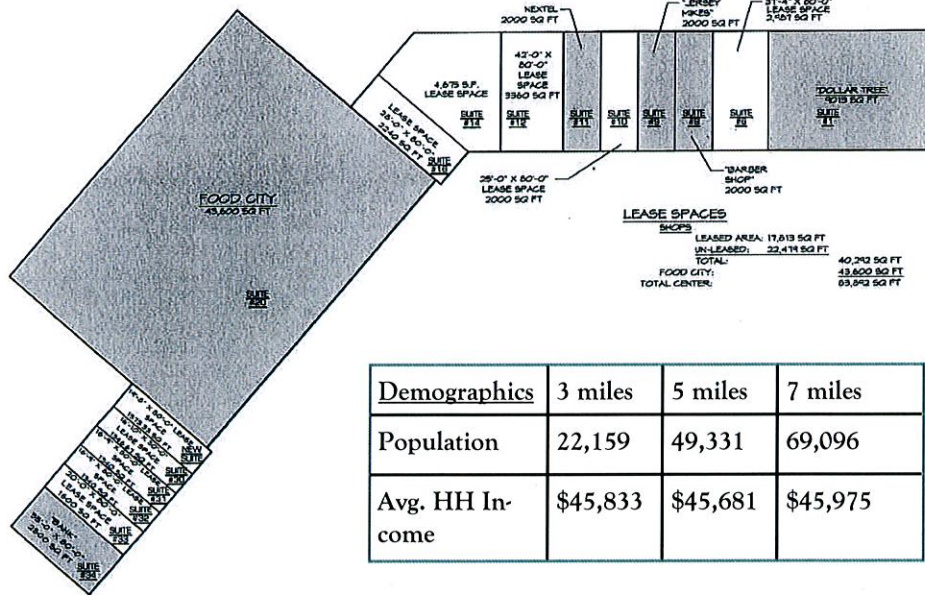




SOUTHGATE CROSSING

1430 VOLUNTEER PARKWAY
BRISTOL, TN 37620



Current Tenants

- Lowe's
- Food City
- Dollar Tree
- Southside Barber
- Jersey Mike's
- Green County Bank
- Nextel
- Sprint
- US Post Office
- Marble Slab
- Little Caesars Pizza
- Walgreen's

Demographics	3 miles	5 miles	7 miles
Population	22,159	49,331	69,096
Avg. HH In- come	\$45,833	\$45,681	\$45,975

Located in the hub of activity on Volunteer Parkway. Southgate Crossing is part of a Twenty Million Dollar redevelopment of the South Bristol market. With a brand new Lowe's Home Improvement Center as its neighbor, this shopping center is anchored by the newest 43,000 square foot-Food City prototype, as well as being home to a host of national tenants.



Traffic counts are in excess of 25,000 cars/day with ingress and egress being controlled at each end of the center with traffic signals. Limited spaces are available ranging in size from 2000 – 4700 square feet.



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