



407 GALLATIN AVE

FOR LEASE: 2,576 SF

TURNKEY RESTAURANT/EAST NASHVILLE/RARE OPPORTUNITY

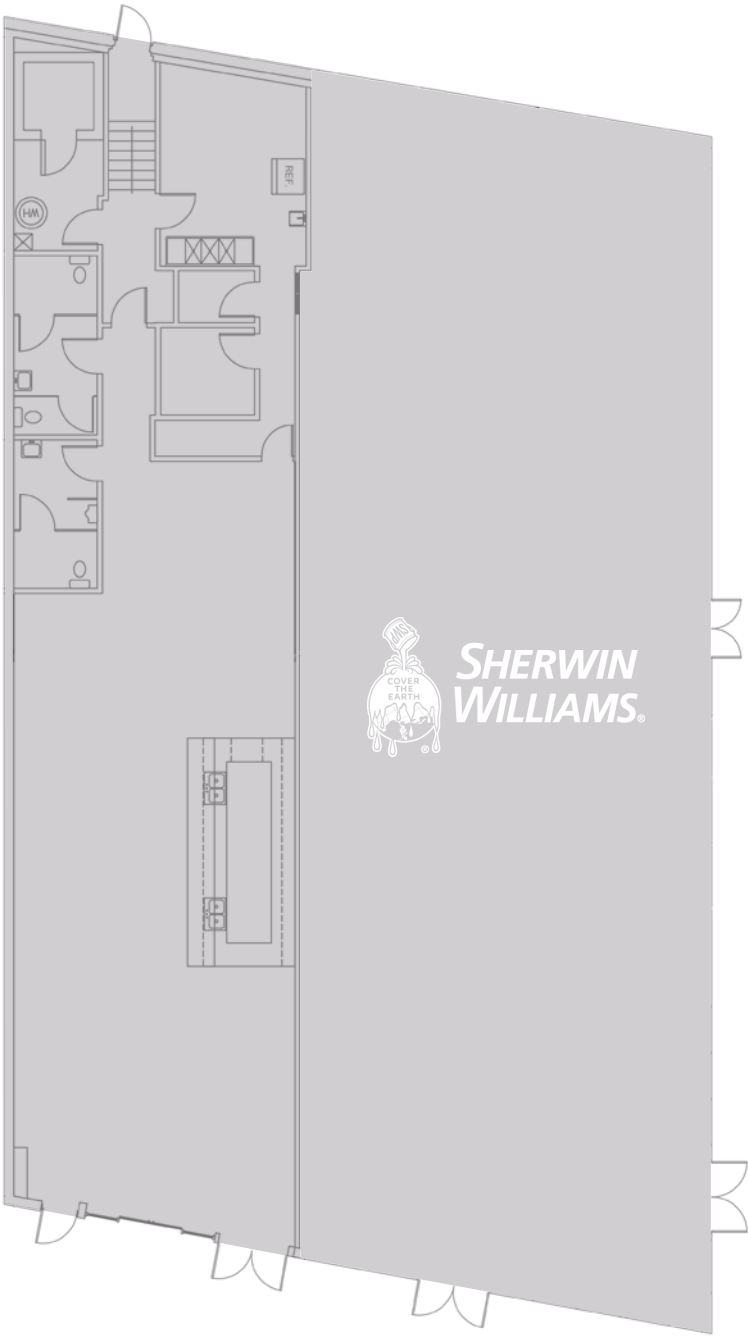
PROPERTY OVERVIEW

LOCATION

Located on the high-visibility stretch of Gallatin Avenue, this 2,576 SF turnkey restaurant space offers a rare opportunity to lease an existing food & beverage buildout in one of Nashville’s most active and creative neighborhoods. The property is currently occupied by a popular local concept and is well-positioned for a smooth transition to a new operator. The space includes a commercial-grade kitchen, bar infrastructure, and a distinctive interior layout well-suited for a variety of dining or hospitality uses. Its location benefits from strong street presence, constant drive-by exposure, and proximity to both the Five Points area and the growing Gallatin corridor.

DEMOGRAPHICS

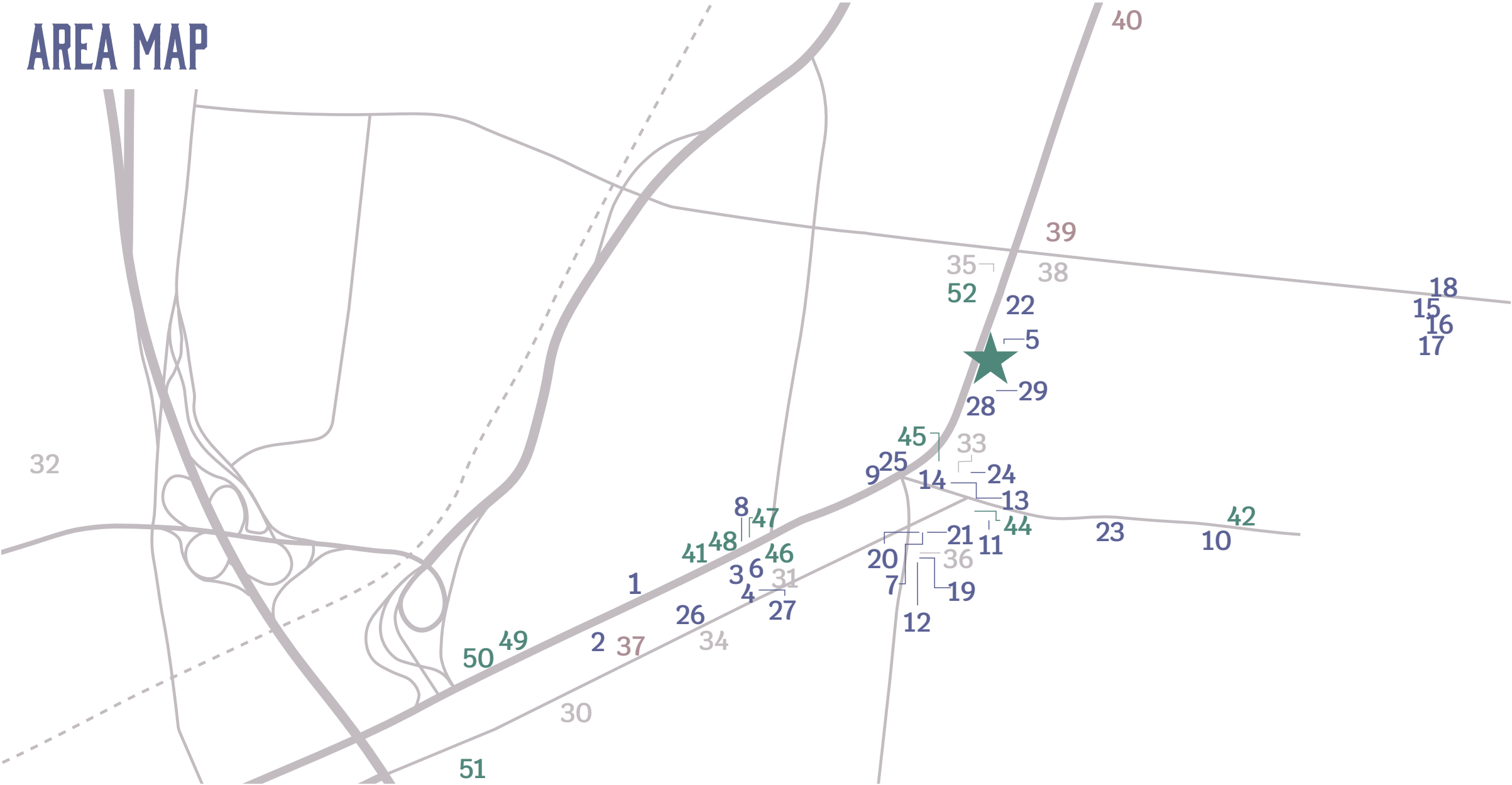
- Average HH Income: \$85,000+
- Population Growth: 15% increase over the last 5 years.



GALLERY



AREA MAP



FOOD & BEVERAGE:

- | | | | | |
|-----------------------|-------------------------|-------------------------|---------------------------|------------------------|
| 1. Love and Exile Bar | 7. Five Points Pizza | 13. The Treehouse | 19. Bad Idea | 25. Hunter's Station |
| 2. Hawkers | 8. Smith & Lentz | 14. Duke's Noko | 20. Edley's BBQ | 26. Yeast Nashville |
| 3. Butcher & Bee | 9. Snooze AM Eatery | 15. Jeni's Ice Cream | 21. Bar Taco | 27. Haraz Coffee House |
| 4. Joyland | 10. Lockeland Table | 16. Five Daughters | 22. Chopper | 28. Velvet Taco |
| 5. Dino's Bar & Grill | 11. Pie Town Tacos East | 17. Two Ten Jack | 23. The Lipstick Lounge | 29. Donut Distillery |
| 6. Little Bites | 12. BoomBozz | 18. Rose Pepper Cantina | 24. Rosemary Beauty Queen | |

ENTERTAINMENT:

- | | |
|----------------------------|------------------|
| 30. East Recreation Center | 35. 80/20 Social |
| 31. Basement East | 36. YMCA |
| 32. Top Golf | |
| 33. The Five Spot | |
| 34. Estelle | |

GROCERY:

- | |
|------------------|
| 37. Turnip Truck |
| 38. Aldi |
| 39. Kroger |
| 40. Publix |

HOTELS/STR/MULTIFAMILY:

- | | | |
|---|---------------------|----------------------|
| 41. Waymore's Guest House & Casual Club | 45. The Outrider | 50. 5th and Main |
| 42. The Russell | 46. The Eighteen | 51. Eastside Heights |
| 43. Urban Cowboy | 47. Amplify on Main | 52. The Cleo |
| 44. Reunion Hotel | 48. Jolene | |
| | 49. Stacks on Main | |



PLANNED & CURRENT EAST NASHVILLE DEVELOPMENTS



ORACLE HQ



NEW TITANS STADIUM



PSC METALS REDEVELOPMENT



4TH & SHELBY



STATION EAST



RIVER NORTH



SOUTHERN LAND CO. / LINCOLN
TECH REDEVELOPMENT



408 WOODLAND ST



RIVERCHASE



EASTLINE



RICHARD BUILDERS



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