



1809 GALLATIN PIKE N.

LEASE BROCHURE

CBRE

1809 GALLATIN PIKE N.

Offering Overview

EXECUTIVE SUMMARY

CBRE is pleased to offer for lease 1809 Gallatin Pike N, ready for immediate occupancy and operation. This rare Nashville offering presents a 4.93 acre lot seated upon one of North Nashville's most highly trafficked signalized-intersections. Equipped with 32,956 SF of turn-key dealership facility, this availability features a pristine showroom, efficient service capacity, multiple private offices, lighted parking and more.

Unlike ever before, Nashville sits at the pinnacle of economic growth and resiliency across the United States. Experts recently termed this explosive city as one of the few "Supernova" markets in the nation, and ranking it the "#1 Market to Watch in 2022 & 2023" (ULI). Among this Supernova's fastest growing sub-markets is North Nashville-Madison, highlights of which can be viewed beginning page 10. Situated at the center of "Motor Mile", the Property is particularly prepped for auto tenants seeking to be among Tennessee's top performing automotive markets.

PROPERTY HIGHLIGHTS

- 4.93 AC lot with Lighted Parking
- Turn-key facilities for immediate operations
- Rapidly Transforming Submarket
- Premier Automotive Retail - Motor Mile of North Nashville
- Outstanding Access and Visibility - 57,000+ AADT
- Strong Demographics & Growth Rates
- Approximately 15 minutes from Downtown Nashville



1809 GALLATIN PIKE N.



1809 GALLATIN PIKE N.

Motor Mile



1809 GALLATIN PIKE N.

Property Description

PROPERTY OVERVIEW

Gross Leasable Area:	± 32,956 SF
Lot Size:	± 4.93 AC
Parking:	360 Spaces
Frontage:	± 225 FT

BUILDING BREAKDOWN

Lobby/Showroom:	6,517 SF
Office:	2,268 SF
Service:	13,442 SF
Lounge/Break:	1,485 SF

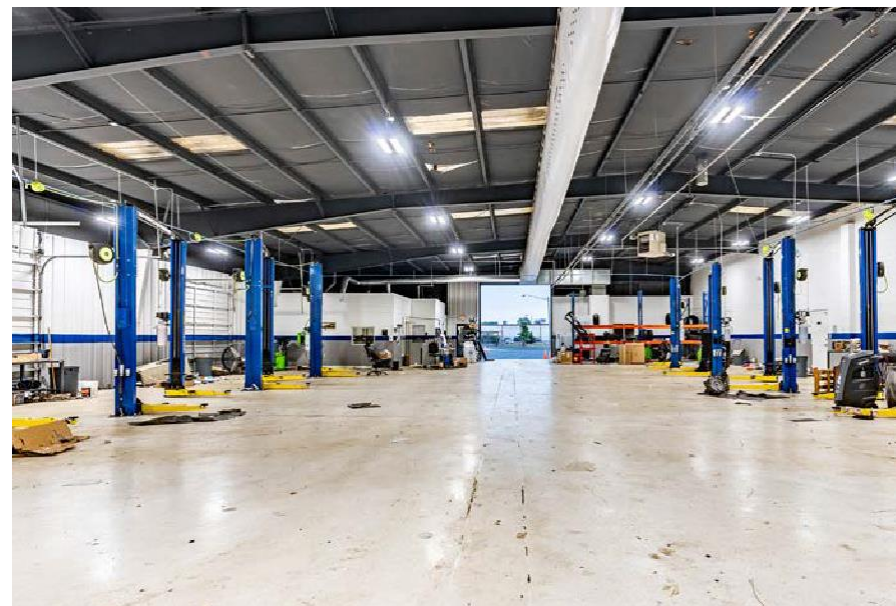
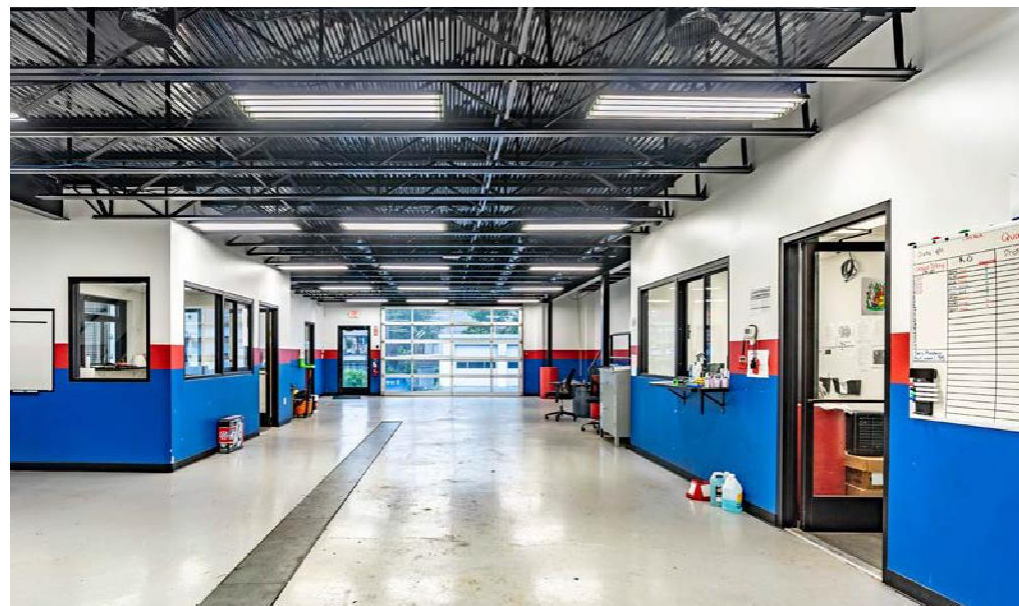
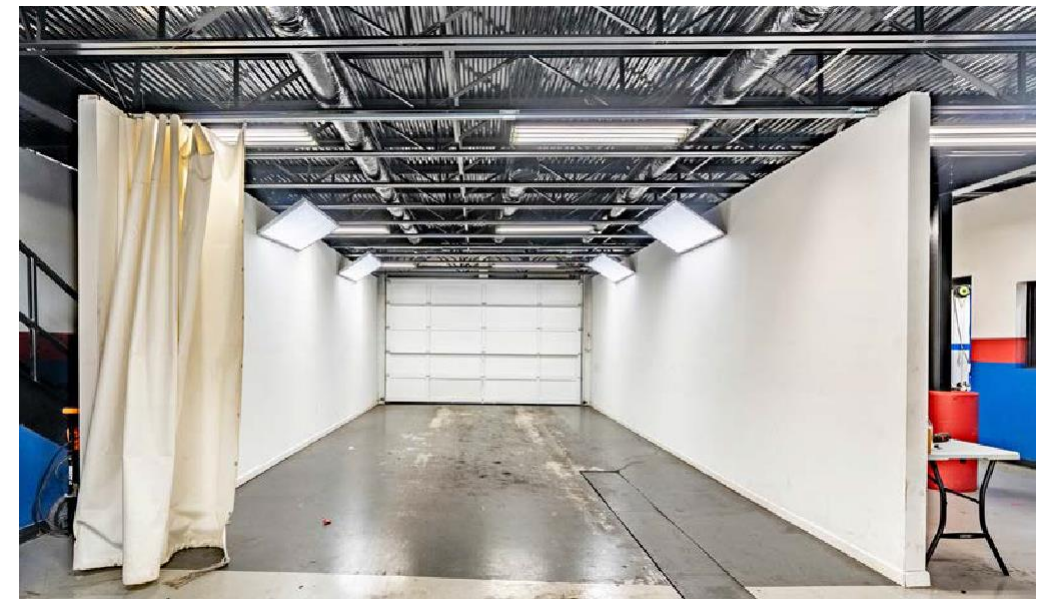
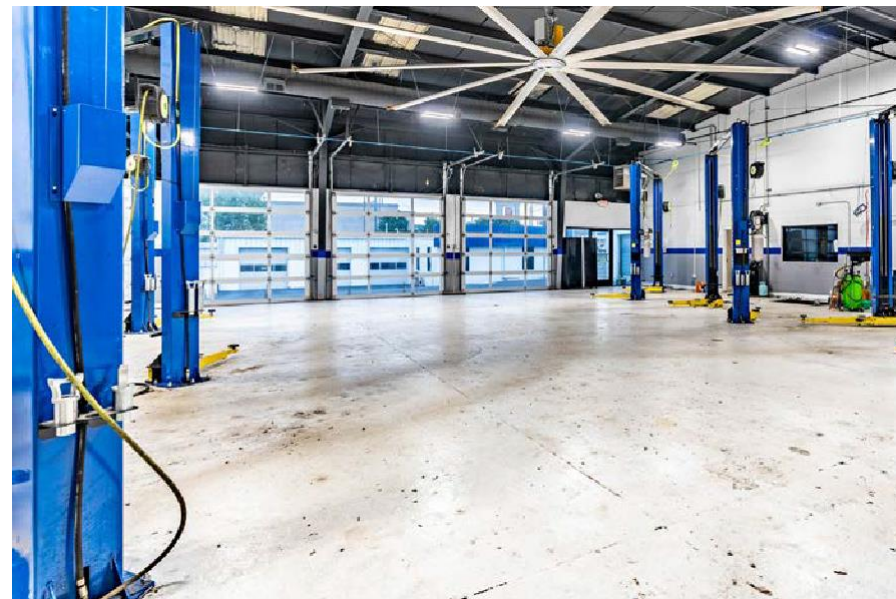
PROXIMITY

I-65:	5 min
Downtown Nashville:	15 min
BNA Airport:	22 min
Hendersonville:	5 min
Goodlettsville:	5 min



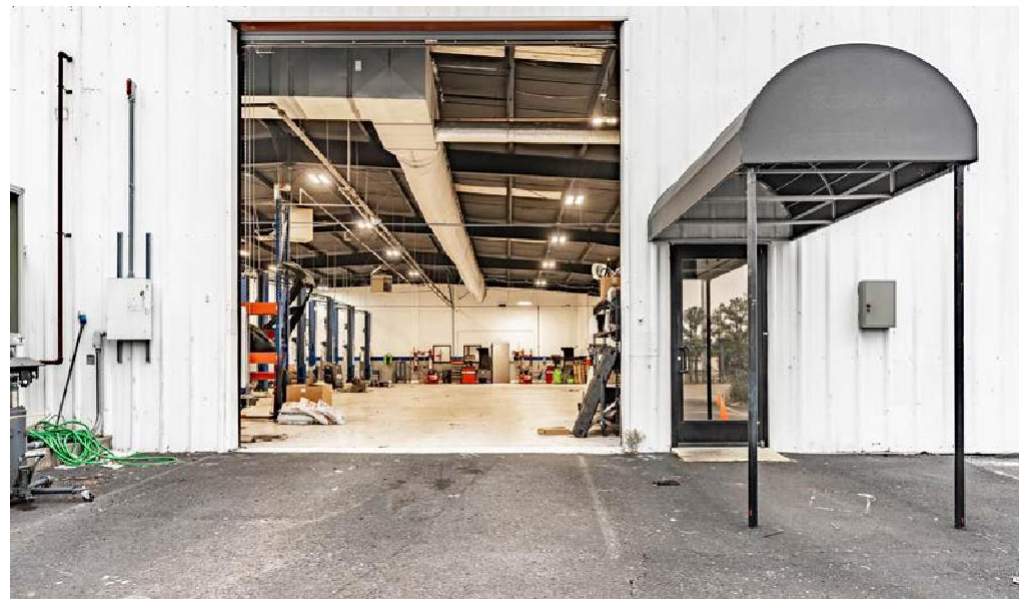
1809 GALLATIN PIKE N.

Interior Photos



1809 GALLATIN PIKE N.

Exterior Photos



Drive Times

1809 GALLATIN PIKE N.



The Future of Madison & North Nashville Market

DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2022 Population - Current Year Estimate	44,306	107,282	349,137
2010-2020 Compound Annual Population Growth Rate	2.84%	3.52%	2.77%
2022-2027 Compound Annual Population Growth Rate	1.32%	1.66%	1.43%

Households	3 Miles	5 Miles	10 Miles
2022 Households	20,517	48,566	157,162
2022 Avg. Household Income	\$70,007	\$82,659	\$195,547
2027 Avg. Household Income	\$87,495	\$97,378	\$112,334
2022 Median Household Income	\$55,515	\$60,242	\$69,660
2027 Median Household Income	\$64,112	\$60,242	\$69,660

The Madison Submarket is estimated to see a 48.3% job growth over the next 10 years, which is higher than the US average of 33.5%, yet these projections are expected to continue to climb as 2021-2022 produced an unprecedented development pipeline heading north our of the Nashville central business district. Recently titled one of the few elite “Supernova” markets by the Urban Land Institute in 2022, Greater Nashville’s accelerating population and employment growth rate has this submarket preparing for complete transformation.

COMING SOON: TRANSFORMATIVE DEVELOPMENTS



The Lofts at Rivergate

- Macy’s Redevelopment
- 447 unit luxe multifamily plus 16,500 SF retail
- First major redevelopment of Rivergate Mall



Madison Square

- 33 AC transformative mixed use redevelopment
- 87,050 SF of ground-floor commercial space
- 236,000 SF off office space



- **1401 Gallatin Pike**
- 292 Units of Class A Multifamily
- 4 Stories
- Ground Floor Retail



Birchway Rivergate

- 22 AC multifamily community by Greystar
- 396 new residential units
- New Public Park, Dog Park, Outdoor Fitness, and more

Nashville | #1 Market to Watch 2022 & 2023



#1 Market to Watch 2022, *Urban Land Institute*

#1 Large U.S. Metro for Economic Growth, *Stessa*

#4 Strongest Economy In America, *Policom*

#3 In US For Job Recovery

#3 Ranked in 2020 Best Place in the Country for Investment and Development, *PWC*

14 Major Corporate Relocations

2 MILLION+ Total Population with 10.5% growth over the last 5 years

91 New Nashville Residents Daily

QUALITY OF LIFE

Nashville consistently places at or near the top of national surveys for its quality of life, low costs of living and in doing business. These factors have, and will continue to, attract firms both nationally and internationally to relocate key functions to the area. The city has received accolades for its livability, tremendous job growth, business climate, and high number of young college graduates.

STRONG NASHVILLE FUNDAMENTALS

Nashville has matured into much more than a city known strictly for music and tourism. Along with music and entertainment, health care, tourism and conventions, publishing, finance and insurance, technology, higher education, and transportation are all leading industries of Nashville. Nashville's location, diverse economy, high quality workforce, unique tax advantages/incentives and the overall low cost of doing business are significant features further solidifying the city to be one of the premier business centers in the Southeast. As recently reported by Headlight Data, Nashville ranks as the third fastest growing metro economy. The strength and vibrancy of the market has made Nashville one of the most sought-after destination for educated young people, and the "creative class" of office users. These trends portend the city's continued strength and success over the long-term.

ORACLE®

8,500

Jobs

\$1.2B

Investment

facebook

1,500

Construction Jobs

100

High-Paying Jobs

amazon

2,500

New Jobs in Addition to

5,000

already incoming

Agero

900

*New Jobs over the Next
Five Years*

QTC Quality.
Timeliness.
Customer Service.
A Leidos Company

410

*New Jobs over the Next
Five Years*

RAMSEY
SOLUTIONS

320

New Jobs

Market Overview

MADISON, TN SUBMARKET OVERVIEW

2020 - 2021 brought major announcements for Madison, including two Live-Work-Play developments totaling for 51 acres of new mixed-use attraction, a 40 acre “Last Mile” Amazon distribution facility, new intimate music venue attraction, campus and events space The Roots Barn, and a brand new north campus of Nashville State Community College.

Madison is only 8.2 miles north at its closest point to downtown Nashville. Ellington Parkway serves as a direct connection from downtown Madison to downtown Nashville with exits to Inglewood and East Nashville. Madison is located close to major highways and parkways: 65, 40, 24, Briley and local access roads St. Route 45 (Old Hickory) and Dickerson Road. It begins at Briley Parkway and extends to the Hendersonville line in Rivergate, from Dickerson Road to the Cumberland River.

LARGEST EMPLOYERS | DAVIDSON COUNTY, TN

Company	# of Employees
Vanderbilt University Medical Center	24,039
Nissan North America	11,000
HCA Healthcare, Inc.	10,600
Vanderbilt University	9,107
Saint Thomas Hospital	8,335
Randstad	4,550
Asurion	4,400
Amazon.com	4,000
Community Health Systems	3,925
General Motors	3,800

Source: 2020 Book of Lists; Reference USA. 2020



Market Overview

DAVIDSON COUNTY MARKET OVERVIEW

VANDERBILT UNIVERSITY MEDICAL CENTER

Managing more than 2 million patient visits each year, Vanderbilt University Medical Center (VUMC) is one of the largest academic medical centers in the Southeast, and is the primary resource for specialty and primary care in hundreds of adult and pediatric specialties for patients throughout Tennessee and the Mid-South. The School of Medicine's biomedical research program is among the nation's top 10 in terms of National Institutes of Health peer review funding, receiving more than \$500 million in public and private awards during 2016. The Medical Center is the region's locus of postgraduate medical education, with over 1,000 residents and fellows training in more than 100 specialty areas.

NISSAN NORTH AMERICA

Total employment at the Nissan automotive manufacturing plant in Smyrna now exceeds 6,300 workers, hired to build two new crossover utility vehicles along with the Leaf electric car. The Nissan Smyrna plant was Nissan's first manufacturing facility in the United States. The 5.1 million-square-foot vehicle assembly plant has an annual production capacity of 550,000 vehicles and represents a capital investment of \$2.5 billion. The plant produces the Nissan Altima, Nissan Maxima, Nissan Xterra, Nissan Frontier and Nissan Pathfinder. Nissan is the largest employer in Rutherford County, and one of the largest in middle Tennessee.

HCA HEALTHCARE, INC.

HCA Healthcare is an American for-profit operator of health care facilities that was founded in 1968. It is based in Nashville, Tennessee, and, as of May 2020, owns and operates 186 hospitals and approximately 2,000 sites of care, including surgery centers, freestanding emergency rooms, urgent care centers and physician clinics in 21 states and the United Kingdom. As of 2021, HCA Healthcare is ranked #62 on the Fortune 500 rankings of the largest United States corporations by total revenue.

ASURION

Asurion, LLC is a privately held company based in Nashville, Tennessee, that provides insurance for smartphones, tablets, consumer electronics, appliances, satellite receivers and jewelry. In 2014, the company operated in 14 countries and had 49 offices with 19,000 employees serving 280 million consumers.



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