



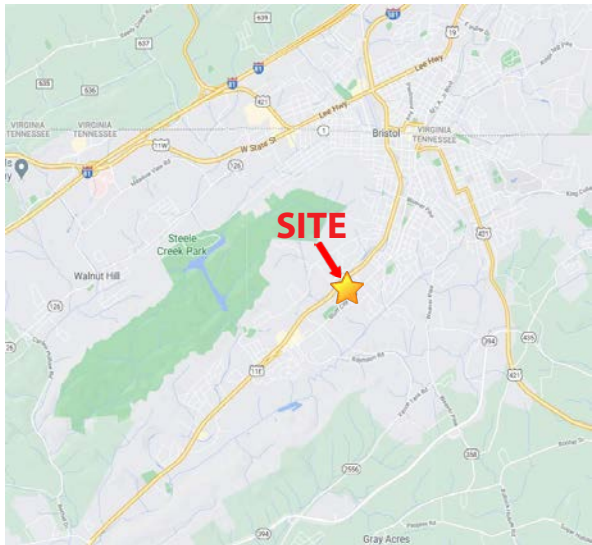
FOR SALE

Former Fatz Cafe

1175 Volunteer Parkway, Bristol TN 37620

Available SF +|- 6,000 sf
 Sales Price Please Inquire
 Lot Size +|- 2.30 AC

- Near Bristol Motor Speedway
- Former fast casual restaurant
- Can easily be renovated to be used as:
 - Medical office | Clinic**
 - Great single-tenant office**
 - Auto Sales | Service**



Demographics	1 mile	3 mile	5 mile
Population	3,550	30,193	52,556
Avg HH Income	\$ 71,371	\$ 54,633	\$ 63,367
# of Households	1,585	13,303	22,996

Source: SitesUSA.com

For more information, contact:

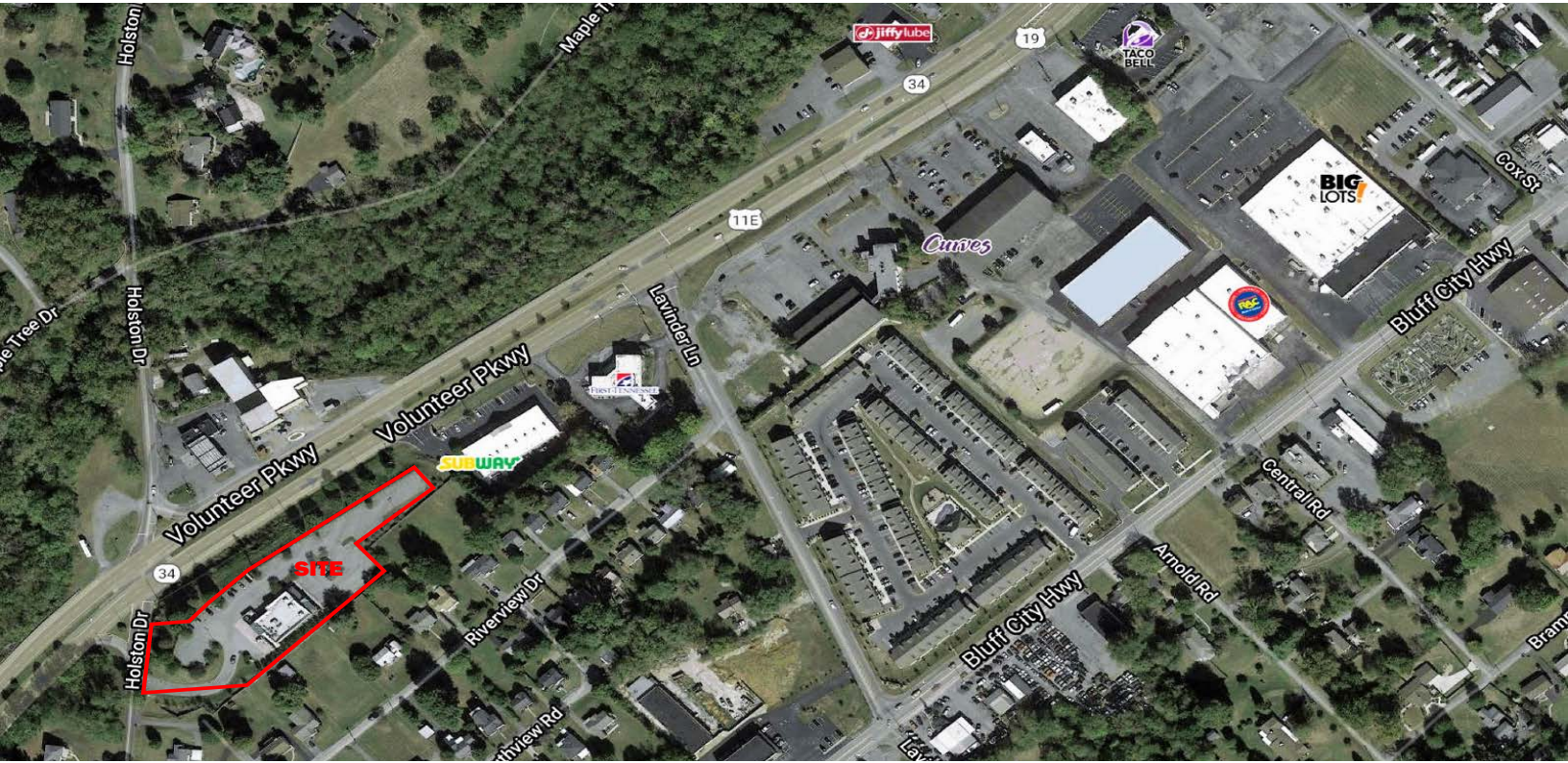
Arthur Perlen, CCIM
 615-234-4919 direct
 aperlen@centenretail.com

2505 21st Avenue South, Suite 201 | Nashville, TN 37212 | www.centenretail.com

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AERIAL VIEWS



For more information, contact:

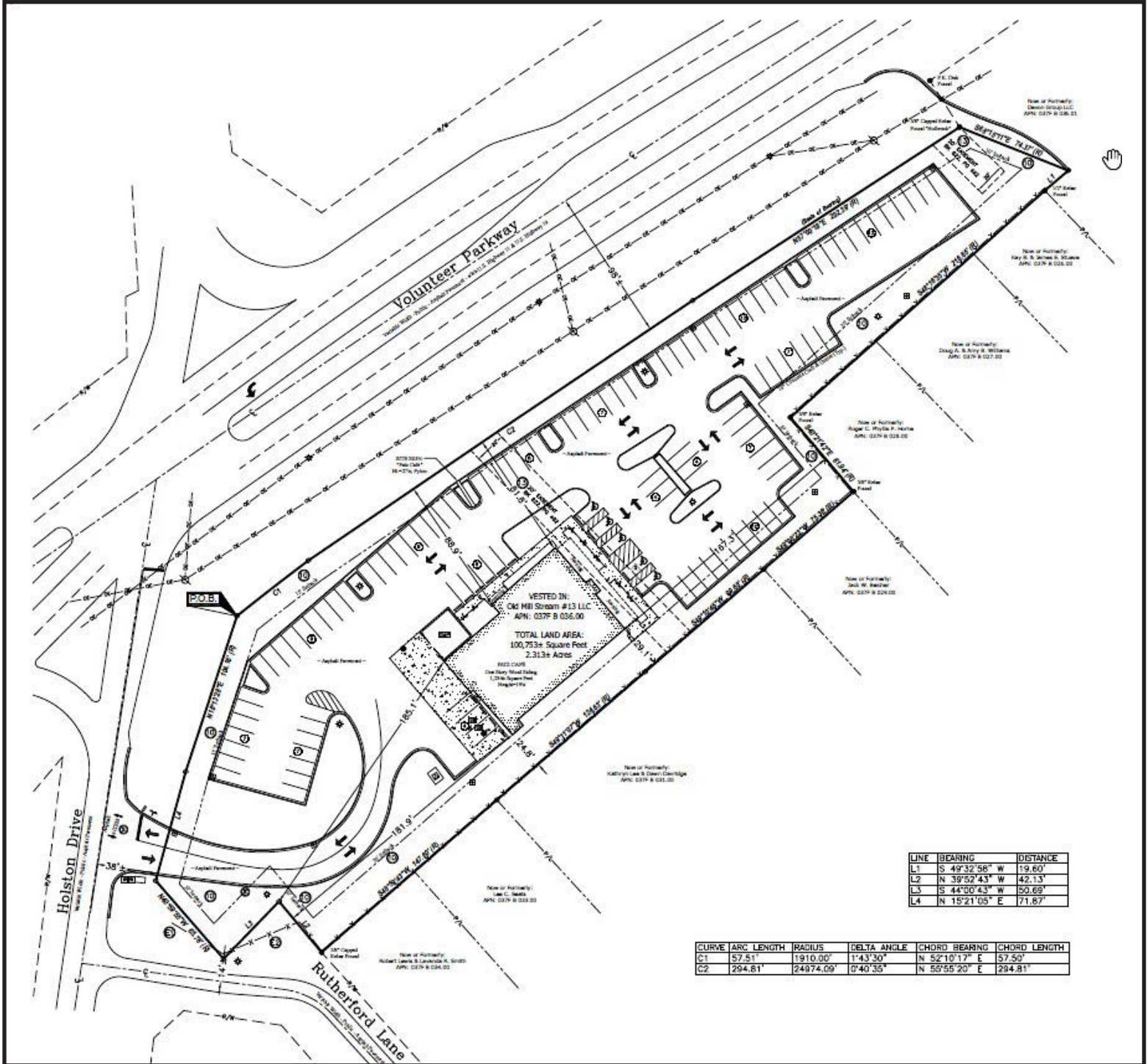
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SITE PLAN



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