

# THE HIGHLANDS

16720 HIGHLANDS CENTRE BLVD.  
BRISTOL, VA 24202

36.637160, -82.107330



SIZE : 165,337 SF

## CO-TENANTS

## PROPERTY FEATURES

- +3.3 Million Annual Visitors to the Shopping Center (23% increase from prior year)
- Best-in-Class Retailer lineup with existing tenants being national retailers and shadow anchored by Target.
- As a regional destination, the center benefits from excellent visibility off of I-81 (55,000 VPD).
- The Shopping Center benefits from a wide trade area, consistently pulling shoppers from as far as 25 miles away.
- Near the Hard Rock Hotel & Casino including a \$300 million expansion, with 350+ room hotel, 3,200 seat live venue facility generating 4 million visitors annually.



## 2023 TRADE AREA DEMOGRAPHICS (RetailStat)

POPULATION: 313,000      HOUSEHOLDS: 131,000      VISITS: 3.3 MILLION (23% INCREASE)

| DEMOGRAPHICS – 2023      | 3 MILE   | 5 MILES  | 10 MILES |
|--------------------------|----------|----------|----------|
| Estimated Population     | 9,551    | 30,424   | 81,274   |
| Average Household Income | \$74,627 | \$67,342 | \$65,353 |
| Households               | 4,078    | 12,861   | 34,994   |

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MANAGEMENT GROUP  
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