

FOR LEASE



STATE LINE CENTRE - RETAIL

33 MIDWAY STREET & GATE CITY HIGHWAY
BRISTOL, VA 24201

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY SUMMARY

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



OFFERING SUMMARY

Lease 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

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

PROPERTY SUMMARY | 2

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ADDITIONAL PHOTOS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

AREA RETAIL

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VACANCY OVERVIEW

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VACANCY OVERVIEW



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LEASE INFORMATION

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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HARD ROCK HOTEL & CASINO



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