



PARKWAY EXECUTIVE PLAZA

713 VOLUNTEER PKWY, BRISTOL, TN 37620



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 713 Volunteer Pkwy, Bristol, TN, 37620. This modern and well-maintained building offers a flexible floor plan to accommodate various businesses, with ample parking for employees and customers. Enjoy a professional and welcoming exterior facade, dedicated signage opportunities for tenant branding, and a spacious interior flooded with natural light. Located in a high traffic area for maximum exposure, and in close proximity to major highways and thoroughfares, this property provides a prime location with high visibility. With efficient HVAC and utilities for cost savings, this is the ideal space to elevate your business.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Modern and well-maintained building
- Ample parking for employees and customers

MAURICE (MO) WHITTEN

Retail Consultant
423.968.5971
mow@ira-realty.com

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	9
Available SF:	1,550 SF
Lot Size:	4 Acres
Building Size:	15,476 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,445	16,886	24,601
Total Population	6,537	33,336	49,852
Average HH Income	\$43,948	\$47,090	\$52,051





OFFICE BUILDING FOR LEASE

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,550 SF

Lease Term:	Negotiable
Lease Rate:	Leased

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,550 SF	NNN	Negotiable	-

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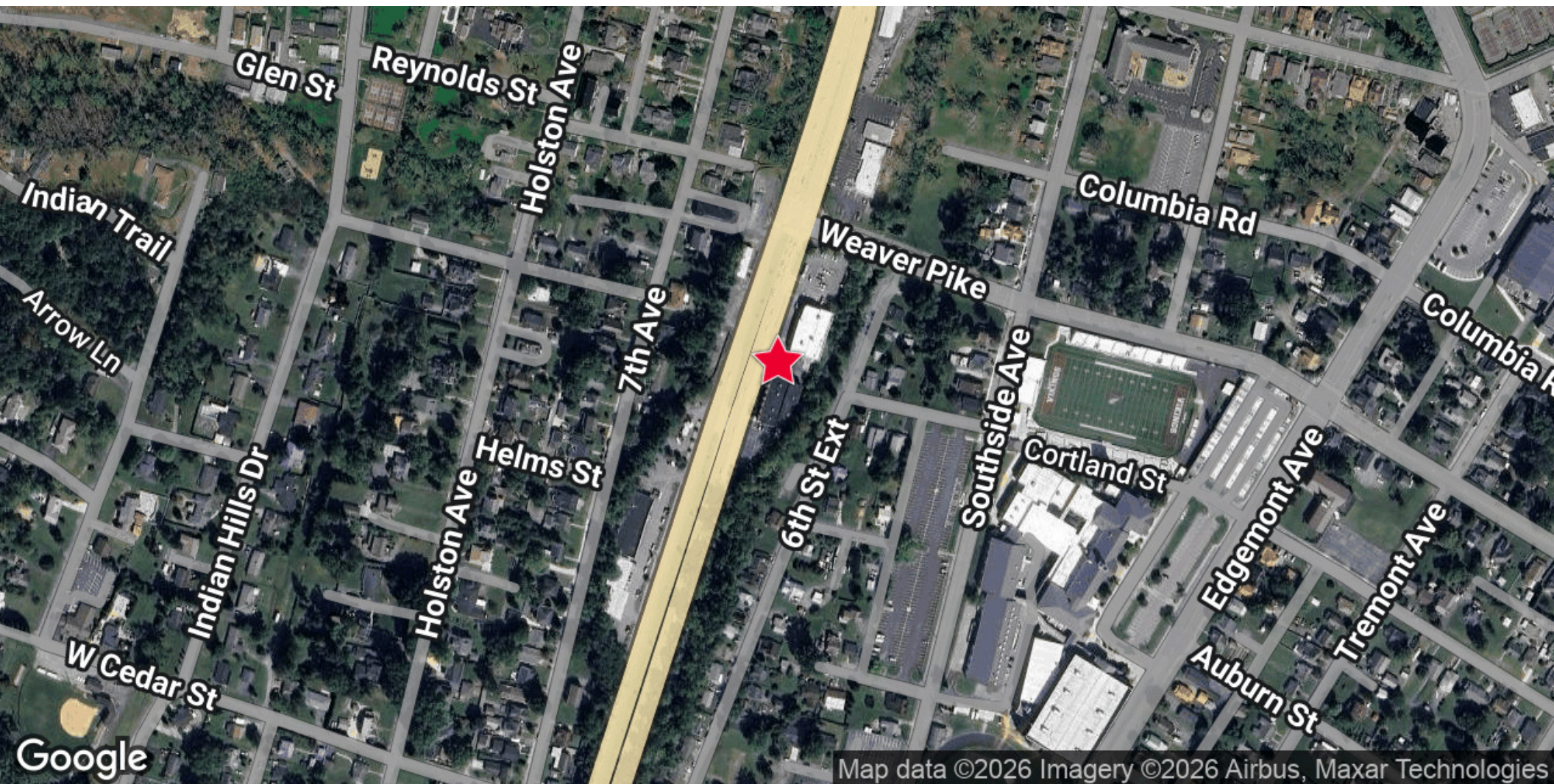
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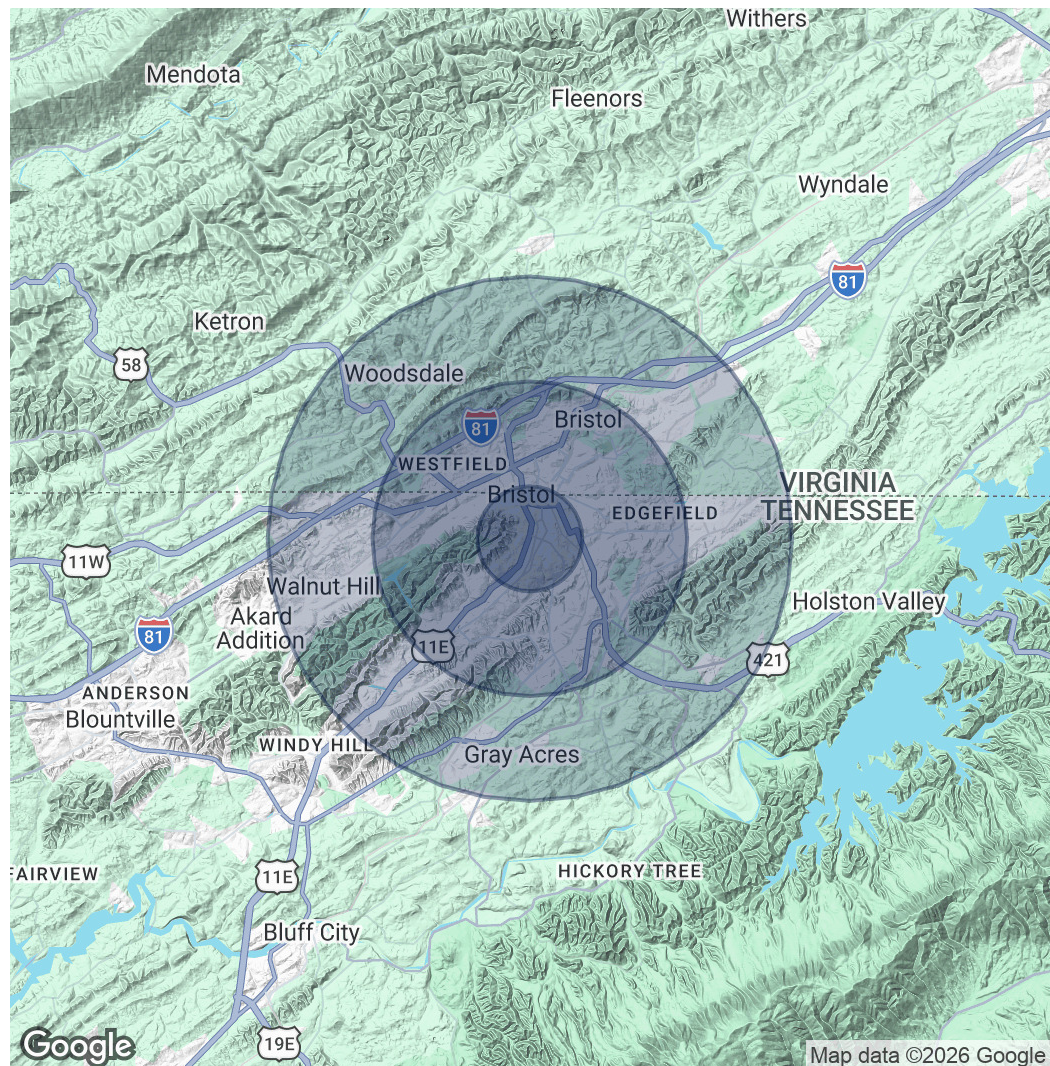
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,537	33,336	49,852
Average Age	41.3	40.7	42.5
Average Age (Male)	38.3	38.8	41.2
Average Age (Female)	45.8	43.4	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,445	16,886	24,601
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$43,948	\$47,090	\$52,051
Average House Value	\$116,263	\$112,585	\$130,191

2020 American Community Survey (ACS)



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