



# FALLS RETAIL CENTER

3761, 3765, 3769 Lee Highway  
Bristol, VA 24202



## DEMOGRAPHICS

- 1 mile radius - Population: 2,406  
Income: \$68,726
- 3 mile radius - Population: 20,689  
Income: \$69,015
- 5 mile radius - Population: 45,596  
Income: \$67,321



Leasing Team  
1550 Highway 126  
Bristol, TN 37620  
(423) 968-3321  
KBMCP.com

## Property Information

- Price available upon request
- Total Square Footage: 7,700 SF
- Traffic Count @ Lee Highway (Hwy 11):  
N/A
- This development is essential in bringing the retail buzz back into Bristol, VA. Located next to Planet Fitness, which is drawing 5,000+ monthly into its facility.
- Excellent visibility, with direct ingress / egress off Lee Hwy (Hwy 11)
- Growing retail within 3 mile radius, adjacent to major shopping complex.
- Minutes from Sugar Hollow Park and big box retailers.
- This shopping center will feature three suites.
- Pre-Leasing Available Now!



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# Marketing Plan

7,700 SF

(Subject to Change)

## REVISIONS:

No.	Description	Date

A NEW DEVELOPMENT FOR:  
**THE FALLS  
LOTS 27**  
BRISTOL, VA



keeping you in our sites

1550 HIGHWAY 126 BRISTOL, TN 37620  
423-968-3321  
MANAGING COMPANY



CONSTRUCTION COMPANY, LLC  
COMMERCIAL, RETAIL, RESIDENTIAL & CHURCH BUILDERS  
1550 HIGHWAY 126 BRISTOL, TN 37620 423-968-9164  
www.truelinelc.com

- ☒ PRELIMINARY  
☐ DOCUMENT  
☐ REVISION
- ☐ CONSTRUCTION  
☐ SOUTHERN  
☐ REVISION

Project number	
Date	
Drawn by	
Checked by	
Scale	