

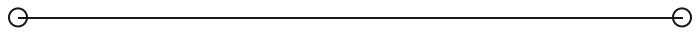


FOR LEASE

3119 Gallatin Pk - East Nashville

3119 GALLATIN PIKE

Nashville, TN 37216



PRESENTED BY:

AMANDA HAYES

O: 929.386.4026

amanda.hayes@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

	\$25.00/ SF
LEASE RATE:	Estimated CAM \$5.63 Modified Gross Lease
NUMBER OF UNITS:	1
AVAILABLE SF:	700 SF
BUILDING SIZE:	1,610 SF

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PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 3119 Gallatin Pike in Nashville, TN. This prime commercial space offers a modern, versatile layout, ideal for a wide range of businesses. With high visibility and ample parking, this property presents an excellent location to attract customers and clients. The well-maintained exterior and storefront provide a professional and inviting presence. Inside, the space features abundant natural light, customizable floor plan options, and top-notch facilities. Perfect for retail, office, or service-oriented ventures, this property offers the ideal canvas for your business to thrive. Don't miss the chance to elevate your brand in this vibrant Nashville location.

PROPERTY HIGHLIGHTS

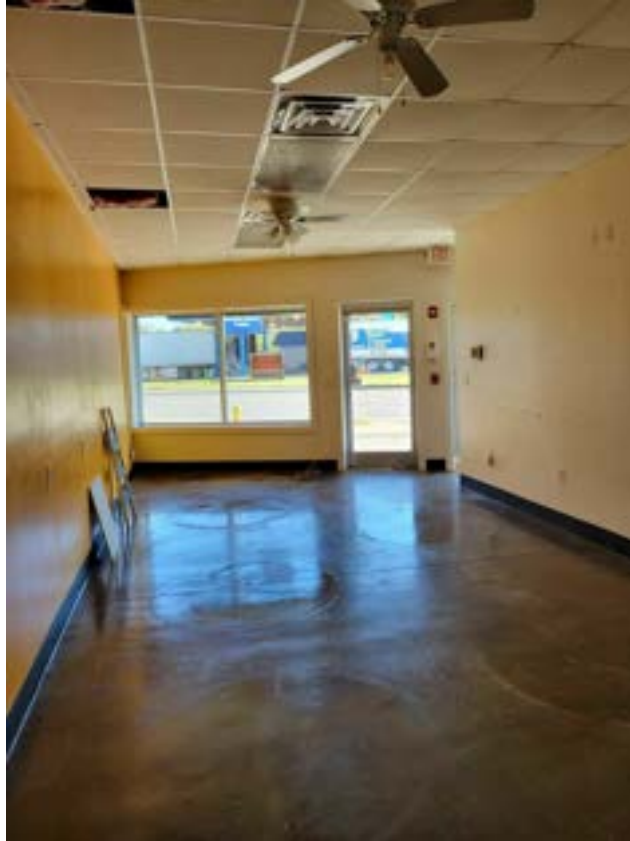
- Modern and versatile layout
- High visibility and ample parking in rear
- Well-maintained exterior and storefront
- Abundant natural light
- Customizable floor plan options
- Top-notch facilities
- Ideal for retail, office, or service-oriented ventures
- Professional and inviting presence
- Prime commercial space
- Vibrant Nashville location

ADDITIONAL PHOTOS



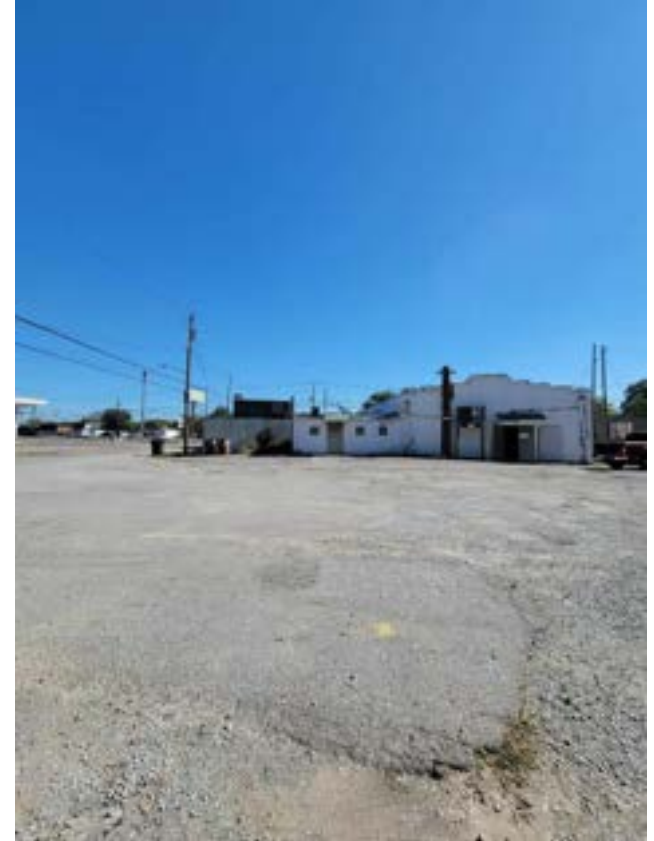
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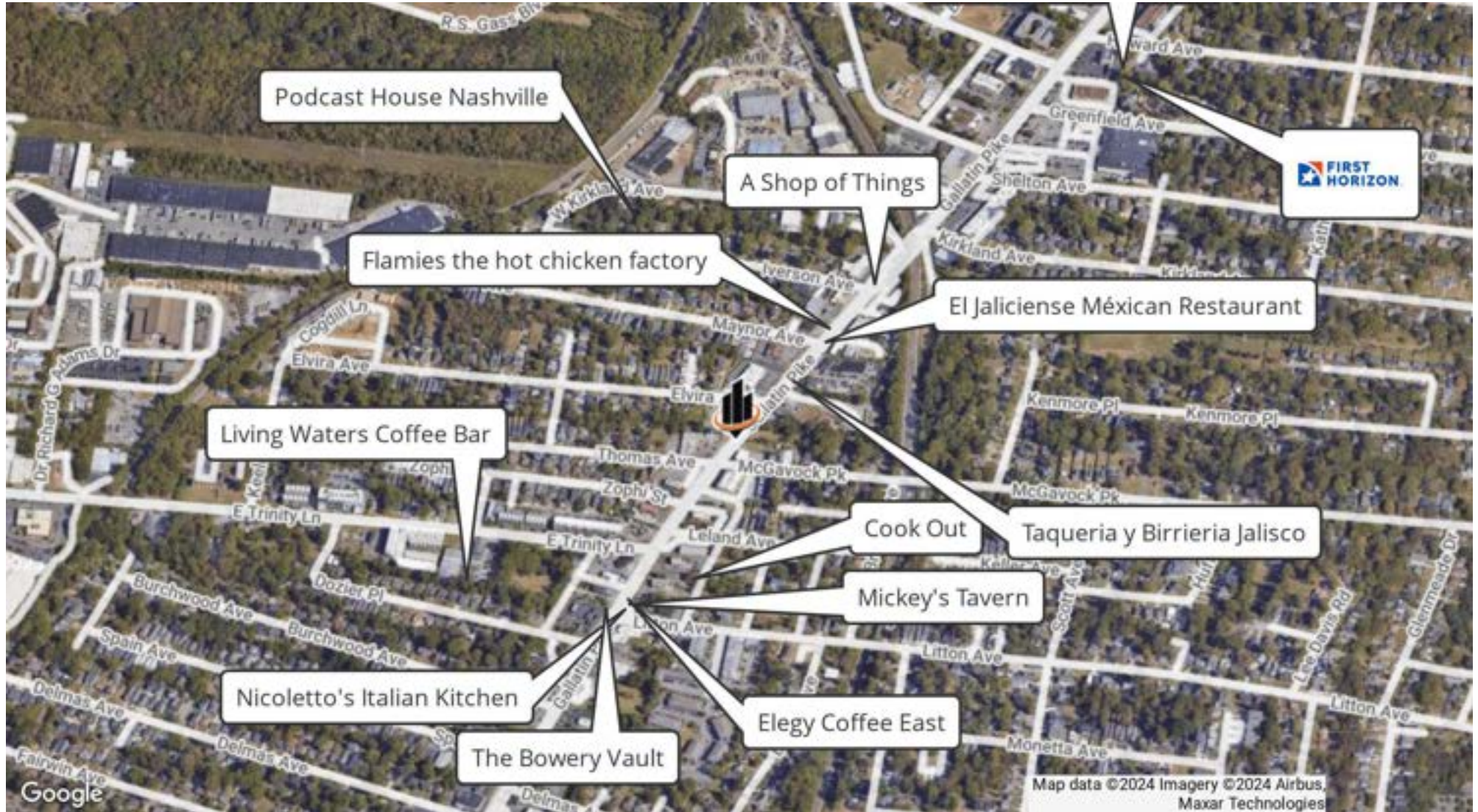
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

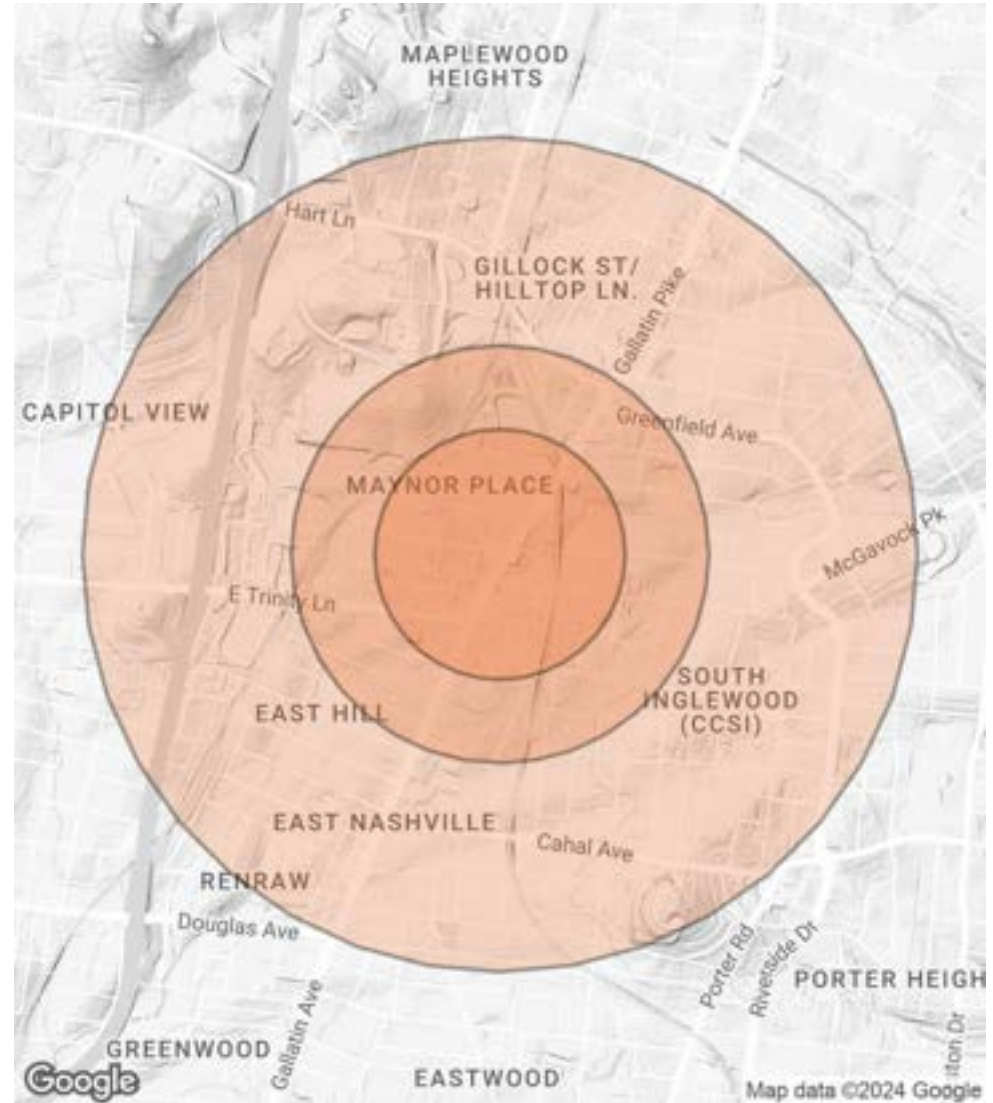
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	750	2,472	10,233
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	38	38	37

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	367	1,214	4,733
# OF PERSONS PER HH	2	2	2.2
AVERAGE HH INCOME	\$128,492	\$117,888	\$109,635
AVERAGE HOUSE VALUE	\$497,547	\$492,285	\$499,807

Demographics data derived from AlphaMap



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ADVISOR BIO



AMANDA HAYES

Advisor

amanda.hayes@svn.com

Direct: **929.386.4026**

PROFESSIONAL BACKGROUND

As a dedicated Tenant & Landlord Advisor, I specialize in connecting the right tenants with the right properties to ensure mutual success. My expertise spans all aspects of commercial real estate, from strategic property marketing and lease negotiations to tenant vetting and securing the best terms. Committed to helping landlords maximize their investments and tenants achieve their business goals, I leverage my deep knowledge of the Nashville retail market to provide full-service guidance. Whether you're a landlord seeking qualified tenants or a business looking for the perfect location, I am here to support your journey to success.

SVN | Accel Commercial Real Estate

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