



2210-2212 GALLATIN PIKE N. | MADISON, TN

O F F E R I N G M E M O R A N D U M

**CBRE**

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2210-2212 GALLATIN PIKE N.

# Offering Overview

## EXECUTIVE SUMMARY

**CBRE is pleased to offer for sale** the Rhythm CDJR dealership Property in Nashville's booming Northern Automotive Market. This rare product is strategically located in **front row** of the sole automotive market for all neighborhoods north of downtown Nashville. Concurrently, the Property is positioned adjacent to some of Tennessee's fastest growing suburbs including Hendersonville, Gallatin, Whites Creek, Goodlettsville, and more.

Seller is constructing a 17-acre dealership less than 1 mile away, stemming from abundant success and investment in this area. Seller has averaged +/- 400 cars per month in sales at this property, putting themselves among the top performing dealerships in all of greater Nashville. The Property boasts a **7.53 acres** lot holding two buildings at **42,762 SF**, upheld by **440 feet** of road frontage at a **traffic light** that sees over **35,000 VPD**.

Unlike ever before, Nashville sits at the pinnacle of economic growth and resiliency across the United States. Urban Land Institute's venerated *Emerging Trends in Real Estate* report has now awarded Nashville the title of **#1 Market to Watch** for three years straight (**2022, 2023, 2024**), whereas no city has ever won this title twice in a row.

The Property will be available for move-in by **April 2024**.

## PROPERTY HIGHLIGHTS

- 7.53 Acres | 43,770 SF | 615 Parks | 440 FT Frontage
- Front Row in Nashville's Sole North Automotive Market
- Outstanding Access and Visibility
- Signalized Intersection with 35,000+ VPD
- Super-Regional Retail Corridor
- 5 minutes to I-65
- 15 minutes to Downtown Nashville
- Nashville's #1 Used-Car Market





# Nashville | #1 Market to Watch 2022, 2023 & 2024



**#1 Real Estate Market to Watch 2022, 2023, 2024, Urban Land Institute**

**#1 Hottest Job Market, Wall Street Journal**

**#1 for Metropolitan Economic Strength, Policom**

**#1 Hottest Housing Market in the Nation, ReMax National Housing Report**

**#2 America's Top States for Business Economy Overall, CNBC**

**#4 Best Performing Cities Index, Milken Institute**

## QUALITY OF LIFE

Nashville consistently places at or near the top of national surveys for its quality of life, low costs of living and in doing business. These factors have, and will continue to, attract firms both nationally and internationally to relocate key functions to the area. The city has received accolades for its livability, tremendous job growth, business climate, and high number of young college graduates.

## STRONG NASHVILLE FUNDAMENTALS

Nashville has matured into much more than a city known strictly for music and tourism. Along with music and entertainment, health care, tourism and conventions, publishing, finance and insurance, technology, higher education, and transportation are all leading industries of Nashville. Nashville's location, diverse economy, high quality workforce, unique tax advantages/incentives and the overall low cost of doing business are significant features further solidifying the city to be one of the premier business centers in the Southeast. As recently reported by Headlight Data, Nashville ranks as the third fastest growing metro economy. The strength and vibrancy of the market has made Nashville one of the most sought-after destination for educated young people, and the "creative class" of office users. These trends portend the city's continued strength and success over the long-term.



**8,500**

Jobs

**\$1.2B**

Investment



**1,500**

Construction Jobs

**100**

High-Paying Jobs



**2,500**

New Jobs in Addition to

**5,000**

already incoming



**900**

New Jobs over the Next  
Five Years



**410**

New Jobs over the Next  
Five Years



**320**

New Jobs



2210-2212 GALLATIN PIKE N.

# Property Description

## PROPERTY OVERVIEW

Gross Leasable Area:	± 42,760 SF
Lot Size:	± 7.53 Acres
Parking:	615 Spaces
Frontage:	± 440 Feet

## PROXIMITY

I-65:	5 min
Downtown Nashville:	15 min
BNA Airport:	22 min
Hendersonville:	5 min
Goodlettsville:	5 min

2210 GALLATIN PIKE N.	YEAR BUILT / SF
Showroom (2018 Reno):	1984 / 3,500
Office:	1984 / 4,900
Service/Parts:	1984 / 1,750
Garage/Service:	1984 / 11,550
New Auto Service Station:	2018 / 2,562
TOTAL SF:	24,262

2212 GALLATIN PIKE N.	YEAR BUILT / SF
Showroom (2008 Reno):	1987 / 7,560
Mezz Office:	1987 / 1,500
Service/Parts:	1987 / 7,390
Garage/Service:	1987 / 2,050
TOTAL SF:	18,500





2210-2212 GALLATIN PIKE N.

Vietnam Veterans Pkwy

7.53 AC

Gallatin Pike N (35,000 + AADT)





2210-2212 GALLATIN PIKE N.

# Interior & Exterior Photos

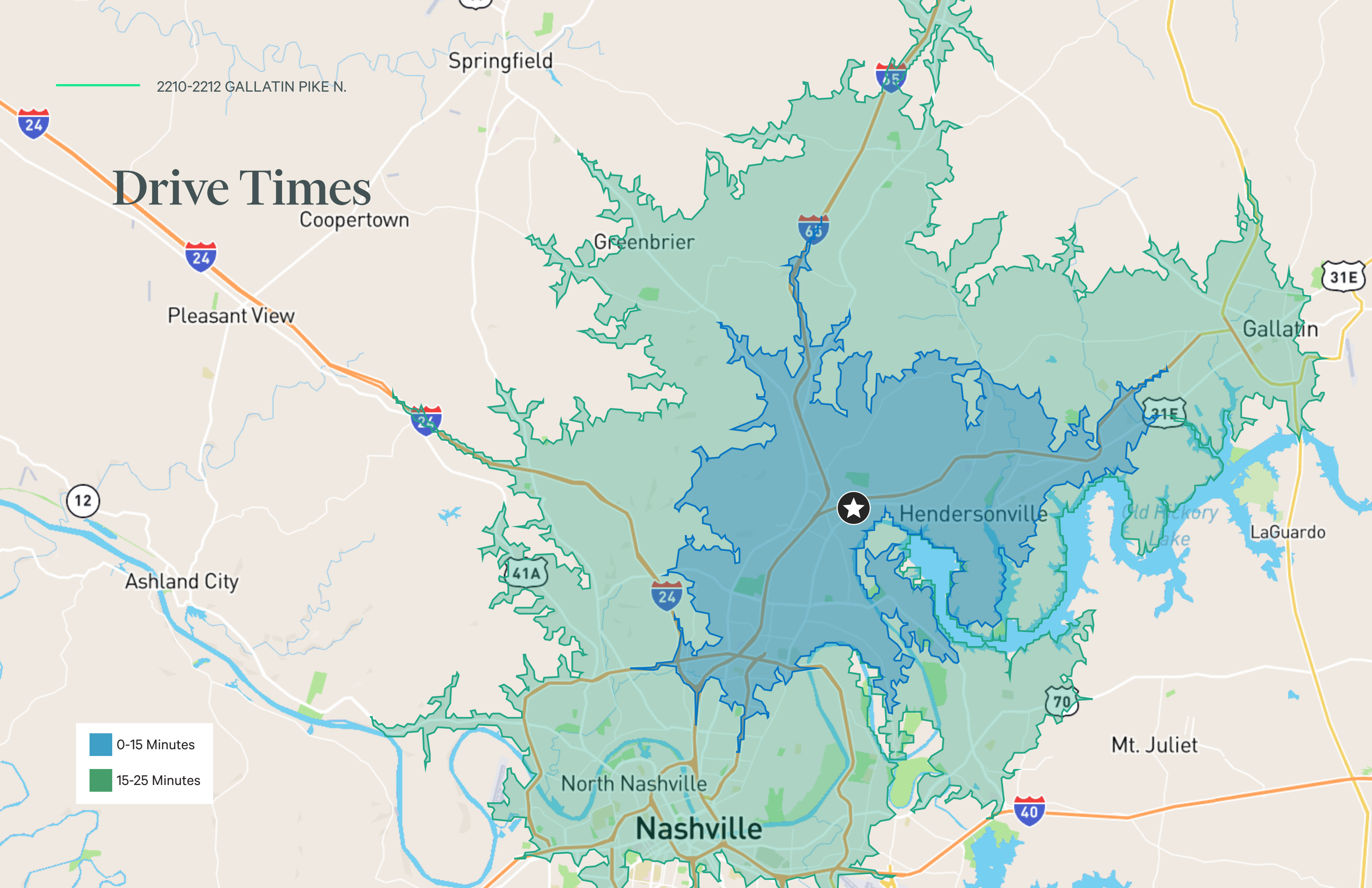




# Drive Times

2210-2212 GALLATIN PIKE N.

0-15 Minutes  
15-25 Minutes





2210-2212 GALLATIN PIKE N.

# Motor Mile



Vietnam Veterans Blvd



SUBJECT PROPERTY

LOWE'S

CALIBER COLLISION

enterprise

KIA

NISSAN

DriveTime

THE HOME DEPOT

HOBBY LOBBY B&M! BOOKS-A-MILLION

Dillard's CHAMPS JCPenney Guitar Center AÉROPOSTALE

JOANN

Ashley HOMESTORE AMERICAN SIGNATURE FURNITURE Gabe's HAVER.TYS

Walmart+ FIVE GUYS WELLS FARGO

CHEVROLET BUICK GMC

Academy SPORTS+OUTDOORS

TOYOTA

MUSIC CITY AUTOPLEX

OLD NAVY

DAVID'S BRIDAL

TSC TRACTOR SUPPLY CO.

CHRYSLER DODGE Jeep RAM

Hertz

DICK'S SPORTING GOODS BEST BUY

DICK'S SPORTING GOODS

ROOMS TO GO

BEST BUY

CARMAX

ROSS PET SMART THE VITAMIN SHOPPE

IN-N-OUT BURGER

BANK OF AMERICA CHIPOTLE DUNKIN' DONUTS RaceWay

MITSUBISHI

Cane's

TJ-maxx

USA Auto Sales

Sam Ash MUSIC STORES Conn's

Pep Boys

Service King COLLISION REPAIR CENTERS

by rider

AUTO DEPOT

Ford

Gallatin Pike N

Amazon





# The Future of Madison & North Nashville Market

## DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2023 Population - Current Year Estimate	41,040	106,178	331,760
2020-2023 Annual Population Growth Rate	1.22%	0.96%	1.28%
2023-2028 Annual Population Growth Rate	0.22%	0.33%	0.85%

Households	3 Miles	5 Miles	10 Miles
2023 Households	17,047	44,764	135,860
2023 Avg. Household Income	\$76,611	\$83,149	\$97,139
2028 Avg. Household Income	\$89,933	\$97,791	\$113,507
2023 Median Household Income	\$55,612	\$59,158	\$69,179
2028 Median Household Income	\$62,210	\$67,300	\$80,410

The Madison Submarket is estimated to see a 48.3% job growth over the next 10 years, which is substantially higher than the US average of 33.5%. Yet, these projections are expected to continue to climb as 2020-2023 produced an unprecedented development pipeline heading north out of the Nashville Central Business District.

## COMING SOON: TRANSFORMATIVE DEVELOPMENTS



### Birchway Rivergate

- 22 AC Multifamily Community by Greystar
- Class A/B Residential Units
- New Public Park



### 1401 Gallatin Pike by Greystar

- 292 Class-A Residential units
- 4-Story Build
- Projected to lease at Madison's highest rents to date



### Madison Station

- 1.7 million SF development
- 1,694 multi-family residential housing units, 236,000 SF office and 87,050 SF ground-floor retail space
- Public parks, Greenways, and multimodal roads.
- Nicknamed "The Madison Renaissance."



### Oracle HQ at River North

- \$1.35 billion Campus, pledging 8,500 jobs by 2031 and an avg salary of \$110k
- Nashville's largest economic development deal ever at \$175 million incentive
- Key catalyst to accelerating north-bound development pipeline.



# Contact Us

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