

# **OPPORTUNITY**

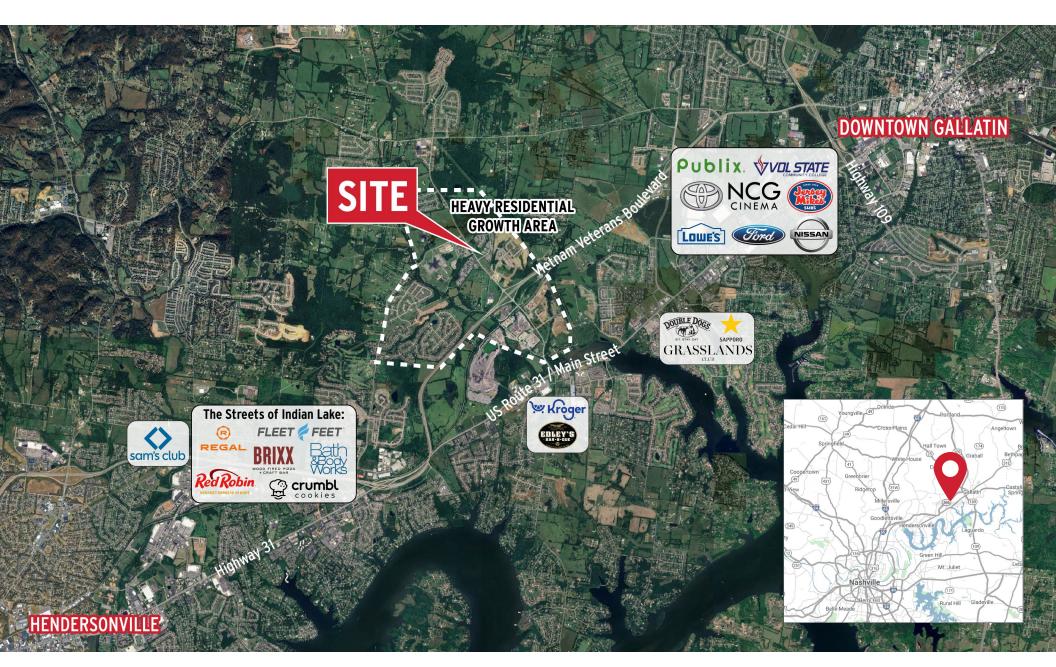
ADDRESS	Big Station Camp Blvd @ Springdale Lane	
	Gallatin, TN 37066	
COUNTY	Sumner	
SIZE	10,800 SF Total SF	
	Building 1: 5,400 SF	
3011	Building 2: 5,400 SF	
DELIVERY	Q1 2026	
FEATURES	87 Parking Spaces	
<b>新</b>	Flexibility in courtyard for drive-thru or	
	outdoor patio space	

- Class A Retail Space
- Ideal location surrounded by numerous single-family, multi-family, and townhome home developments that are currently under construction or completed
- Centrally located between Hendersonville and Gallatin, making this

   a highly visible and highly trafficked retail location
- Located directly across from Big Station Camp Elementary, Middle, and High School (estimated 2,850 students)

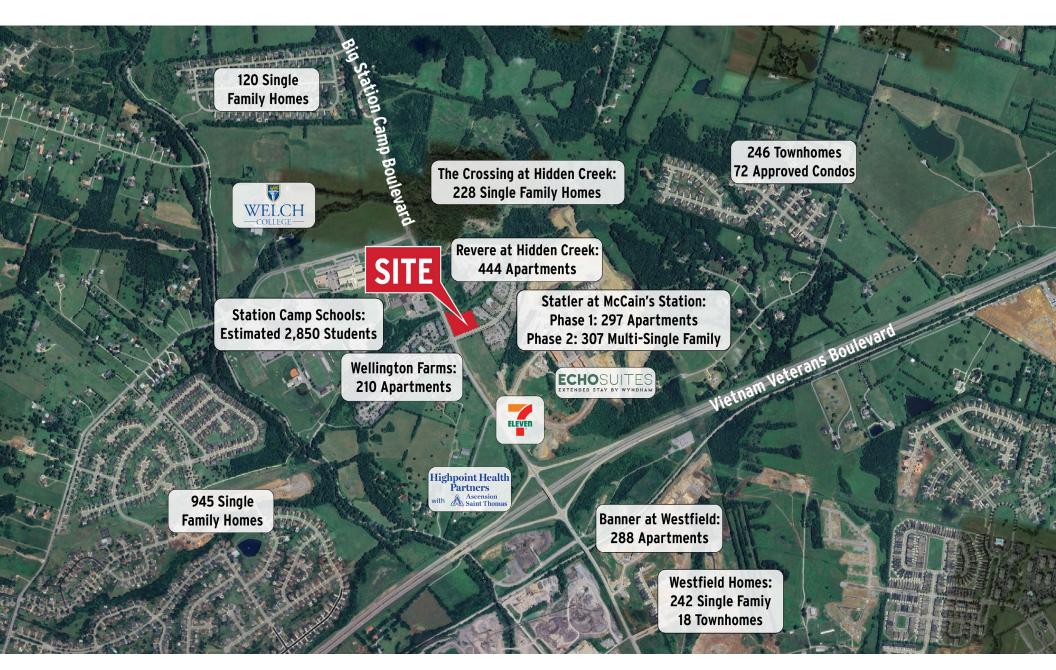


## **TRADE AREA**





### **RESIDENTIAL GROWTH**





### **DISCOVER GALLATIN**







With its close proximity to Hendersonville and easy access to major highways, Gallatin is a key player in Middle Tennessee's expansion. The area is experiencing a surge in residential development, attracting new families and businesses eager to take advantage of its welcoming atmosphere and economic opportunities.









#### **DEMOGRAPHICS**

	3 MILE	5 MILE
2024 POPULATION	30,903	75,678
2029 POPULATION PROJECTION	36,461	84,572
2024 AVG. HOUSEHOLD INCOME	\$146,740	\$137,912
2029 AVG. HOUSEHOLD INCOME PROJECTION	\$161,071	\$154,359





