



THALHIMER

FOR SALE
Sam's Club Outlot
21483 Market Center
Bristol, VA 22901

+/-0.54 ACRE PARCEL AVAILABLE *



For more information, contact:

CONNIE JORDAN NIELSEN
Senior Vice President
804 697 3569
connie.nielsen@thalhimer.com

ALICIA BROWN
First Vice President
804 697 3483
alicia.brown@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

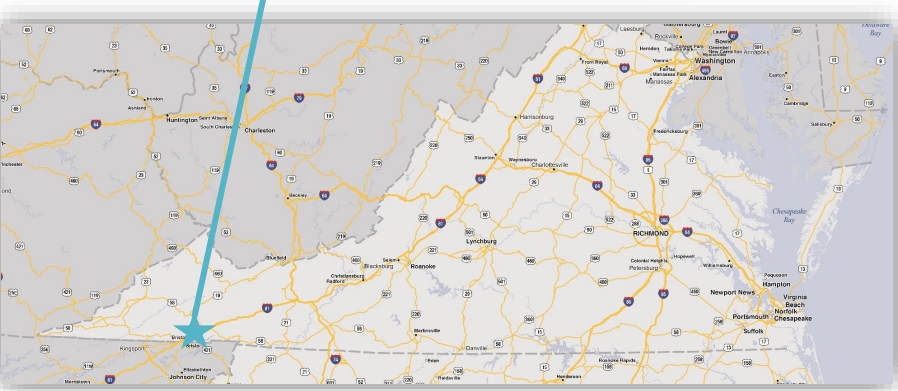
** The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.*

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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City	Bristol
Zoning	Commercial
Lot Size	Approximately 0.54 Acres *

Demographics			
	1 Mile	3 Miles	5 Miles
Population	1,564	12,156	37,593
No. of Households	671	5,223	16,131
Avg. HH Income	\$77,100	\$70,524	\$58,111
Employees	2,860	8,055	20,836



- Located in the heart of Bristol's primary shopping district
- Anchored by Sam's Club, Walmart and Rural King
- Surrounding retail includes Tractor Supply, Ashley Furniture, Cato and Dollar Tree
- Surrounding restaurants include Olive Garden, McDonald's, Wendy's, Taco Bell and Cook Out
- Commercial Zoning