

VOLUNTEER PARKWAY— BRISTOL, TN

DEMOGRAPHICS

Here is your opportunity to be a part of the redevelopment of South Bristol. **Johnson & Associates** is now offering three premier sites encompassing the all new Lowe's Home Improvement Center, Walgreen's, Southgate Crossing Shopping Center anchored by Food City, AmSouth Bank, and Wendy's. Traffic counts in this area are in excess of 25,000 cars per day.

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



Site 1

Site one offers over 6 acres of undeveloped property that can be subdivided according to tenants needs. This property is adjacent to the Lowe's entrance and has great visibility.



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Site 2

Site two is an out parcel located in the midst of the Southgate Crossing Development. This lot is ideal for a restaurant pad and will allow for cross easement parking with the Shopping Center. In addition to Food City this center is also home to the US Postal Service, Marble Slab Creamery, and Dollar Tree just to name a few.

Site 3

Site three is located at the corner of Godsey Road and Volunteer Parkway next door to AmSouth Bank. Situated in the face of Southgate Crossing, this property is well suited for a multitude of development opportunities.