



PRIME INTERSTATE BUILDING & PARCLES

BUILD-TO-SUIT
OR GROUND LEASE

3 PARCELS & BUILDING

Former Cabela's
48' Building Height
CEILING HEIGHT > 20 FT.
AT LOWEST POINT

CLICK HERE
TO VIEW
DRONE VIDEO



LOWE'S

- » VISITOR REACH - TRI-CITY AREA
- » AVG. DWELL TIME 40 MIN.
- » 686K VISITS
- » 171.5K VISITORS

LOWE'S

SITE #3

AVAILABLE
±76,650 SQ. SF.
Interstate Visibility
48' Exterior Elevation
516 Parking Spaces
(6.7/1,000 sf)
10.64 Acres
Building is Expandable

SITE #2

PROPOSED APARTMENTS
9.99 Acres
~180 UNITS w/
371 Parking Spaces
PLUS ±1.15AC
Commercial Site

SITE #1

AVAILABLE
9.48 Acres
±70,000 SQ. SF.
350 Parking Spaces

HOBBY LOBBY

NEW - 2021
Firestone

NEW - 2021
SHEETZ

NEW - 2021
TEXAS HOLDINGS

BUFFALO WILD WINGS

ZAXBY'S

Mi Casa Mexican
Restaurant
Morningstar Storage

Crabtree
BRISTOL, VA

ExxonMobil

Comfort
INN & SUITE

King's Tire Service

HWY 19

HWY 19

EXIT 109

INTERSTATE 81

I-81
54,500 VPD

INTERSTATE 81

INTERSTATE 81

NORTH EAST
TOWARD ABINGDON

PYLON SIGN

Visible from I-81
54,500 VPD

LEE HWY - HWY 19
13,400 VPD

- » HOME
- » LOCATION
- » SURROUNDING RETAIL
- » PROPERTY PLAN
- » PROPERTY AERIAL
- » LOWES STORE VISITS
- » PLACER AI. DATA
- » DEMOGRAPHICS
- » MARKET OVERVIEW
- » AREA HIGHLIGHTS
- » CONTACTS

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RESIDENTIAL

ABERNATHY
DEVELOPMENT COMPANY

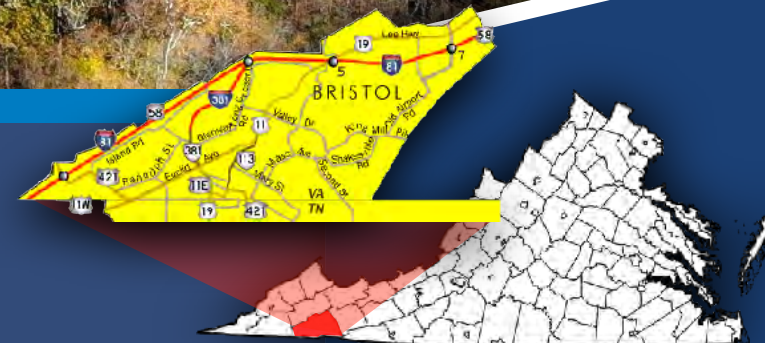


retail specialists

FALLS
DEVELOPMENT, LLC

BRISTOL, VA

Falls Blvd. - Hwy 19, Bristol, VA 24202



»

HOME

LOCATION

SURROUNDING RETAIL

PROPERTY PLAN

PROPERTY AERIAL Wood

LOWES STORE VISITS Fort Dickmore

PLACER AI. DATA

DEMOGRAPHICS

MARKET OVERVIEW

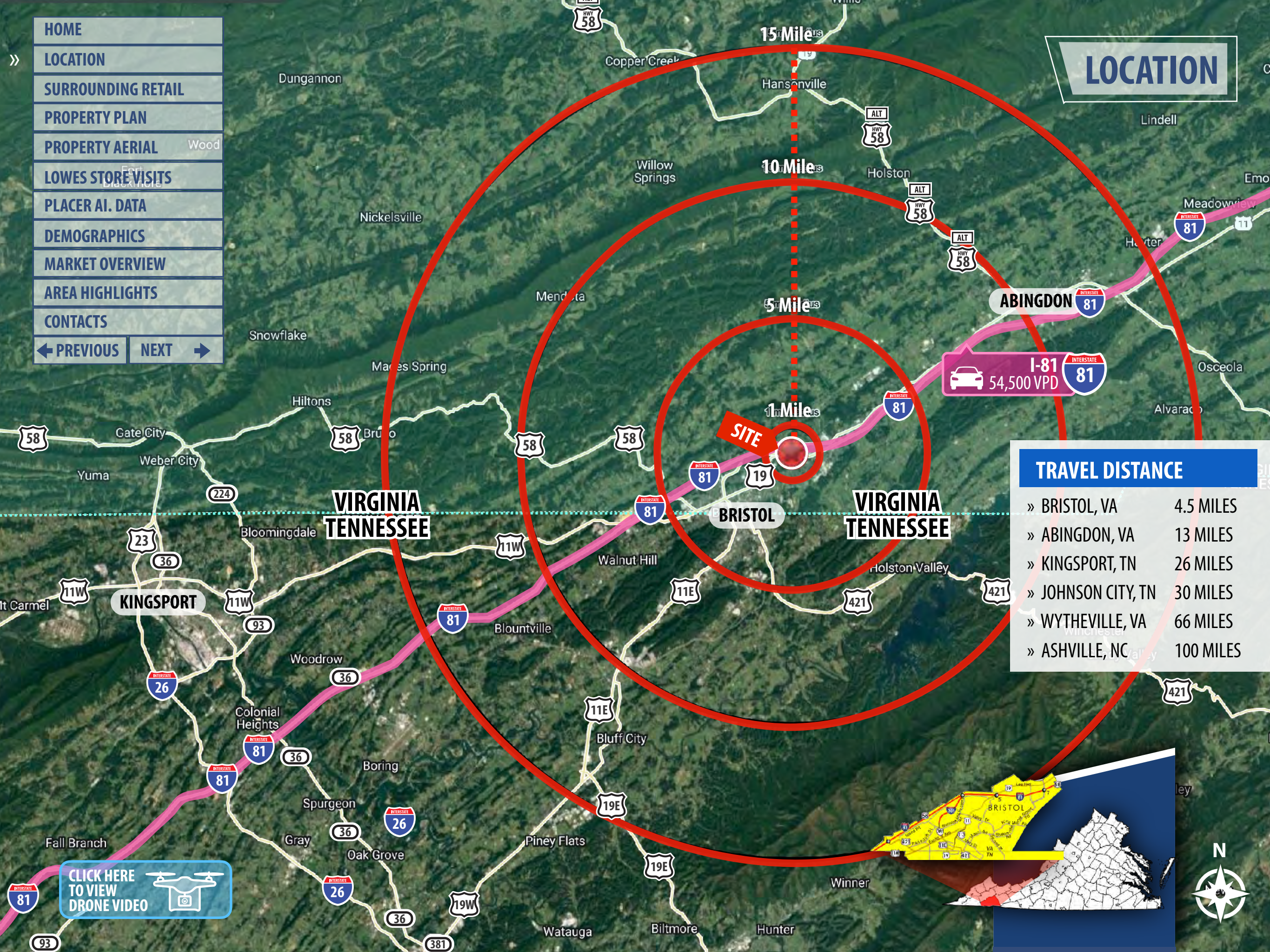
AREA HIGHLIGHTS

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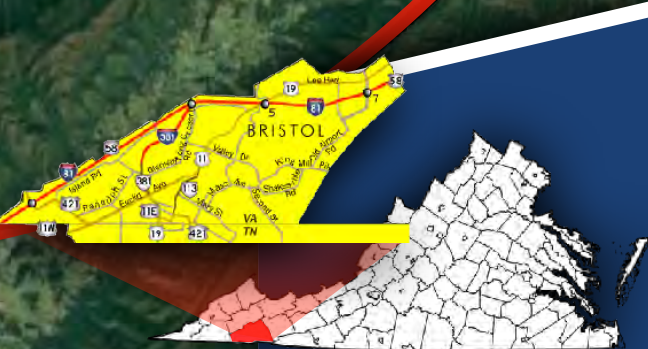
LOCATION



I-81
54,500 VPD

TRAVEL DISTANCE	
» BRISTOL, VA	4.5 MILES
» ABINGDON, VA	13 MILES
» KINGSFORT, TN	26 MILES
» JOHNSON CITY, TN	30 MILES
» WYTHEVILLE, VA	66 MILES
» ASHVILLE, NC	100 MILES

CLICK HERE TO VIEW DRONE VIDEO



HOME
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SURROUNDING RETAIL

Great Clips

ASHLEY

ISC TRACTOR SUPPLY CO.

sweetFrog

SALLY BEAUTY

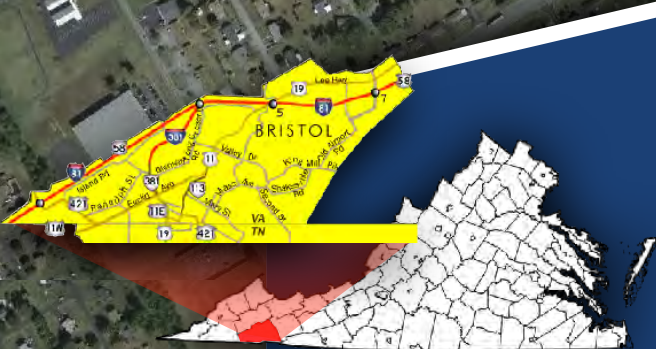
TACO BELL

CATF

Advance Auto Parts

LEE HWY - HWY 19
13,400 VPD

I-81
54,500 VPD



CLICK HERE TO VIEW DRONE VIDEO



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SITE #1

AVAILABLE
9.48 Acres
±70,000 SQ. SF.
350 Parking Spaces

ANCHOR AA 54,000 SF
MINI A 7,500 SF
SHOPS 6,600 SF
SHOPS 7,000 SF

NOT INCLUDED IN THE SHOPPING CENTER

HOBBY LOBBY

SITE #2

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NEW - 2021 Firestone



← KINGSFORT

ABINGDON →

NEXT →

THE FALLS

BRISTOL, VA

PROPERTY PLAN

- SITE #1
- SITE #2
- SITE #3

INTERSTATE - 81



CABELA DRIVE

FALLS BOULEVARD

LEE HIGHWAY (US 11)
(SHOWING FUTURE WIDENING FROM EXISTING 3 LANES)

LEE HIGHWAY (US 11)
(SHOWING FUTURE WIDENING FROM EXISTING 3 LANES)



0 50 100 200
NOT TO SCALE

PROPOSED TRAFFIC SIGNAL

PROPOSED PYLON SIGN LOCATION



EXISTING TRAFFIC SIGNAL

NOT INCLUDED IN THE SHOPPING CENTER

NOT INCLUDED IN THE SHOPPING CENTER

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NOT INCLUDED IN THE SHOPPING CENTER

DETENTION POND

NORFOLK-SOUTHERN RAILROAD

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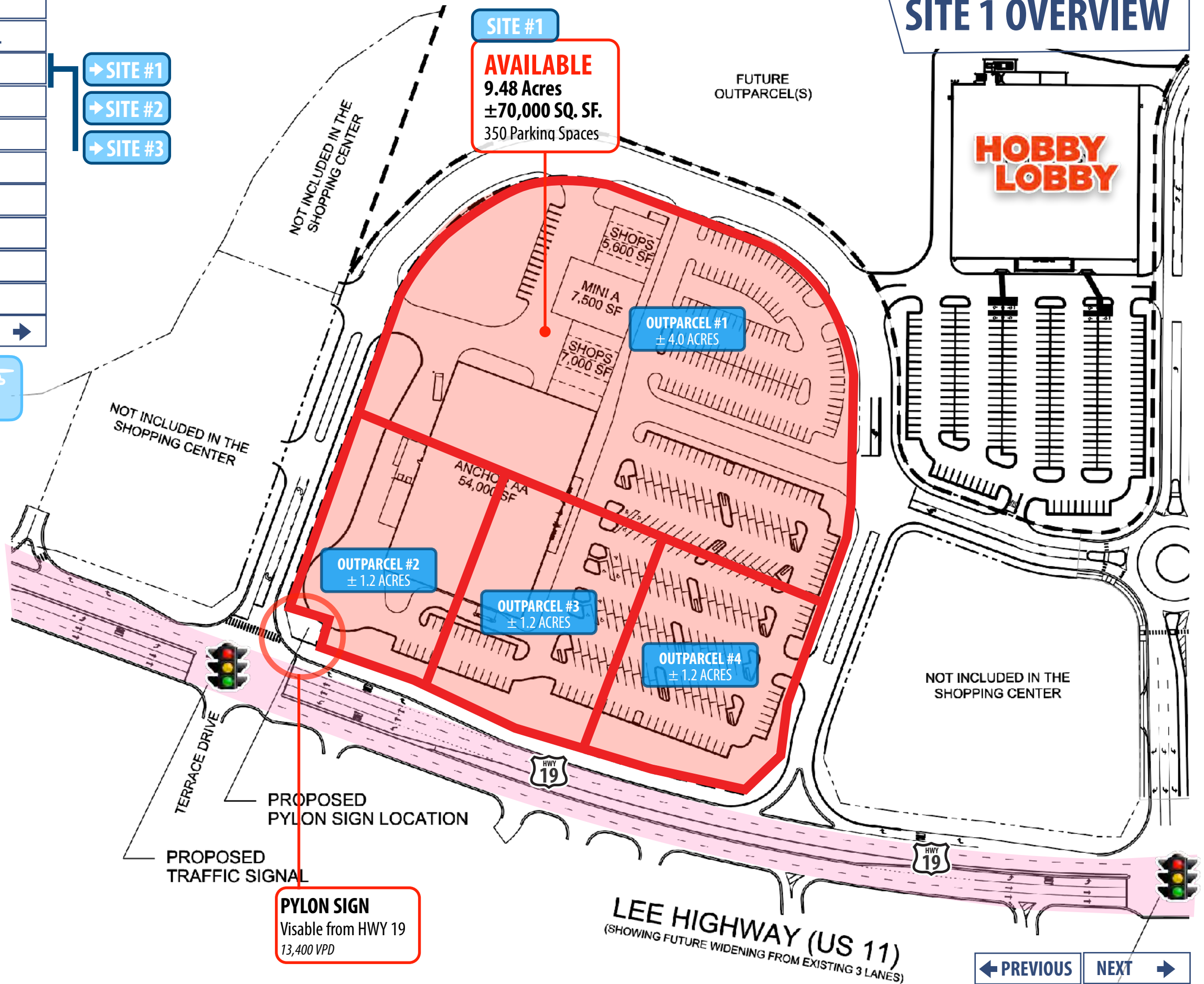


→ SITE #1

→ SITE #2

→ SITE #3

SITE 1 OVERVIEW



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- SITE #1
- SITE #2
- SITE #3

SITE #2

PROPOSED APARTMENTS

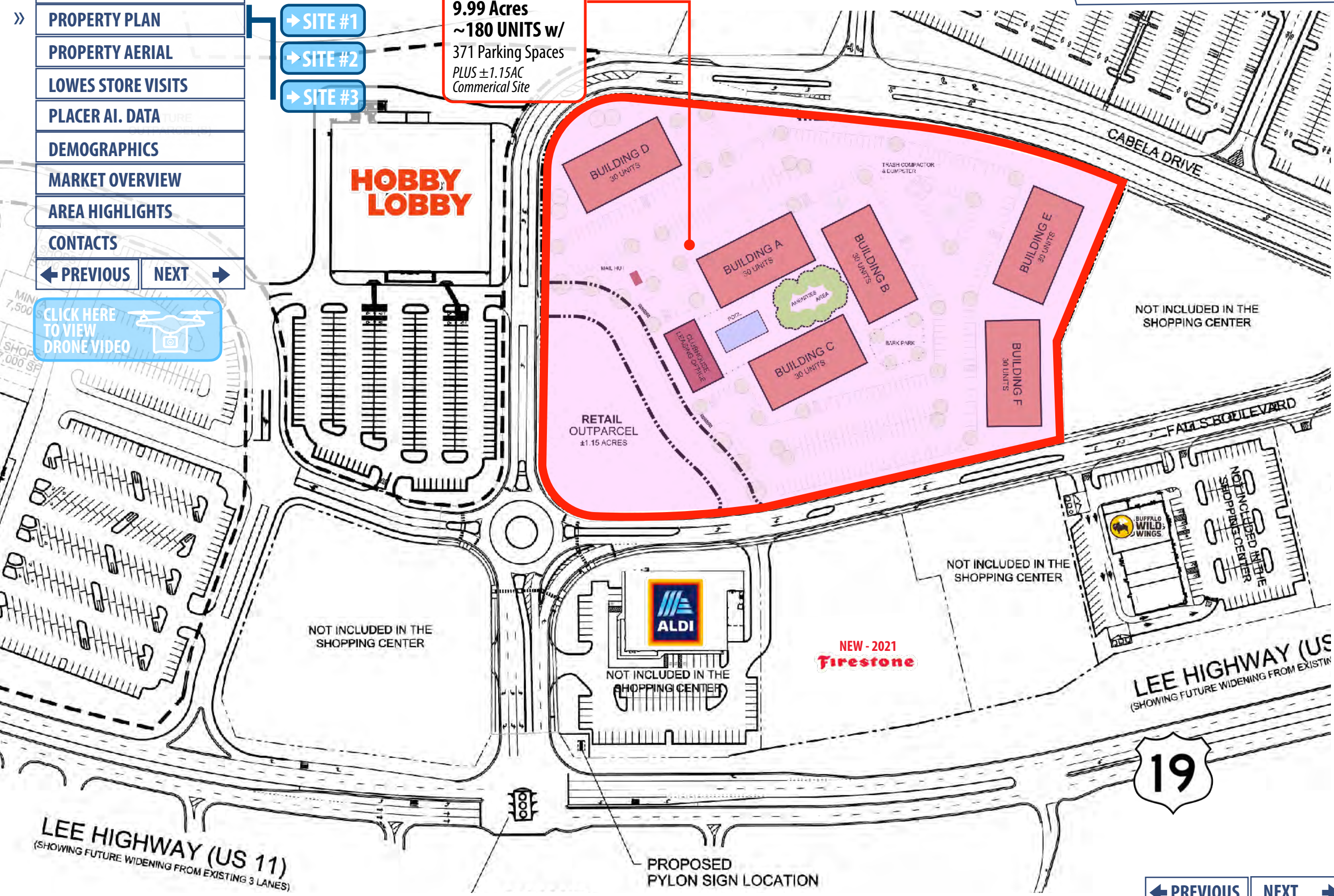
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PLUS ±1.15AC Commerical Site

SITE 2 OVERVIEW



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SITE 3 OVERVIEW

→ SITE #1

→ SITE #2

→ SITE #3



NOT INCLUDED IN THE
SHOPPING CENTER

I-81
54,500 VPD

HOME

LOCATION

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SITE #1
AVAILABLE
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350 Parking Spaces

SHOPS: 5,600 SF
» 4 Spaces Available - 1,400 SF Each

MINI A: 7,500 SF
» Space Available

SHOPS: 7,000 SF
» 5 Spaces Available - 1,400 SF Each

ANCHOR AA: 54,000 SF
» Drive-Thru Available
» Space Available

LOWE'S
» VISITOR REACH - TRI- CITY AREA
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PROPERTY AERIAL

→ KINGSFORT

I-81
54,500 VPD
INTERSTATE 81

HOBBY LOBBY

NEW - 2021 **TEXAS ROADHOUSE**

BUFFALO WILD WINGS

SHEETZ

NEW - 2021 **Firestone**

ALDI

LEE HWY - HWY 19
13,400 VPD

SITE #2
PROPOSED APARTMENTS
9.99 Acres
~180 UNITS w/
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← ABINGDON

← PREVIOUS NEXT →

SITE 1 AERIAL

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350 Parking Spaces

→ SITE #1

→ SITE #2

→ SITE #3

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HOBBY LOBBY

ANCHOR AA: 54,000 SF

» Drive-Thru Available

» Space Available

LEE HWY - HWY 19

13,400 VPD

ABINGDON

KINGSPORT

CLICK HERE

TO VIEW

DRONE VIDEO

→ SITE #1

→ SITE #2

→ SITE #3

ABINGDON ←

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→ KINGSFORT

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SITE 2 AERIAL

EXIT 109

ExxonMobil

Mrabtree

Mi Casa Mexican Restaurant

Morningstar Storage

ZAXBY'S

SHEETZ

NEW - 2021 TEXAS

BUFFALO WILD WINGS

NEW - 2021 Firestone

ALDI

HOBBY LOBBY

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RETAIL OUTPARCEL ±1.15 ACRES

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SITE 2 AERIAL

- SITE #1
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NEW - 2021

Firestone

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 I-81
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PYLON SIGN
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I-81

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SITE 3 AERIAL

EXIT 109



Mi Casa Mexican Restaurant

Morningstar Storage



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5 to 580

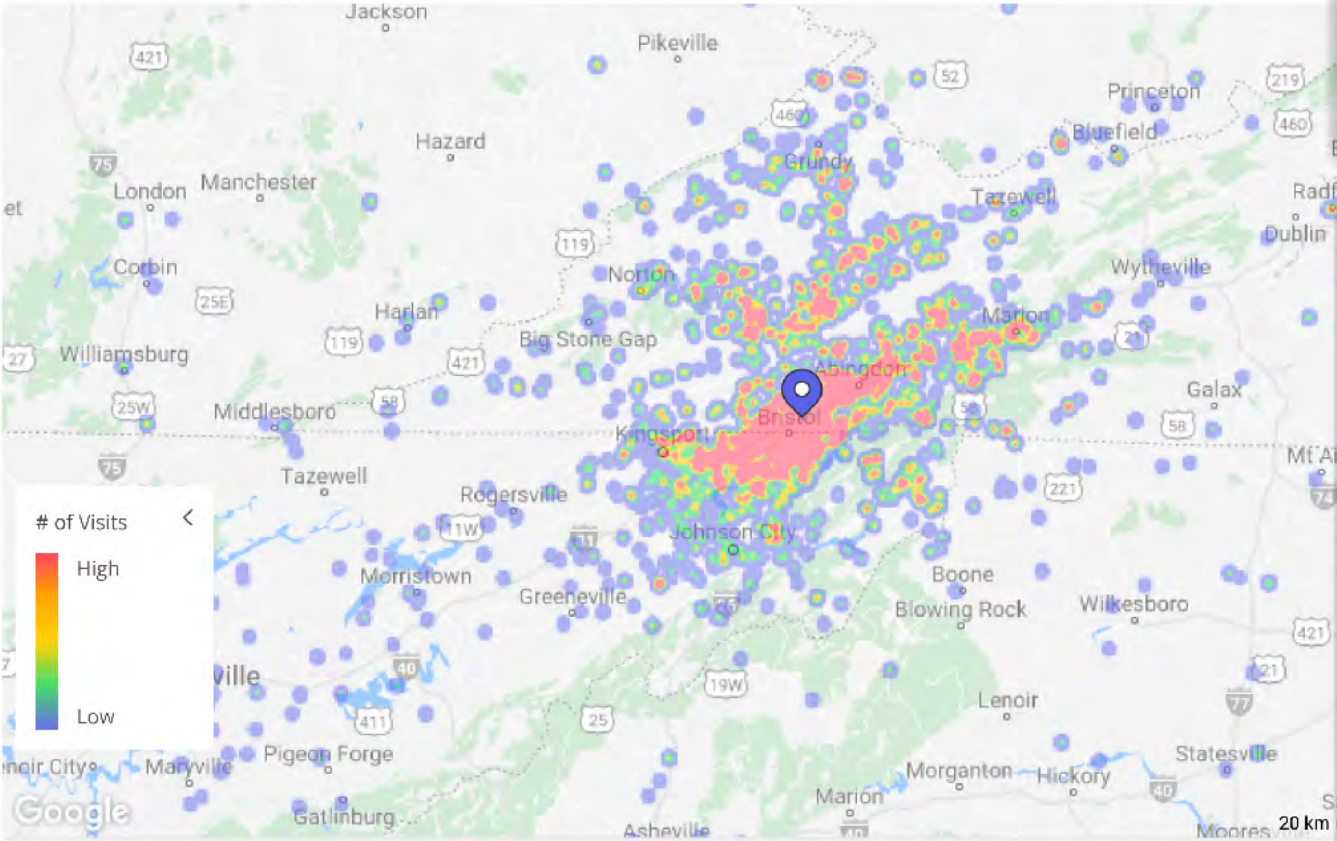
VIRGINIA
TENNESSEE

SHADY VALLEY





Visits	686.4K	Visit Frequency	3.98
Visits / sq ft	5.7	Avg. Dwell Time	40 min
Visitors	171.5K	Panel Visits	14.8K



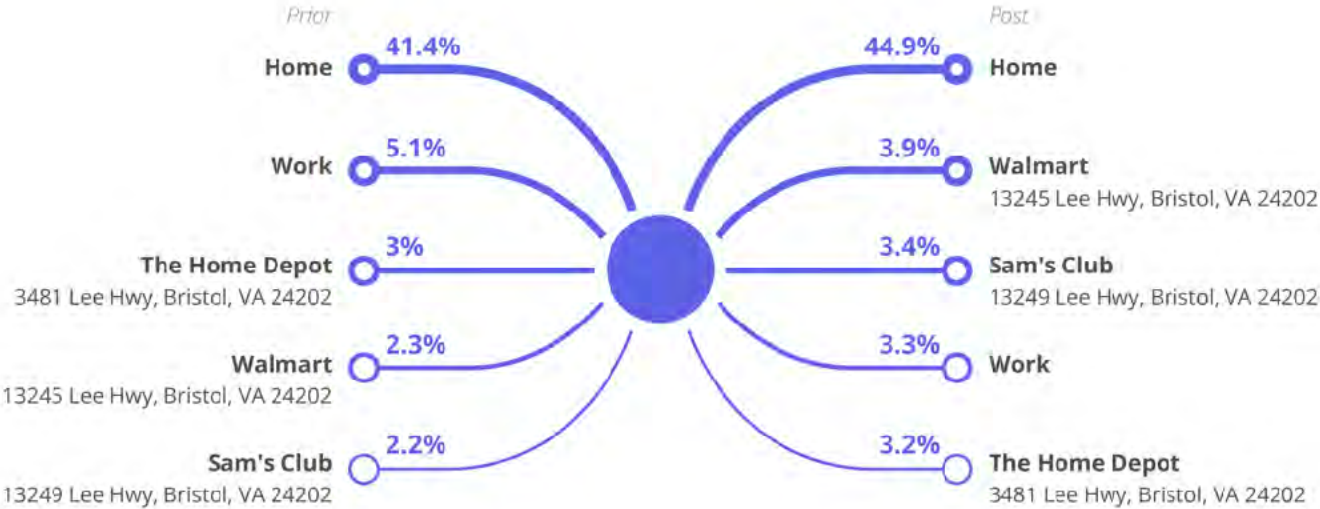
RANKING OVERVIEW



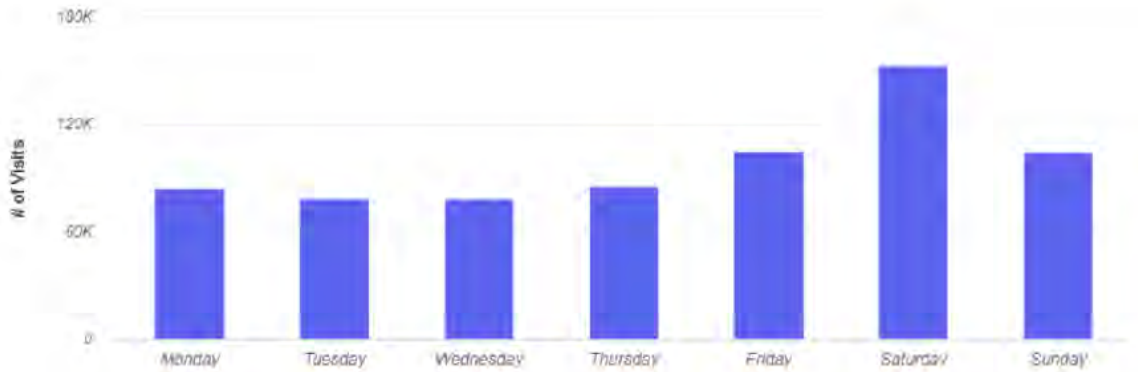
RANKING INDEX

Rank	Name	Visits
41	Lowe's Home Improvement / Camp Creek Parkway, Gordons	693K
42	Lowe's Home Improvement / Cabela Drive, Bristol, VA	686.4K
43	Lowe's Home Improvement / Rutgers St Nw, Roanoke, VA	682.7K
44	Lowe's Home Improvement / W Main St, Salem, VA	674K
45	Lowe's Home Improvement / Richmond Road, Staunton, VA	666.9K
46	Lowe's Home Improvement / Commerce Dr, Bluefield, VA	665.5K
47	Lowe's Home Improvement / Indian Paint Road, Pounding N	660.9K
48	Lowe's Home Improvement / Stafford Market Pl, Stafford, VA	646.7K
49	Lowe's Home Improvement / Russell Branch Parkway SE, Ler	641.7K
50	Lowe's Home Improvement / Farmville Rd, Farmville, VA	641.5K

VISITOR JOURNEY



WEEKLY VISITS



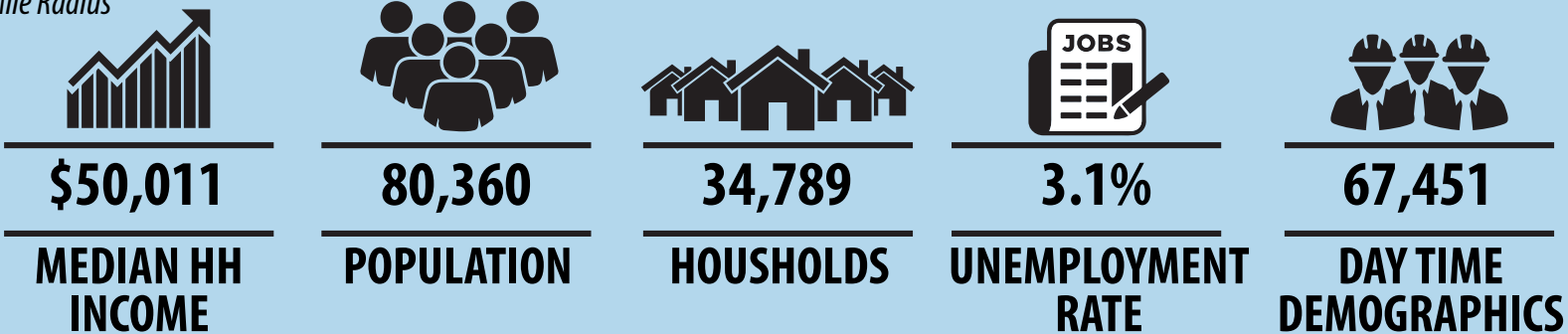
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DEMOGRAPHIC PROFILE

	POPULATION	5 MILE	10 MILE	15 MILE	25 MILE
2021 Estimated Population		45,761	80,360	119,244	365,291
2026 Projected Population		46,555	81,134	120,296	370,129
Projected Annual Growth 2021 to 2026		0.3%	0.2%	0.2%	0.3%
	HOUSEHOLDS				
2021 Estimated Households		19,950	34,789	51,075	156,938
2026 Projected Households		20,419	35,782	52,832	164,173
2021 Estimated Median Household Income		\$47,006	\$50,011	\$50,534	\$49,800
2021 Estimated Total Businesses		1,967	3,160	4,614	13,803
2021 Estimated Total Employees		23,011	34,751	48,150	154,093

# OF EMPLOYERS	MAJOR EMPLOYERS IN WASHINGTON COUNTY VA
600-699	K-VA-T Food Stores
600-699	Food City Distribution Center
500-599	Utility Trailer of Glade Spring
500-599	Universal Fibers
200-249	Columbus McKinnon Corp.
150-199	HAPCO American Flagpole
100-199	Paramont Manufacturing
100-149	General Engineering Co.
100-149	Universal Companies, Inc.
100-149	Dutt & Wagner of Virginia

10 Mile Radius



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MARKET OVERVIEW



Bristol Overview

Bristol is an independent city in the Commonwealth of Virginia. It is the twin city of Bristol, Tennessee, just across the state line, which runs down the middle of its main street, State Street. It is surrounded on three sides by Washington County, Virginia, which is combined with the city for statistical purposes. Bristol is a principal city of the Kingsport–Bristol–Bristol, TN-VA Metropolitan Statistical Area, which is a component of the Johnson City– Kingsport–Bristol, TN-VA Combined Statistical Area – commonly known as the “Tri-Cities” region.

Interstate 81 ties Bristol to important population centers such as Knoxville, Tennessee (118 miles west), and Roanoke, Virginia (143 miles east). Interstate highways 77 and 40 connect with I-81 within 73 miles of Bristol. Interstate 26 from Charleston, SC to Asheville, NC runs through the Tri-Cities .

ATTRACTIONS

- » **Bristol**, known as the “Twin Cities,” sits right on the Virginia-Tennessee state line. The largest city in the area with a combined population of nearly 44,000
- » **Bristol Motor Speedway**: World-famous half-mile track; hosts the NASCAR Sprint Cup
- » **Birthplace of Country Music Museum**: Celebrates Bristol’s seminal country music heritage and designation as the Birthplace of Country Music by the U.S. Congress in 1998
- » **South Holston Lake**: Popular for fishing, boating, skiing, and other recreational activities
- » **Paramount Center for the Arts**: Features nationally known musicians, Broadway touring shows, ballet, symphony, and choral and chamber music

Virginia Overview

Virginia’s economy has diverse sources of income, including local and federal government, military, farming and high-tech. The state’s average earnings per job was \$63,281, the 11th-highest nationwide, and the gross domestic product (GDP) was \$476.4 billion in 2018, the 13th-largest among U.S. states.

Tennessee Overview

Tennessee’s commercial sector is dominated by a wide variety of companies, but its largest service industries include health care, transportation, music and entertainment, banking, and finance. Large corporations with headquarters in Tennessee include FedEx, AutoZone, International Paper, and First Horizon Corporation, all based in Memphis; Pilot Corporation and Regal Entertainment Group in Knoxville; Hospital Corporation of America and Caterpillar Financial, based in Nashville; Unum in Chattanooga; Acadia Senior Living and Community Health Systems in Franklin; Dollar General in Goodlettsville, and LifePoint Health, Tractor Supply Company, Colliers International, and Delek US in Brentwood.

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CLOSE PROXIMITY TO HOUSEHOLDS

MAJOR STREET WITH TRAFFIC FLOW

RETAIL CENTER OF GRAVITY
3 Million Shoppers

HIGH DENSITY POPULATION
80,360 within a 10 mile radius

RETAIL CENTER OF GRAVITY CLOSE PROXIMATION

LOWER SALES TAX
By Almost 4% over Tennessee

GREAT VISIBILITY AND ACCESS
To I-81 & Multiple Access points from Lee HWY.

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

ALL UTILITIES AVAILABLE

2015 YEAR BUILT

[CLICK HERE TO VIEW DRONE VIDEO](#)

SURROUNDING RETAILERS & BUSINESSES

TRAFFIC COUNTS

I-81
54,500 VPD

Lee Hwy. (Hwy 19)
13,400 VPD

EXIT 5
I-81 Exit 5 Ramp
2,800 VPD

AREA HIGHLIGHTS

- » **PRIME REGIONAL RETAIL DESTINATION WITH A STRONG CUSTOMER BASE** - Prime location in vibrant retail corridor
- » **Excellent visibility and access to I-81 (54,500)vehicles per day** with (13,400) on Lee Hwy.
- » **3 Million Shoppers** Per Year
- » **Population of over 45,761 within a five-mile radius**, providing a large customer base in the surrounding area
- » Lower Sales Tax in VA, drives higher retail sales.
- » High **Daytime Employment 67,451 Employees** in a 10 Mile Radius
- » Proposed ±200 apartment units within 2 minute walk of site
- » Great Access with multiple egress & ingress locations

LOCAL DEVELOPMENT NEWS

- » Hard Rock Announces Grand Opening Date for 'Bristol Casino - Future Home of Hard Rock'
90,000 square feet and cost about \$400 million, creating 2,000 jobs
Construction begins on Hard Rock casino in Bristol
- » Proposed 300-400 apartment complex near Hard Rock Casino to be discussed in Bristol, Virginia
- » Texas Roadhouse in Bristol, Virginia expected to open in October
- » New Firestone Auto Center coming to the Falls Center in Bristol, Virginia

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CONTACTS



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www.AbernathyDevelopment.com



retail specialists

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 emil@retailspecialists.com

 [678-429-3575](tel:678-429-3575)

www.RetailSpecialists.com



retail specialists