

#### 650 Gallatin Pike South | Madison, TN 37115

# Former Fast Food Restaurant Available **For Sublease**

## Site Features

- 2,932 SF stand-alone building on a 1.11 acre parcel
- Constructed in 2015
- Site has pole signage
- Located at the signalized intersection of Gallatin Pike South and Neely's Bend Road in the heart of growing Madison, TN
- Space available in As-Is condition
- Excellent visibility with traffic counts in excess of 28,500 VPD on Gallatin Pike South and 14,170 VPD on Neely's Bend Road
- Sublease through 10/31/2035

2,932 square feet

## Sublease Rate: \$11,250/mth

#### **Brian Forrester, CCIM**

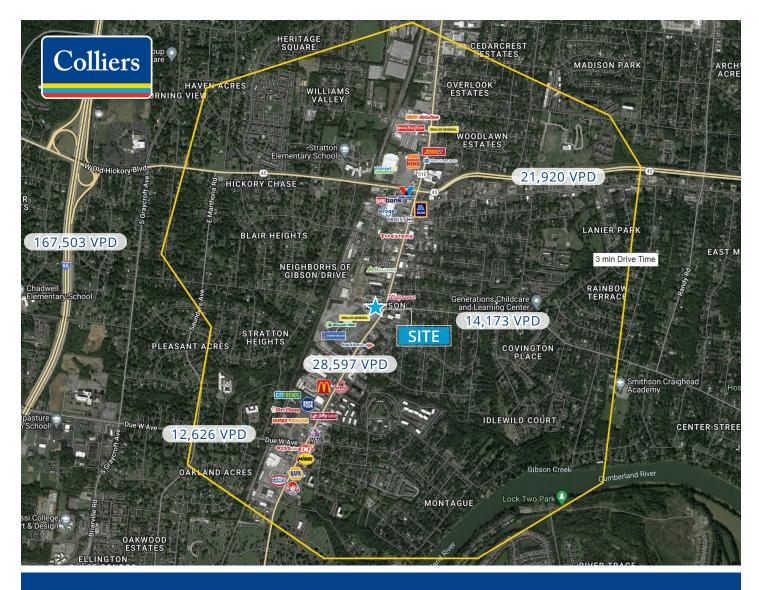
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### Demographics

				3 min	
_	1 mile	3 miles	5 miles	drive time	
Population	11,300	54,128	121,869	12,235	Princij
Households	5,064	22,968	51,253	5,468	Princij
	\$69,267	\$74,750	\$76,663	\$67,201	wo

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