FOR LEASE





PROPERTY SUMMARY



33 MIDWAY STREET & GATE CITY HIGHWAY, BRISTOL, VA 24201





OFFERING SUMMARY

Lease Rate:	ase Rate: Contact agent		
Available SF: 1,500 -		- 29,250 SF	
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,031	12,685	21,854
Total Population	4,751	28,833	50,779
Average HH Income	\$41,354	\$51,703	\$56,629

PROPERTY OVERVIEW

Kroger-anchored shopping center next to new Hard Rock Hotel and Casino - Opening 2022!

PROPERTY HIGHLIGHTS

- Located less than one mile from I-81, Exit 1
- Adjacent to 60,000 SF Kroger that opened in 1998
- Near major intersection of Gate City and W. State Street
- Signal light access at Midway Street
- Good access, visibility and parking
- Monument signage available

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PROPERTY SUMMARY | 2

FOR MORE INFORMATION, PLEASE CONTACT:

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FCHILDERS@SLNUSBAUM.COM NSHOR@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404



ADDITIONAL PHOTOS



33 MIDWAY STREET & GATE CITY HIGHWAY, BRISTOL, VA 24201





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ADDITIONAL PHOTOS | 3

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AREA RETAIL



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AREA RETAIL | 4

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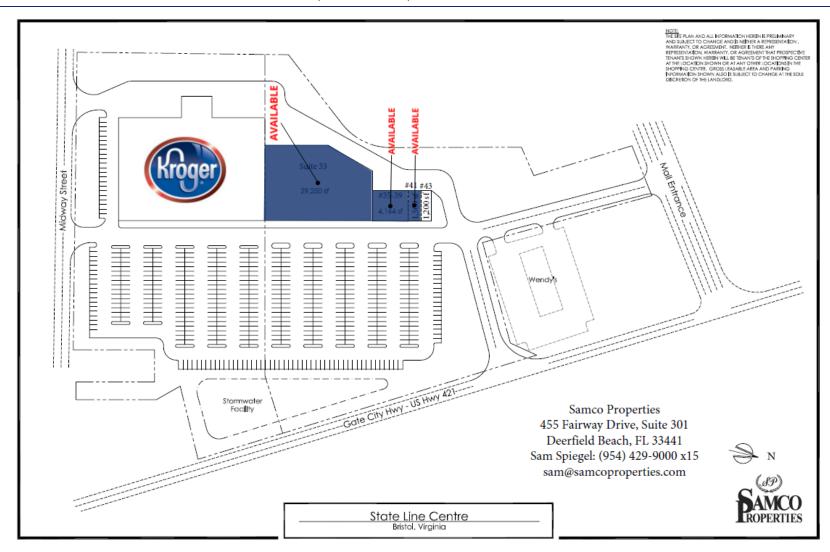
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VACANCY OVERVIEW



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VACANCY OVERVIEW | 5

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VACANCY OVERVIEW



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Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 29,250 SF	Lease Rate:	Contact agent

AVAILABLE SPACES

	SUITE	TENANT	SIZE
•	Suite 33	Available	29,250 SF
	Suite 35-39	Available	4,164 SF
	Suite 41	Available	1,500 SF

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VACANCY OVERVIEW | 6

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HARD ROCK HOTEL & CASINO N S.L. NUSBAUM Realty Co.



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CONTACT US





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