



VACANT SINGLE-TENANT BUILDING (FORMER T-MOBILE)

BRISTOL, VA

3176 Linden Dr, Bristol, VA 24202



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VACANT SINGLE-TENANT BUILDING – Value-Add Investment

3176 Linden Dr, Bristol, VA 24202

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Financial Overview

Vacant Single-Tenant Building

Offering Summary

Price	Contact Broker for Guidance
Building Size	3,400 SF

Property Details



Parcel No. (APN)
223-5-6



Building Size
3,400 Sq Ft



Lot Size
.59 Acres



Investment Highlights

- **Former T-Mobile Building Redevelopment Opportunity**
 - » Major Retail Traffic Corridor & Strong Demographics
40,135 Residents Within a 5 Mile Radius
- **Frontage on Interstate 81 (55,000 Vehicles Per Day) from Tennessee to New York**
 - » Ideal Retail Locations – Interstate-81 Exit –
Opportunistic Returns
 - » Average Household Income of \$84,196 in the Area
- **Across from Walmart Supercenter-Sam's Club Anchored Power Center– Busy Area**
 - » Nearby National Retailers include Walmart Supercenter, Sam's Club, Target, TJ Maxx, Ross, PetSmart, Burlington, Five Below, Bealls, Rural King, Dollar Tree, Tractor Supply Co, Ashely Furniture, Mattress Firm, Dollar Tree, Dollar General, Cinemark, Olive Garden, Perkins, IHOP, Chili's, Verizon, AT&T, Wendy's and Starbucks
- **Significant Value-Add – Huge Upside**
 - » Next to the Virginia Intermediate School – Opened 2024 Consolidating all Elementary Schools in Bristol, VA into one Campus – Huge Traffic Draw
- **Fee Simple Ownership (Land & Building)**
 - Free and Clear of Debt





**MATTRESS
FIRM**

DOLLAR TREE

RURAL KING
EST'D 1960
AMERICA'S FARM & HOME STORE

**Sam's
CLUB**

Walmart

TARGET

PETSMART

bealls

TJ-MAXX

FIVE BELOW

**ROSS
DRESS FOR LESS**

**TSC TRACTOR
SUPPLY CO.**

Ashley
FURNITURE HOMESTORE

**Advance
Auto Parts**

**crumbl
cookies**

TACO BELL

COOK OUT

**Olive
Garden**

**golden
corral**

Office DEPOT

Wendy's

GameStop

CosmeProf

**Logan's
ROADHOUSE**

**VACANT SINGLE
TENANT BUILDING**

chili's

verizon

AT&T

LINDEN DRIVE

T Mobile

**INTERSTATE
Bowl**

Interstate 81 - 55,000 VDP



Site Plan



Demographics

5 MILE RADIUS:



Total Population: **40,135**

Households: **17,780**

Daytime Population: **32,724**

Median Age: **43.3**



Average Household Income: **\$79,342**

Median Household Income: **\$58,303**

10 MILE RADIUS:



Total Population: **80,509**

Households: **35,835**

Daytime Population: **63,991**

Median Age: **44.6**



Average Household Income: **\$83,263**

Median Household Income: **\$59,456**

20 MILE RADIUS:



Total Population: **185,157**

Households: **80,310**

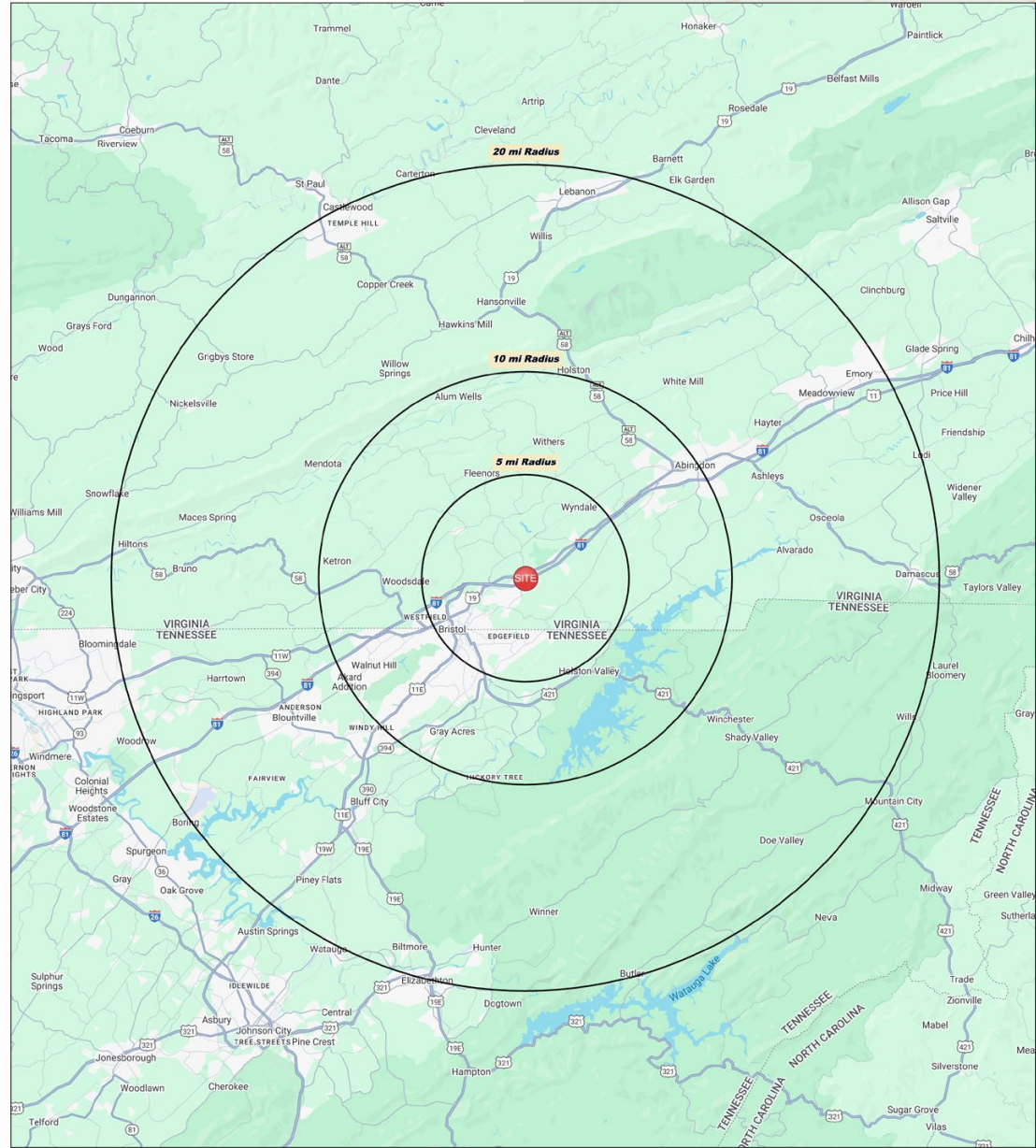
Daytime Population: **132,912**

Median Age: **45.2**

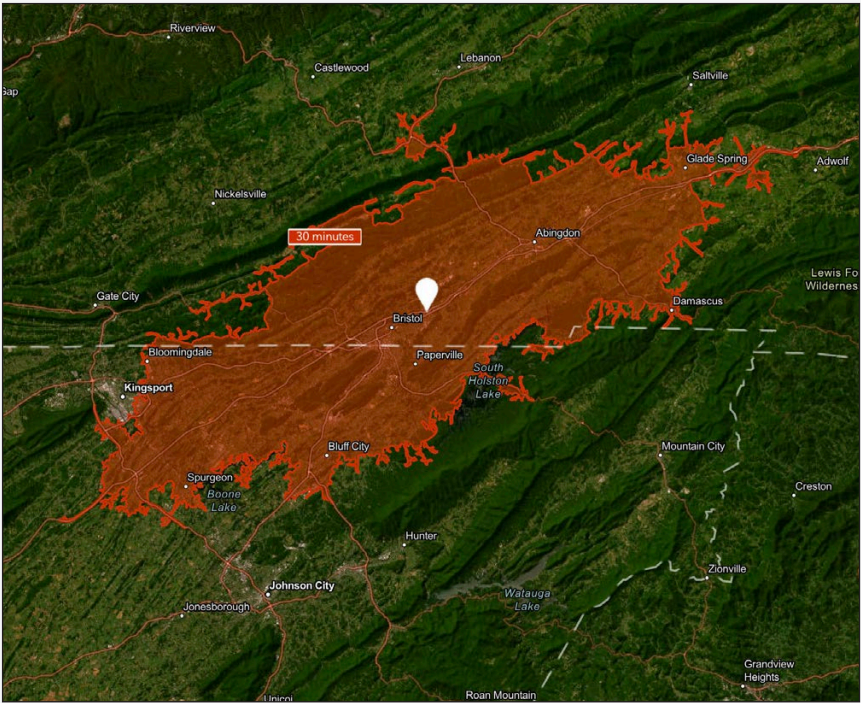


Average Household Income: **\$84,916**

Median Household Income: **\$60,844**



Demographics - 30 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$1,444,238,311

EDUCATION

Bachelor's Degree
or Higher



29%

OWNER OCCUPIED HOME VALUE

Average



\$263,539

KEY FACTS

174,951

Population

\$53,686

Median Household Income

46.7

Median Age

177,872

Daytime Population

TAPESTRY SEGMENTS

Midlife Constants 12,797 Households	Small Town Sincerity 10,002 Households	Comfortable Empty Nesters 9,711 Households
Socioeconomic Traits Residents are seniors, at or approaching retirement, with below-average labor force participation and below average net worth.	Socioeconomic Traits Young families & senior householders that are bound by community ties. Labor force participation lower at 52%, which could result from lack of jobs or retirement.	Socioeconomic Traits Nearly half of all householders aged 55 or older. Average labor force participation at 61%. Residents are professionals working in government, health care, or manufacturing.
Household Types Married couples, with a growing share of singles.	Household Types Half of the householders aged 55 years or older and predominantly single-person households.	Household Types Married couples, some with children, but most without.
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$2,788

Eating
Out

\$1,620

Apparel &
Services

\$5,409

Groceries

\$178

Computer &
Hardware

\$6,390

Health
Care

Area Overview



The Tri-Cities Area

(Johnson City-Kingsport-Bristol)



Nestled in the scenic Appalachian Highlands, the **Tri-Cities region**—comprising **Bristol, Kingsport, and Johnson City**—offers a dynamic blend of small-town charm, rich history, and a thriving economy. This interconnected metropolitan area provides a strong business climate and a high quality of life, attracting both residents and investors. With a combined **population exceeding 500,000**, the Tri-Cities serves as a regional hub for commerce, healthcare, education, and tourism. Its strategic location with access to **Interstates 26 and 81**, makes it a prime destination for business expansion, tourism, and quality living further enhancing its appeal for businesses and residents alike.

Bristol: Birthplace of Country Music & Racing Capital

Bristol holds a special place in the hearts of music lovers worldwide, earning its reputation as the **“Birthplace of Country Music.”** In 1927, the famous Bristol Sessions were recorded in the downtown area, marking the beginning of modern country music. Visitors can explore this rich history through the Birthplace of Country Music Museum, and the city’s State Street is dotted with murals and monuments that celebrate this musical legacy.

The city is also home to the legendary **Bristol Motor Speedway (BMS)**, one of the world’s most iconic NASCAR tracks. With a **seating capacity of over 150,000**, BMS hosts major NASCAR Cup Series events in April and August, drawing fans from across the nation and the globe.

The Tri-Cities Area (Johnson City-Kingsport-Bristol) continued

Beyond racing and music, **Bristol's downtown** is a thriving cultural hub, offering a mix of entertainment, shopping, and dining. As a **Certified Main Street Community**, it continues to evolve with new businesses, restaurants, and offices, creating a lively atmosphere for both residents and visitors.



Near Downtown, the **Hard Rock Café & Casino Bristol** recently opened to widespread acclaim attracting headliner musical country starts from across the country. There are only 5 casinos currently allowed in Virginia and this one that just launched in 2024 is the first one to open.

Kingsport: A Thriving Industrial & Outdoor Destination

As one of the economic powerhouses of the Tri-Cities, **Kingsport** is home to a strong industrial, healthcare, and education sector. The city is anchored by major employers like **Eastman Chemical Company, a Fortune 500 company**, and **Ballad Health**, one of the region's largest healthcare providers. With a thriving manufacturing and logistics industry, Kingsport serves as a key economic driver in Northeast Tennessee.

Outdoor enthusiasts enjoy the city's natural beauty and recreation, with destinations like **Bays Mountain Park & Planetarium**, one of the largest city-owned parks in the U.S., offering hiking, biking, and wildlife viewing. The **Kingsport Greenbelt** provides miles of scenic walking and biking trails connecting neighborhoods, parks, and business districts.

Kingsport also boasts a vibrant downtown scene, featuring locally owned restaurants, breweries, and retail shops. Annual events such as **Fun Fest**, one of the largest summer festivals in the region, bring the community together for concerts, food, and entertainment.

The Tri-Cities Area

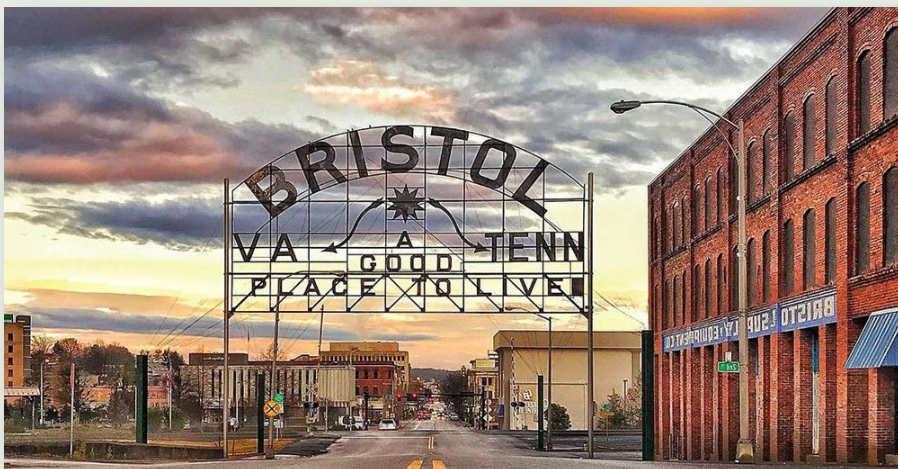
(Johnson City-Kingsport-Bristol) continued

Johnson City: A Hub for Education, Healthcare & Innovation

As the largest city in the Tri-Cities, Johnson City is a dynamic center for higher education, healthcare, and entrepreneurship. It is home to **East Tennessee State University (ETSU)**, a major institution that drives economic growth, research, and cultural contributions in the region. **ETSU's Quillen College of Medicine and Bill Gatton College of Pharmacy** provide advanced medical education, supporting a growing healthcare industry.

Johnson City also features a booming **downtown district**, with a mix of historic architecture, craft breweries, boutique shopping, and a thriving arts scene. The revitalized Founders Park and King Commons serve as popular gathering spaces for concerts, festivals, and outdoor activities.

Outdoor recreation is a cornerstone of Johnson City's appeal, with proximity to the **Cherokee National Forest, Watauga Lake, and the Appalachian Trail**. Locals and visitors enjoy world-class hiking, fishing, and boating within minutes of downtown.



Top Employers – The Tri-Cities Area

Company	Employees
Eastman Chemical Company	6,800
Ballad Health	3,541
East Tennessee State University (ETSU)	2,330
Citi Commerce Solutions	1,950
Advanced Call Center Technologies	1,400
American Water Heater Company	1,170
Wellmont Health System	1,100
Hawkins County Board of Education	1,100
BAE Systems Ordnance Systems	850
James H. Quillen VA Medical Center	1,592

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