



OFFERING MEMORANDUM

1011 GALLATIN PIKE S

MADISON, TN 37115

EXCLUSIVELY LISTED BY

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BROKER OF RECORD

Hutt Cooke
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EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present the opportunity to purchase 1011 Gallatin Pike S. This multi-story property is ±5,030 SF on ±0.32 Acres . This site is located minutes away from downtown Nashville, surrounding the tenant with many retail shopping and dining locations close by, as well as quick access to one of the major highways in Tennessee, I-65.

**Approximate parcel outline*

PROPERTY HIGHLIGHTS

- **Details** – This recently renovated space features seven (7) private offices and a kitchen on the bottom floor. As well as three (3) restrooms. The upstairs is built out in a loft style with an open floor plan featuring a kitchen and three (3) restrooms as well.
- **Prime Location** – This property is located less than ten (10) miles from downtown Nashville and less than twelve (12) miles from the Nashville International Airport.
- **Parking** – Owners, Employees, and clients can enjoy the convenience of an abundance of parking spaces.
- **Proximity To Interstate** – The property is situated less than three (3) miles from direct access to I-65.
- **Recent Renovation** - The property was recently renovated in 2023.



FINANCIAL OVERVIEW

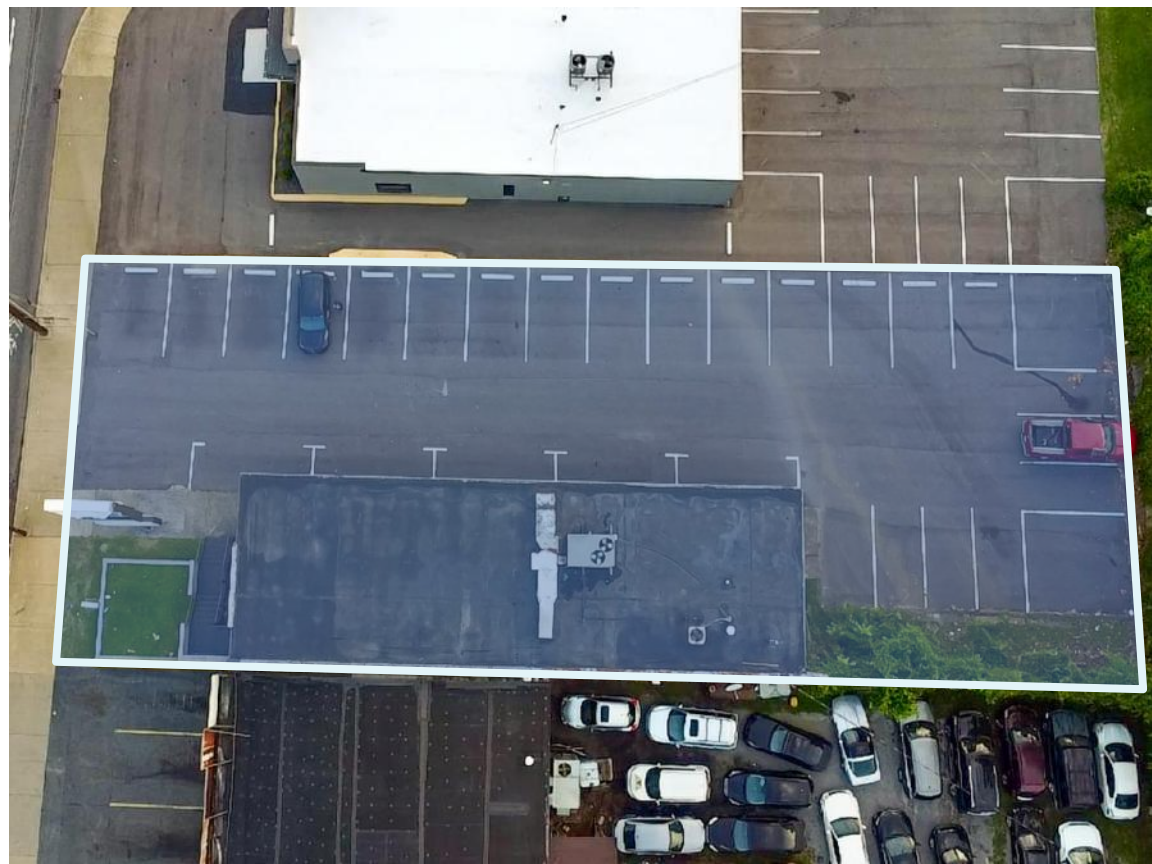
FOR SALE



\$1,200,000

PROPERTY SUMMARY

ADDRESS	1011 Gallatin Pike S Madison, TN 37115
LAND AREA	±0.32 AC
RBA	±5,030 SF
ZONING	CS
YEAR BUILT / RENOVATED	1966/2023



**Approximate parcel outline*



 CEDAR HILL PARK



45




 OCTOBER HOMES APARTMENTS
104 UNITS



± 32,500 VPD

45

 BUFFALO TRAIL APARTMENTS
240 UNITS

 LEXINGTON GARDEN APARTMENTS
100 UNITS



CSL Plasma

 NORTHERLY APARTMENTS
297 UNITS



Exxon

SUBJECT PROPERTY

± 178,300 VPD



MADISON CAMPUS ELEMENTARY
175 STUDENTS

 MAPLEWOOD HIGH SCHOOL
1,460 STUDENTS



 BERKLEY HILLS APARTMENTS
251 UNITS

31E



± 96,300 VPD

31E



NASHVILLE, TN

Nashville, the capital of Tennessee, is a vibrant city known for its rich musical heritage, diverse cultural scene, and burgeoning economy. Often referred to as "Music City," Nashville is the heart of the country music industry, home to the Grand Ole Opry, the Country Music Hall of Fame, and a plethora of honky-tonk bars lining Broadway where live music fills the streets day and night. The city's deep musical roots extend beyond country music, embracing genres like rock, pop, jazz, and blues, contributing to a dynamic and eclectic musical landscape.

Beyond its musical fame, Nashville boasts a robust cultural and educational infrastructure. The city is home to several renowned institutions such as Vanderbilt University, Belmont University, and Tennessee State University, which contribute to its vibrant student population and intellectual climate. Nashville's cultural offerings are further enriched by its numerous museums, art galleries, theaters, and historic sites, including the Parthenon in Centennial Park, a full-scale replica of the ancient Greek monument. The city's culinary scene has also gained national attention, with a diverse array of restaurants offering everything from traditional Southern cuisine to innovative culinary creations.

Economically, Nashville is one of the fastest-growing cities in the United States, driven by a diverse range of industries including healthcare, finance, education, and technology. The healthcare sector is particularly prominent, with Nashville hosting the headquarters of several major healthcare companies and numerous hospitals and research institutions. The city's business-friendly environment, coupled with its high quality of life and relatively low cost of living, has attracted a steady influx of new residents and businesses, fueling its growth and transformation into a major metropolitan hub.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,255	51,524	127,461
Current Year Estimate	7,402	52,916	125,522
2020 Census	7,439	55,115	128,414
Growth Current Year-Five-Year	-1.98%	-2.63%	1.54%
Growth 2020-Current Year	-0.50%	-3.99%	-2.25%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,282	21,624	52,308
Current Year Estimate	3,511	23,124	54,029
2020 Census	3,491	23,380	53,218
Growth Current Year-Five-Year	-6.52%	-6.49%	-3.19%
Growth 2020-Current Year	0.56%	-1.10%	1.52%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$88,959	\$101,143	\$105,519

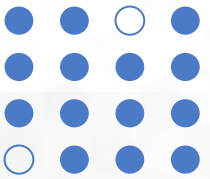


ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the third fastest growing economy in the United States as of 2019. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. The Nashville region was also stated to be the “Number One” Metro Area for Professional and Business Service Jobs in America, as well as having the “Hottest Housing market in America” as stated by the company Zillow.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Nashville is home to more than 300 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs.





UNIVERSITIES

Vanderbilt University - 12,686 Students

Fisk University - 855 Students

Belmont University - 7,350 Students

Middle Tennessee State University - 22,511 Students

PROFESSIONAL SPORTS TEAMS

Tennessee Titans - 1,047,496 2019 Attendance

Nashville Predators - 715,276 2019 Attendance



MUSIC CITY CENTER

Nashville's downtown convention facility, opened in May 2013. The 2.1 million-square-foot Music City Center features more than 375,000 square feet of exhibit space, 128,000 square feet of meeting space, two ballrooms, a business center, and a 2,500-seat theater.

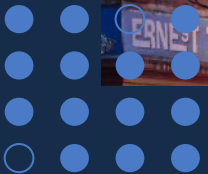
GAYLORD OPRYLAND RESORT & CONVENTION CENTER

The largest non-gaming hotel property in the United States with 2,888 rooms and more than 700,000 square feet of meeting space, including 263,772 of contiguous exhibit space.



NASHVILLE'S HONKY TONK HIGHWAY

Broadway is the busiest street in Nashville. The thriving downtown area is home to over 100 restaurants, bars, and music venues. Lower Broadway, also known as Nashville's Honky Tonk Highway, is the center of entertainment in Music City. A honky-tonk is an establishment that contains at least one stage and a bar. Lower Broadway is filled with honky-tonks giving it the popular tourist destination name.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1011 Gallatin Pike S** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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