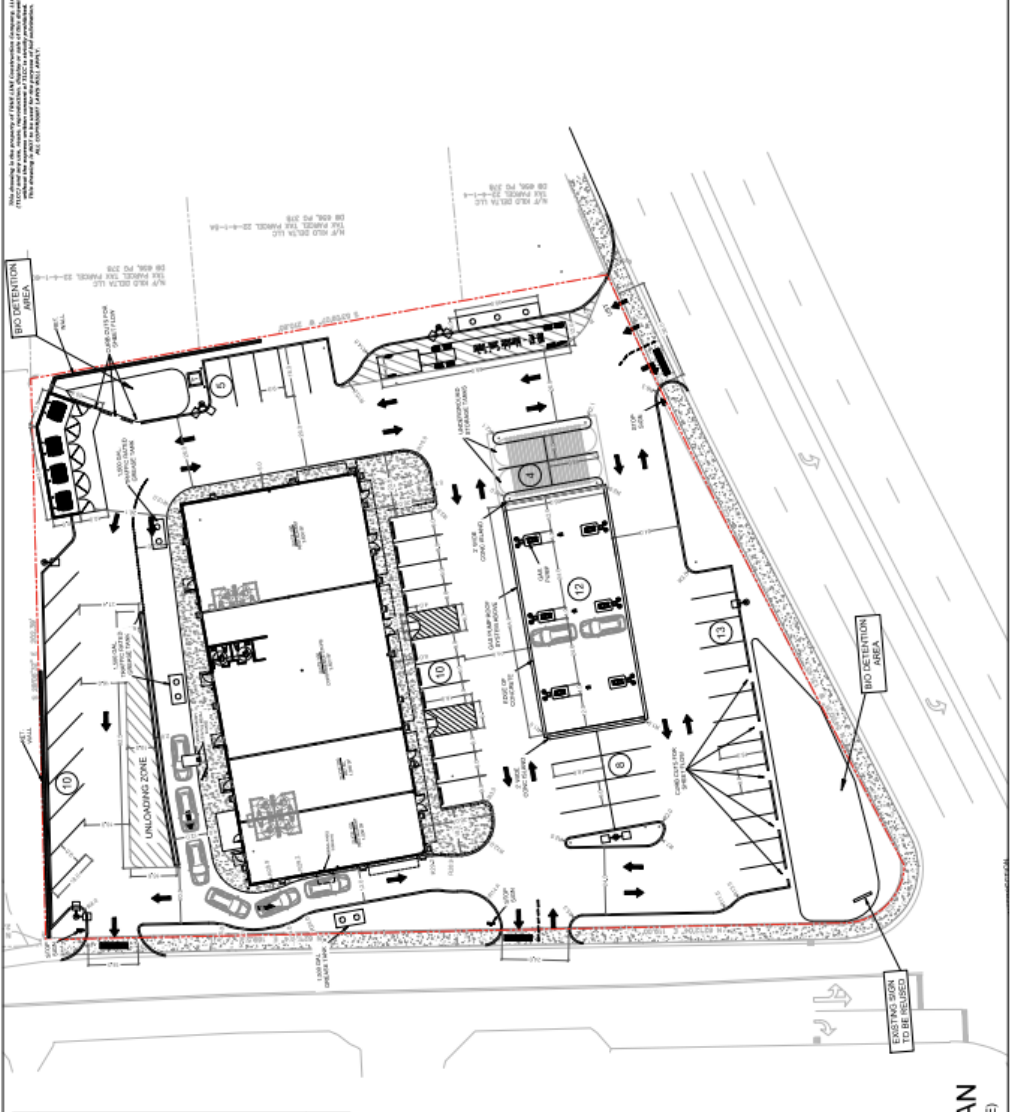
- Price available upon request
- Upcoming Development
- Total Square Footage: 9,100 SF
- Traffic Count @ Gate City Highway:
18,000 - 20,000
- Corner parcel with excellent visibility
along with ample parking.
- Located right off Interstate-81, across
from Hard Rock Hotel & Casino, a
massive regional traffic driver.
- Less than 4 miles from Bristol
Regional Medical Center, and
minutes away from multiple big box
and small shop retailers.
- Dual street frontage with ingress/egress
on Gate City Highway & Osborne Street.



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

In Association With:





PARKING TABULATION (BUILDING A RETAIL & RESTAURANT) 8,100 SQ. FT.) REQUIRED (ORANGE THRU RESTAURANT) 15 @ 1,000 SQ. FT. 15 @ 1,000 SQ. FT. REQUIRED (RETAIL) .05 PER 100 SQ. FT. 4 @ 1,000 SQ. FT. & STORED 1 @ 1,000 SQ. FT. 5 @ 2,000 SQ. FT. REQUIRED (RESTAURANT AND DRIVE THRU) .05 PER 100 SQ. FT. 2 @ 2,000 SQ. FT. 2 @ 2,000 SQ. FT. REQUIRED 58 PARKS SHOWN 61 PARKS ADA REQUIREMENTS: 5% TO 7% PARKS 2.5 ADA REQUIRED = 3 TOTAL ADA, 1 VAN ACCESSIBLE SHOWN = 3 TOTAL ADA, 2 VAN ACCESSIBLE
TOTAL REQUIRED 58 PARKS TOTAL SHOWN 61 PARKS

MARKETING SITE PLAN
 DRAWING N.T.S. (SUBJECT TO CHANGE)

KRM commercial
 keeping you in our sites
 1550 HUNTER TEE DRIVE, TN 37020
 615-966-0273
 WWW.KRM.COM
 A NEW DEVELOPMENT FROM
CONSTRUCTION COMPANY LLC
 COMMERCIAL REAL ESTATE & CONSTRUCTION
 1550 HUNTER TEE DRIVE, TN 37020
 WWW.STUDIODIG.COM

LOCATION: BRISTOL, VA
CENTRE AT STATELINE

DATE: 10/01/2017
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO.:
 SHEET NO.: 11/15

