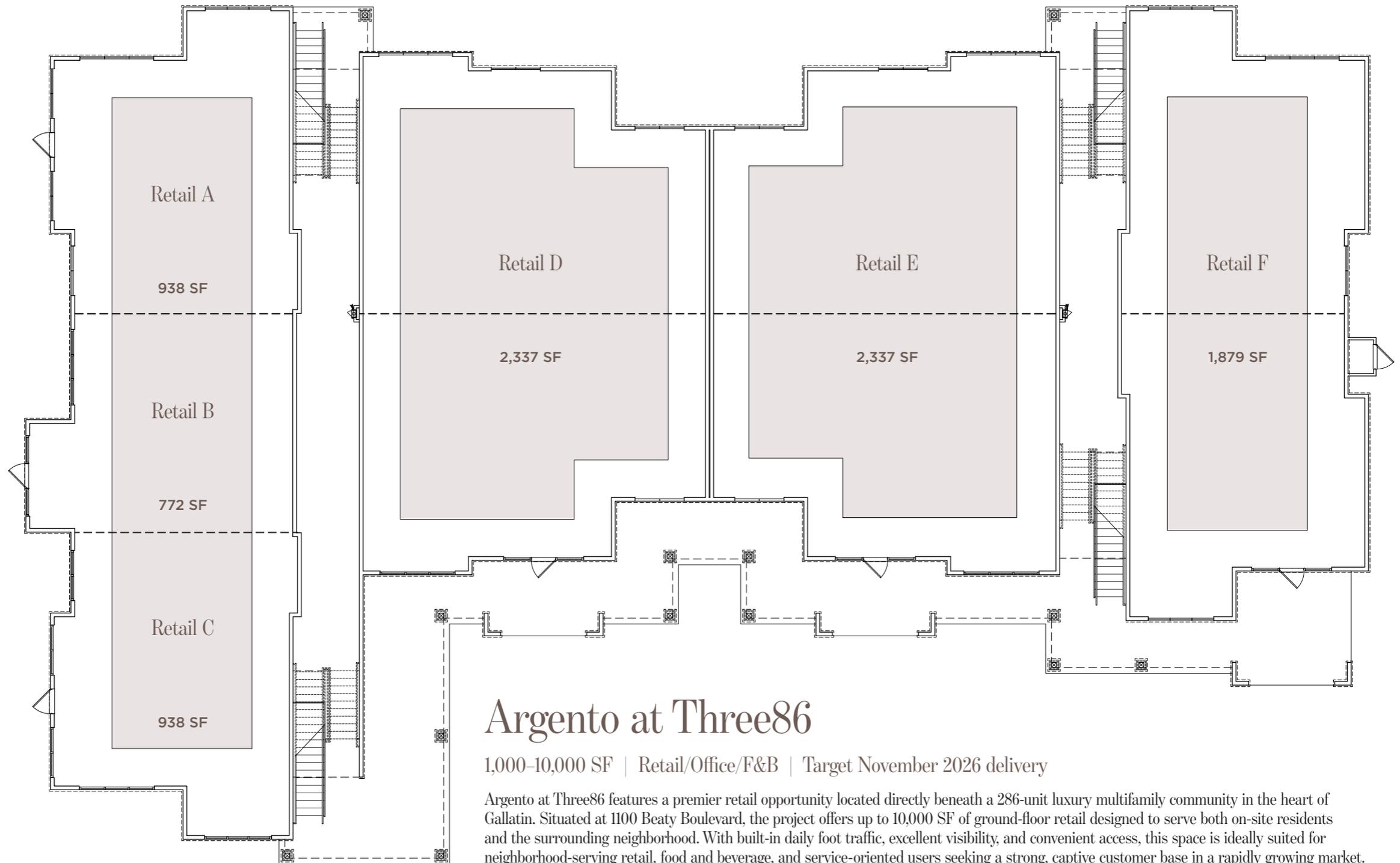




Argento at Three86

1100 BEATY BLVD, GALLATIN, TN 37066
10,000 SF FOR LEASE





Argento at Three86

1,000–10,000 SF | Retail/Office/F&B | Target November 2026 delivery

Argento at Three86 features a premier retail opportunity located directly beneath a 286-unit luxury multifamily community in the heart of Gallatin. Situated at 1100 Beaty Boulevard, the project offers up to 10,000 SF of ground-floor retail designed to serve both on-site residents and the surrounding neighborhood. With built-in daily foot traffic, excellent visibility, and convenient access, this space is ideally suited for neighborhood-serving retail, food and beverage, and service-oriented users seeking a strong, captive customer base in a rapidly growing market.





Building Type V | Retail & Residential | Rear Elevation

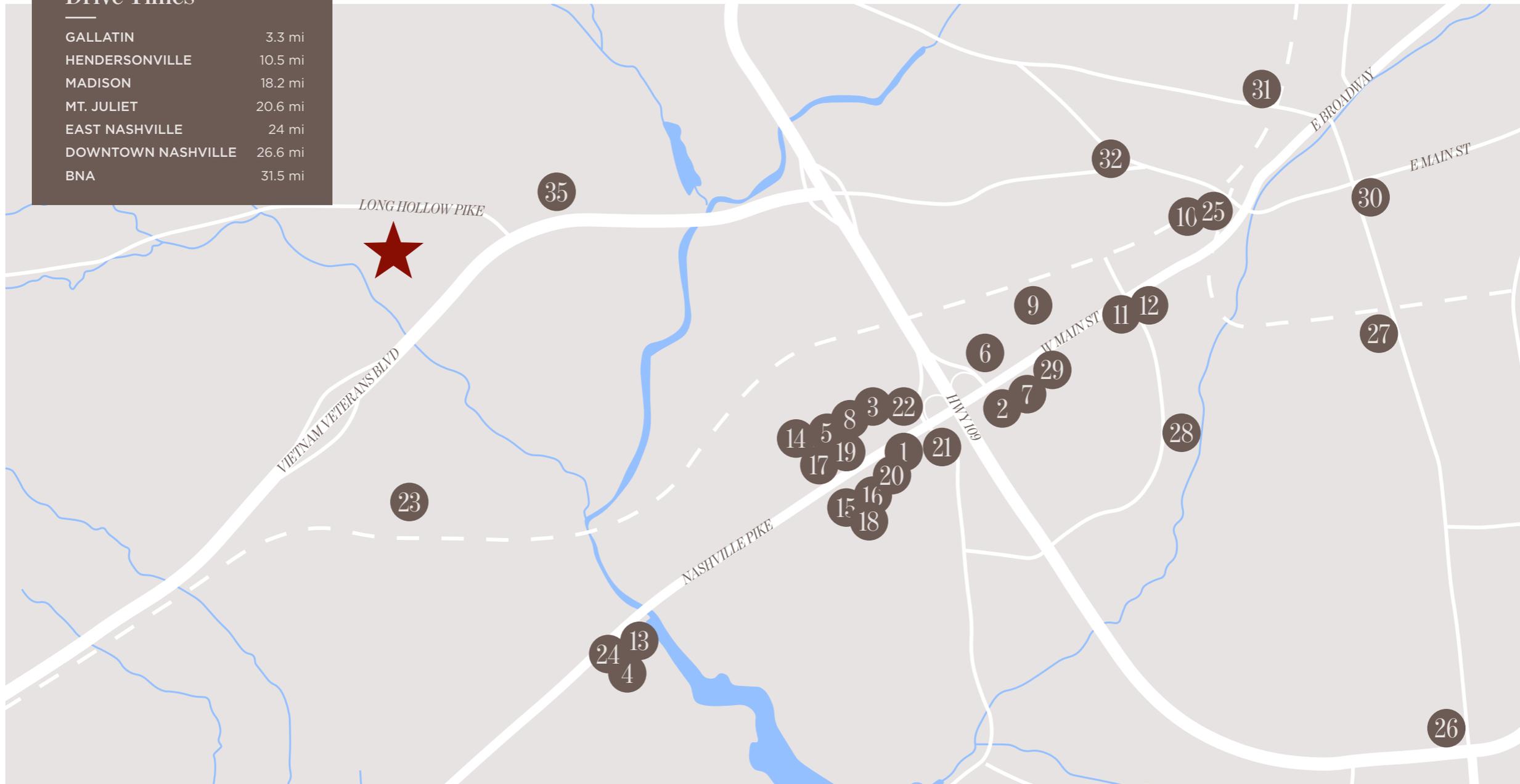


Building Type V | Retail & Residential | Front Elevation



Drive Times

GALLATIN	3.3 mi
HENDERSONVILLE	10.5 mi
MADISON	18.2 mi
MT. JULIET	20.6 mi
EAST NASHVILLE	24 mi
DOWNTOWN NASHVILLE	26.6 mi
BNA	31.5 mi



- | | | | | | | |
|------------|-----------------------|--------------------|-------------------------|------------------------|---------------------------------|-----------------------------|
| 1. PUBLIX | 6. BIG LOTS | 11. WALGREENS | 16. CHICKEN SALAD CHICK | 21. PANERA BREAD | 26. JONATHAN'S GRILLE | 31. FOWL PLAY HOT CHICKEN |
| 2. KROGER | 7. GABE'S | 12. CVS | 17. CHICK-FIL-A | 22. CRACKER BARREL | 27. BISTRO 562 & COFFEE HOUSE | 32. WHITT'S BARBECUE |
| 3. ALDI | 8. BELK | 13. MARCO'S PIZZA | 18. MCALISTER'S DELI | 23. GRAHAM'S COFFEE CO | 28. CAMPIONE'S TASTE OF CHICAGO | 33. LONG HOLLOW GOLF COURSE |
| 4. LOWE'S | 9. TRACTOR SUPPLY CO. | 14. SONIC DRIVE-IN | 19. CHILI'S GRILL & BAR | 24. DUTCH BROS COFFEE | 29. KFC | |
| 5. WALMART | 10. HARBOR FREIGHT | 15. WHATABURGER | 20. LONGHORN STEAKHOUSE | 25. MCDONALD'S | 30. CAPTAIN D'S | |

 **Argento Three86**



Nearby Multifamily



Nexus Townhomes

MASTER PLANNED COMMUNITY WITH 2,250 UNITS



Avery Trace

293 UNITS



Bledsoe Springs

129 UNITS



The Crossings at Hidden Creek

596 UNITS



Altera Gallatin

372 UNITS



Langford Farms

262 UNITS



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