



407 GALLATIN AVE

FOR LEASE: 2,576 SF

TURNKEY RESTAURANT/EAST NASHVILLE/RARE OPPORTUNITY

 **SAGEMONT**

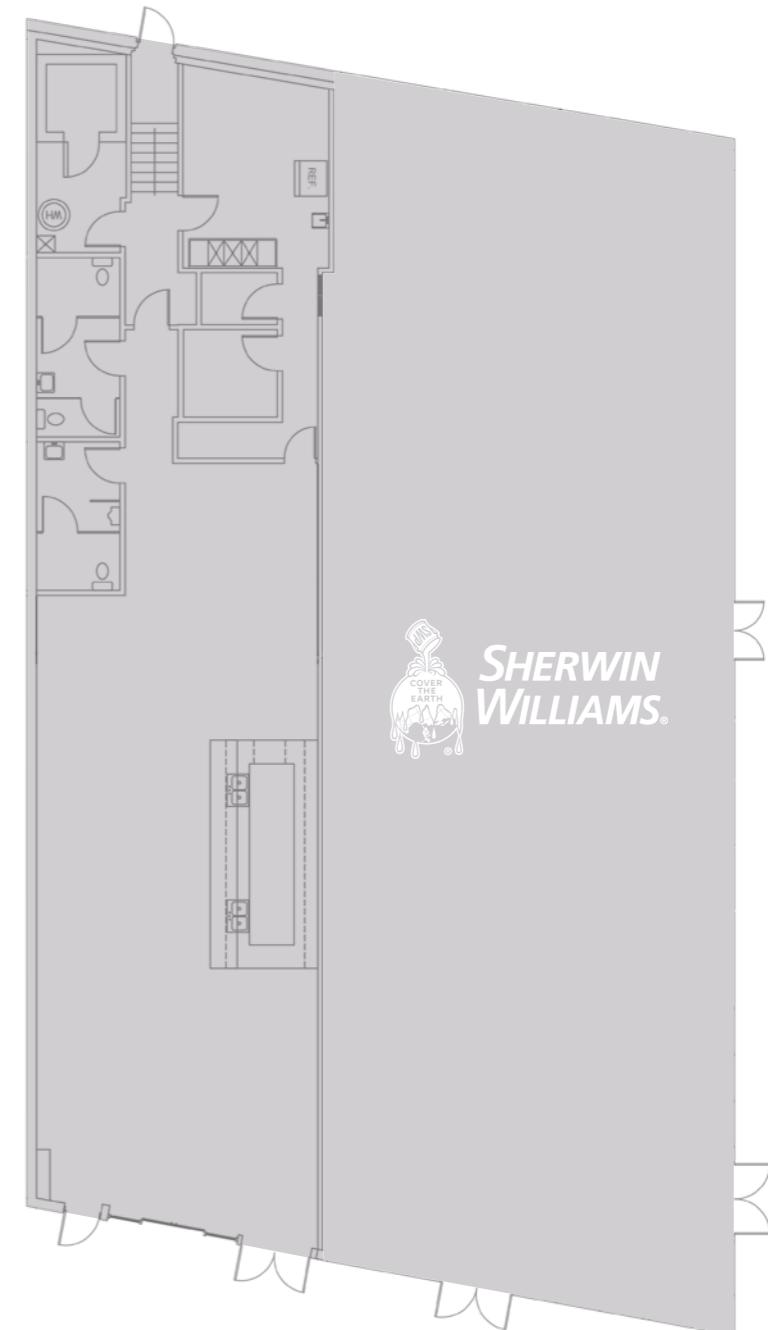
PROPERTY OVERVIEW

LOCATION

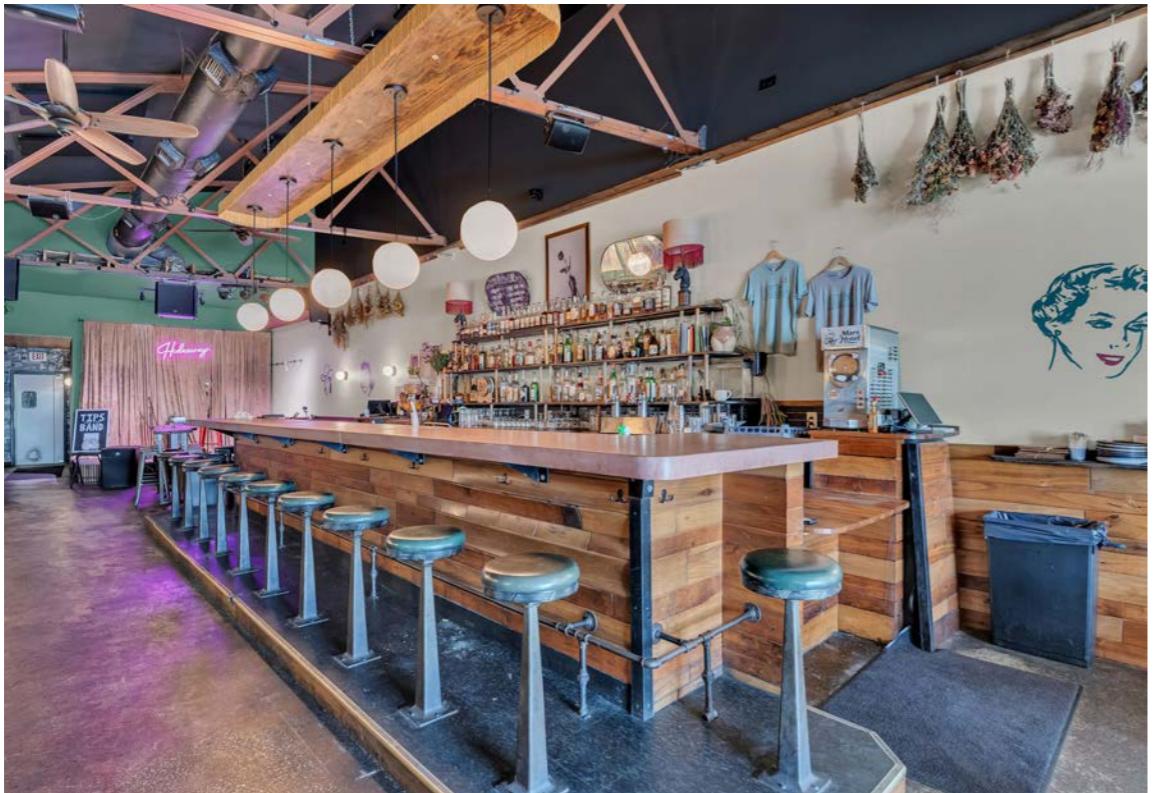
Located on the high-visibility stretch of Gallatin Avenue, this 2,576 SF turnkey restaurant space offers a rare opportunity to lease an existing food & beverage buildout in one of Nashville's most active and creative neighborhoods. The property is currently occupied by a popular local concept and is 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

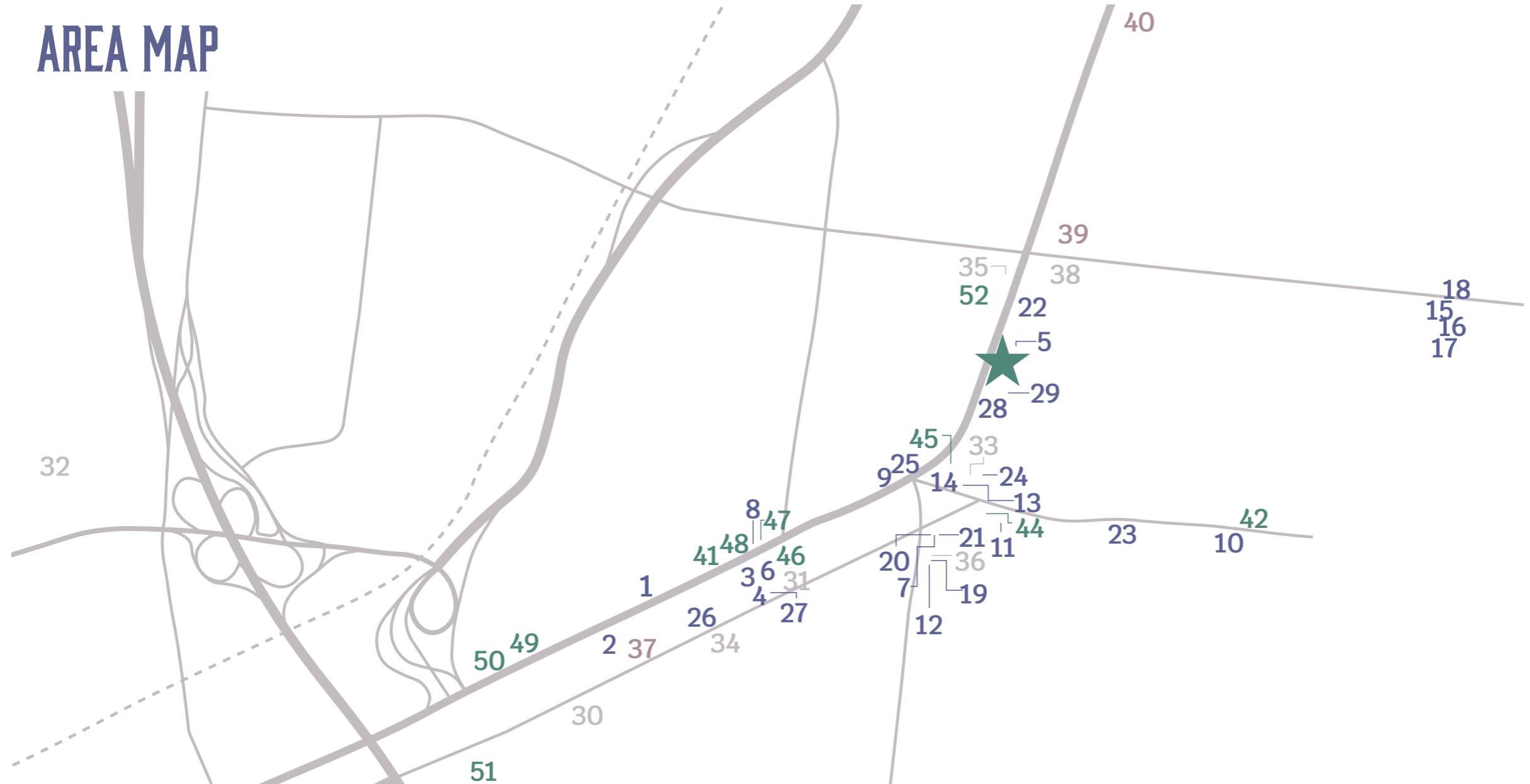
- Average HH Income: \$85,000+
- Population Growth: 15% increase over the last 5 years.



GALLERY



AREA MAP



FOOD & BEVERAGE:

1. Love and Exile Bar
2. Hawkers
3. Butcher & Bee
4. Joyland
5. Dino's Bar & Grill
6. Little Bites
7. Five Points Pizza
8. Smith & Lenz
9. Snooze AM Eatery
10. Lockeland Table
11. Pie Town Tacos East
12. BoomBozz
13. The Treehouse
14. Duke's Noko
15. Jeni's Ice Cream
16. Five Daughters
17. Two Ten Jack
18. Rose Pepper Cantina
19. Bad Idea
20. Edley's BBQ
21. Bar Taco
22. Chopper
23. The Lipstick Lounge
24. Rosemary Beauty Queen
25. Hunter's Station
26. Yeast Nashville
27. Haraz Coffee House
28. Velvet Taco
29. Donut Distillery
30. East Recreation Center
31. Basement East
32. Top Golf
33. The Five Spot
34. Estelle
35. 80/20 Social
36. YMCA
37. Turnip Truck
38. Aldi
39. Kroger
40. Publix
41. Waymore's Guest House & Casual Club
42. The Russell
43. Urban Cowboy
44. Reunion Hotel
45. The Outrider
46. The Eighteen
47. Amplify on Main
48. Jolene
49. Stacks on Main
50. 5th and Main
51. Eastside Heights
52. The Cleo

ENTERTAINMENT:

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

GROCERY: HOTELS/STR/MULTIFAMILY:

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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



An aerial photograph of a city street, likely Gallatin Avenue in East Nashville. The street is lined with various buildings, including a large apartment complex on the left, a gas station with a red canopy, and several commercial and residential structures. The area is densely populated with trees and greenery. The sky is clear with a few wispy clouds.

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