



# AVAILABLE FOR LEASE

1701 EUCLID AVE, BRISTOL, VA 24201



## PROPERTY DESCRIPTION

1701 Euclid Avenue presents a single story, well-maintained, multi-tenant building. This ideal property offers a functional layout for a mix of professional, medical, service and retail-oriented tenants. Totalling approximately 19,258 square feet and situated on ±2.19 acres in the heart of Bristol, Virginia. Traffic counts along Euclid Avenue are approximately 15,000 vehicles per day, providing consistent exposure for tenants. The center features a stable and synergistic environment for both tenants and visitors with strong visibility, multiple points of ingress and egress, and prominent signage opportunities. The property is supported by approximately 64 surface parking spaces for convenient customer parking with designated employee parking to the rear with more than 300 feet of road frontage.

## TOMMY PERRIGAN

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## OFFERING SUMMARY

<b>Lease Rate:</b>	\$14 SF/yr (MG)
<b>Available SF:</b>	2,800 SF
<b>Lot Size:</b>	2.19 Acres
<b>Building Size:</b>	19,258 SF

## PROPERTY HIGHLIGHTS

- Corner property
- Employee parking at the rear of the property
- Signage opportunities available
- Minutes to downtown Bristol





# AVAILABLE 2,800 SF

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## LEASE INFORMATION

Lease Type:	MG
Total Space:	2,800 SF

Lease Term:	Negotiable
Lease Rate:	\$14 SF/yr

## AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1701 B Euclid Avenue	Available	2,800 SF	Modified Gross	\$14.00 SF/yr	-

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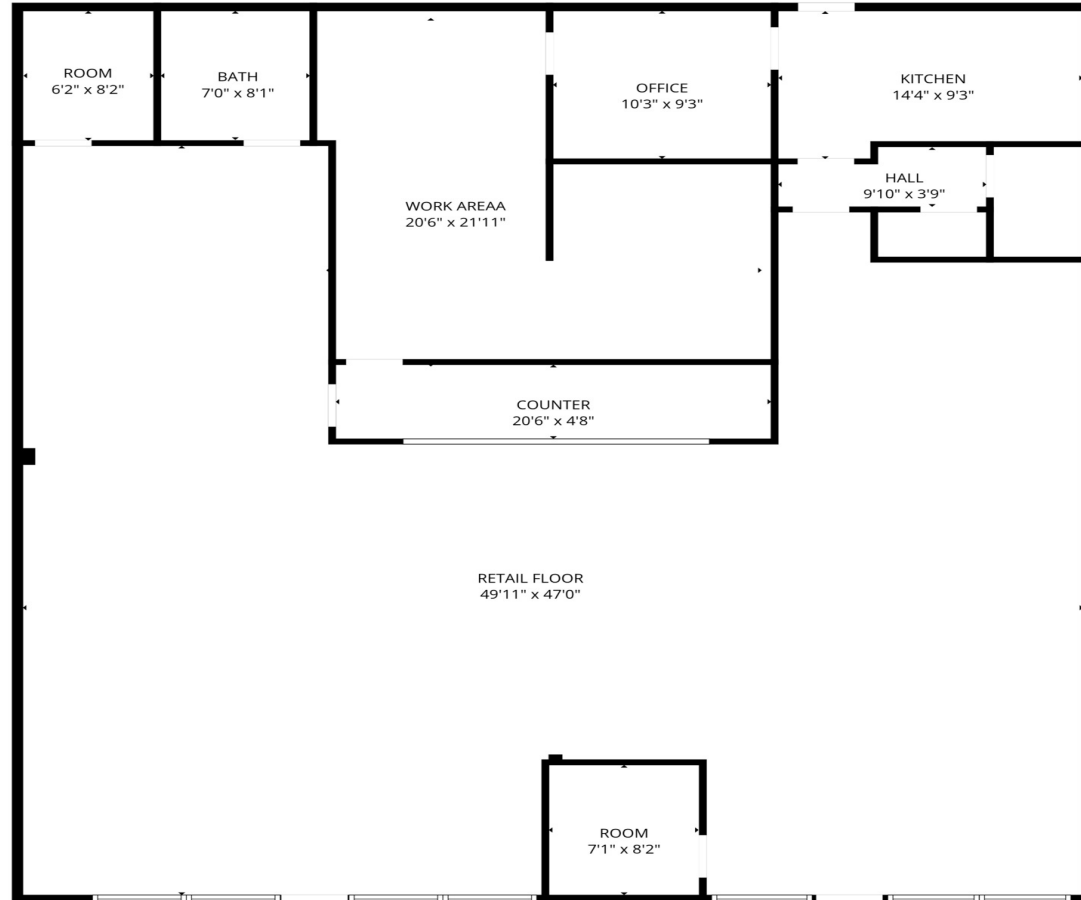
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# FLOOR PLAN

1701 EUCLID AVE, BRISTOL, VA 24201



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# DEMOGRAPHICS

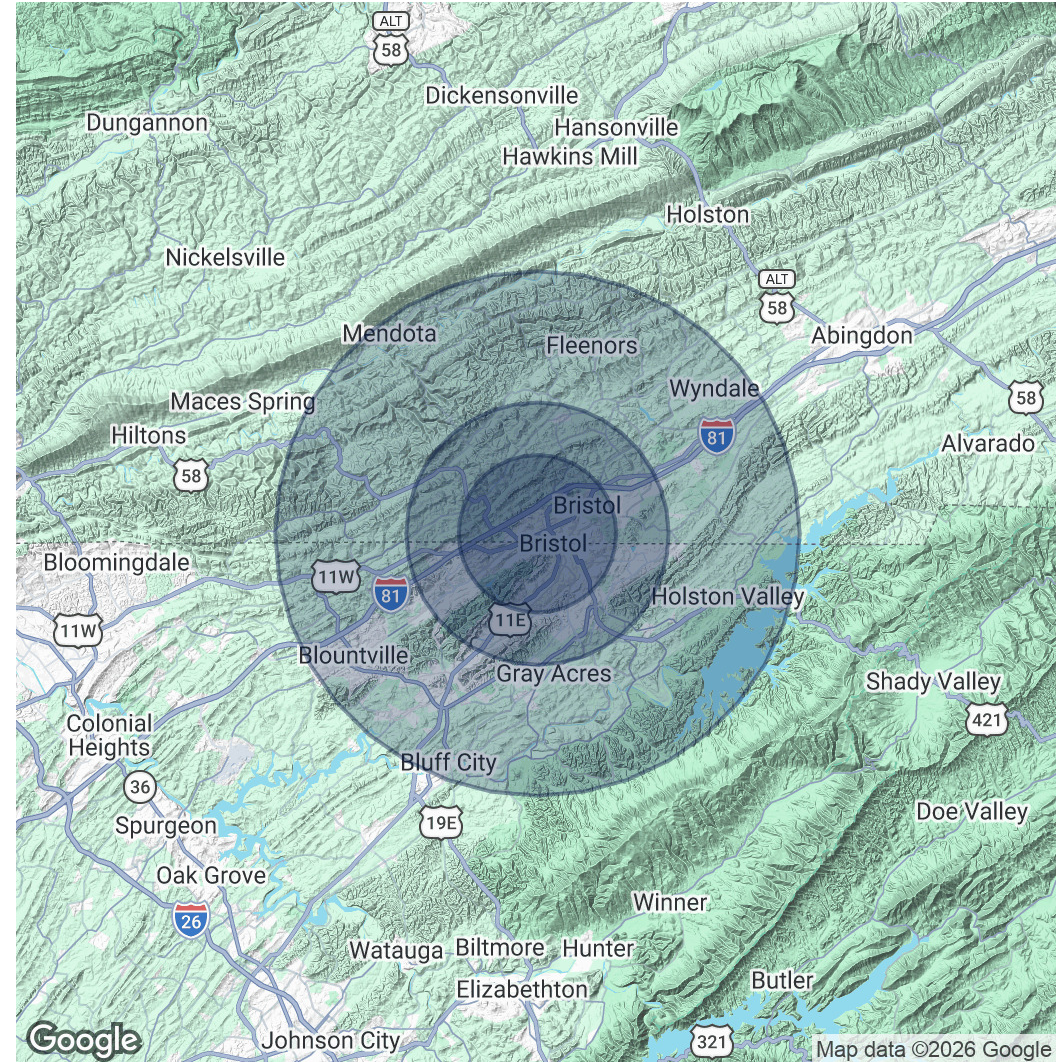
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,472	49,554	84,294
Average Age	44.0	44.6	44.8
Average Age (Male)	40.8	42.4	43.1
Average Age (Female)	47.5	47.0	46.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,376	21,284	35,298
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$65,447	\$72,273	\$76,024
Average House Value	\$174,703	\$183,732	\$207,373

2023 American Community Survey (ACS)



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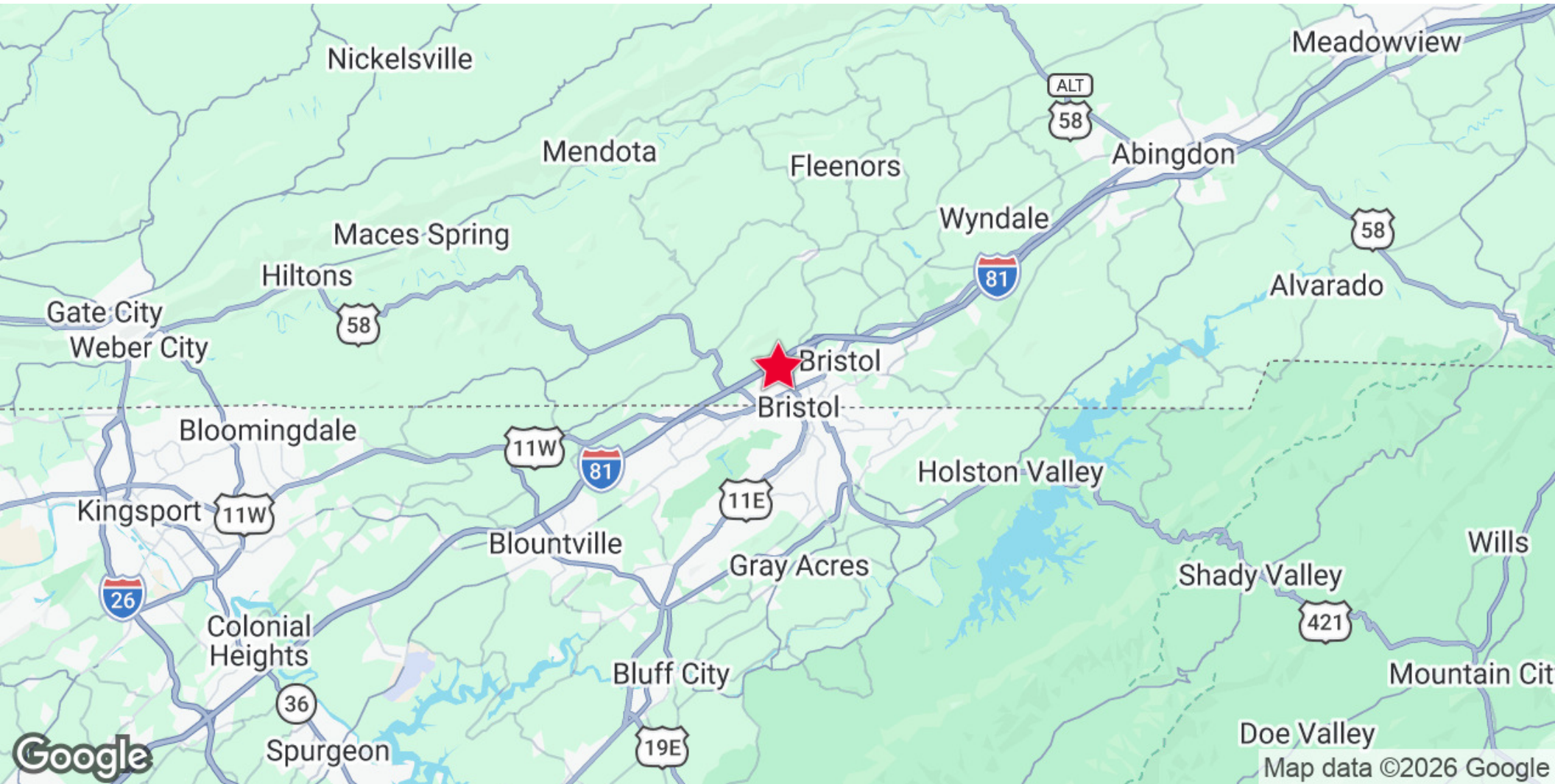
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# LOCATION MAP

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