



THE CAUBLE GROUP
COMMERCIAL

403 GALLATIN PIKE S

MADISON, TN 37115

FREESTANDING BUILDING FOR SALE



THE PROPERTY

- 17,360 SF +/-
- 0.67 Acres +/-
- Zoned Commercial Services (CS)
- 49 parking spaces

BUILDING FEATURES

- Iconic, two-story freestanding building
- Charming brick features throughout
- 1938 vintage, former Madison Theater
- 21,500 +/- vehicles per day



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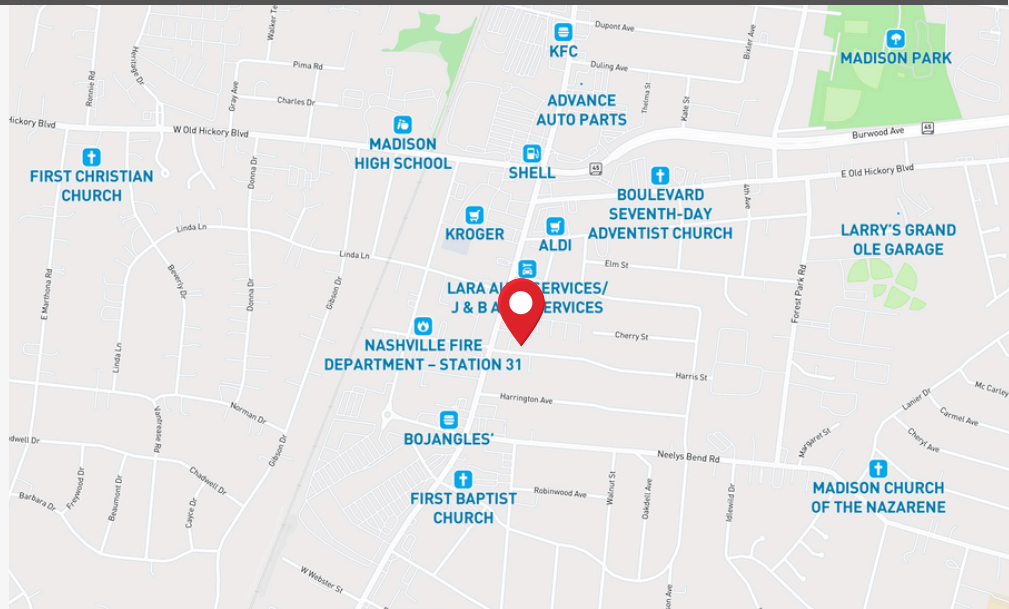
Tyler Brock

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Anthony Rubino

203.253.5966

www.TheCaubleGroup.com



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BUILDING HIGHLIGHTS

- Customizable, open floor plan
- 11'-15' ceilings
- Major visibility in the heart of Madison
- Wet water sprinkler system
- Marquee signage overhanging highway
- Full HVAC throughout
- 5'x7' roll-up door
- Elevator shaft
- Second story fire exits
- Full kitchen, added 2024



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SITE & LOCATIONAL HIGHLIGHTS

- Prominent visibility on Madison's main thoroughfare
- 21,500 +/- vehicles per day
- 117' of frontage on a four-lane highway with turning lane
- Easy ingress/egress
- Close proximity to major redevelopment, freeways, and popular retailers & restaurants



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403
GALLATIN PIKE S,
MADISON, TN

MADISON LIQUOR DEPOT
SUPER HAIR WORLD

ELOTES NAYARIT &
TAQUERIA

EL PARAISO
SUPERMERCADO
Y CARNICERIA

MADISON
TOWN CENTER

Bojangles

Nashville
Public
Library

M
Nashville Coffee

REGIONS

Parkway Ring
SUBWAY

Berry's Jewelry Co.

El Cubilete

Firestone
COMPLETE AUTO CARE

Western Union

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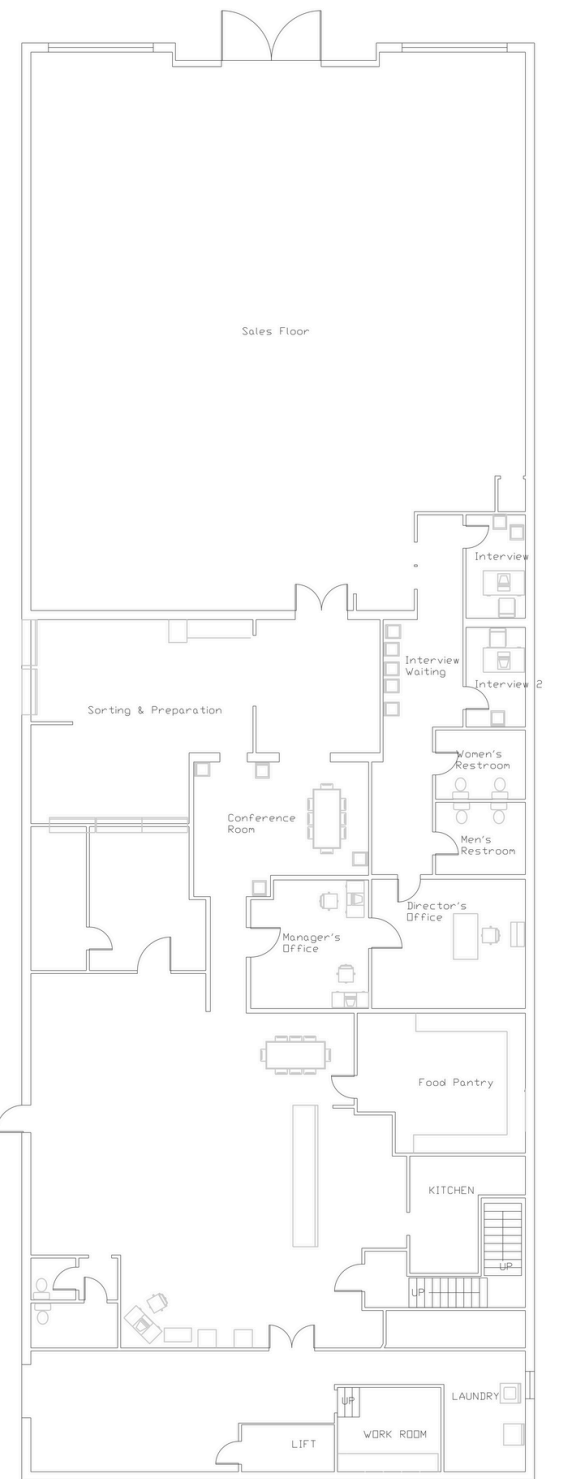
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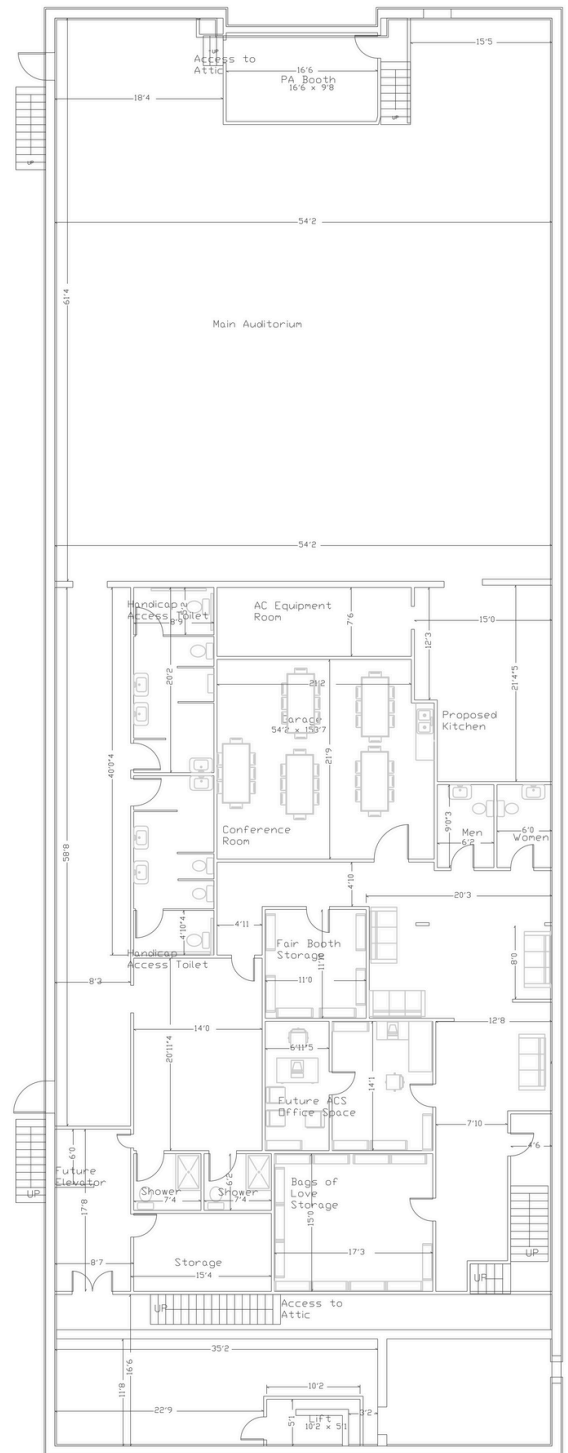
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FIRST FLOOR
SCALE: 1/8" = 1'-0"

FIRST FLOOR
←
SECOND FLOOR
→



SECOND FLOOR
SCALE: 1/8" = 1'-0"



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"The 'Grand Opening' of the new Madison Theatre on 21 April 1938 brought to the growing village 'Tennessee's newest, most modern theatre.' For admission charges of 10¢ and 20¢.. Perhaps as an innocent portent of what would come to pass, the first feature film was Romance in the Dark, with John Boles and Gladys Swarthout" - Madison J. Cain. After closing as the movie theatre in 1950, the Madison Theatre became a popular art gallery before transferring to the current owner/operators.



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SALE PRICE

\$3,750,000

CONTACT INFORMATION

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