

1100 BEATY BLVD | GALLATIN, TN 37066

STRIDE
COMMERCIAL

- ▷ Up to 10,000 SF Ground-Floor Retail Available
- ▷ Argento at Three86
- ▷ 286 Luxury Apartments Above

Argento at Three86

Rendering — For Illustrative Purposes Only.

RETAIL FOR LEASE // GALLATIN, TN // DELIVERING NOVEMBER 2026

Building Snapshot

1100 BEATY BLVD | GALLATIN, TN 37066

| | |
|------------------------------|--|
| Total Retail SF | 10,000± SF (6 suites, divisible) |
| Residential Component | 286 luxury apartment units above |
| Year Built | 2026 |
| Available Sizes | 772 SF – 10,000 SF |
| Estimated NNNs | Contact Broker |
| Lease | NNN |
| Lease Term | 5+ years |
| Delivery | Shell Condition |
| Parking | Dedicated on-site parking — 20 spaces reserved for retail. |
| Zoning | PUD — Master Planned Mixed-Use Development |
| Signage | Storefront signage |
| Power | 3-phase, 400 amp (per work letter) |
| TIA | Negotiable |



ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Executive Summary

OPPORTUNITY

Argento at Three86 presents a premier ground-floor retail leasing opportunity in Gallatin, Tennessee — one of the fastest-growing markets in the Nashville metro. Located at 1100 Beaty Blvd, the project delivers up to 10,000 SF of street-facing retail across six divisible suites (772 SF to 2,337 SF), situated directly beneath 286 luxury apartment homes. Delivering in November 2026, Argento at Three86 offers retailers a built-in captive customer base from day one, limited competition in an undersupplied retail market, and exceptional visibility along Beaty Boulevard. With Sumner County's multifamily pipeline exceeding 3,500 units, incoming residents will create sustained demand for neighborhood-serving food & beverage, boutique fitness, personal services, and specialty retail concepts well-positioned to grow with the community.



HIGHLIGHTS

- Up to 10,000 SF of ground-floor retail, divisible across 6 suites from 772 SF to 2,337 SF
- Built-in customer base: 286 luxury apartments directly above — immediate foot traffic at delivery
- New construction shell delivery — customize your buildout with 3-phase, 400-amp power in place
- Limited retail supply in the immediate Gallatin area, creating strong demand for well-located space
- Sumner County multifamily pipeline exceeds 3,500 units — Gallatin is among Tennessee's fastest-growing submarkets
- High visibility along Beaty Blvd with dedicated on-site parking and storefront awning signage
- PUD zoning supporting neighborhood retail, food & beverage, and service-oriented uses
- Target delivery: November 2026 — leasing now to position anchor tenants for day-one activation

ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Construction Progress



ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

About the Space

1

AVAILABLE SPACE

- Argento at Three86 — Ground Floor
- Up to 10,000± SF across 6 suites
- **Divisible:** 772 SF minimum (Suite B) to 10,000 SF (full building)
- New construction shell delivery
- **Target Availability:** November 2026

2

SUITE FEATURES

- **Condition:** Shell — new construction, ready for tenant buildout
- **Power:** 3-phase, 400 amp (per work letter)
- **Internet:** AT&T fiber
- **Signage:** Storefront signage; awnings per renderings
- **Parking:** Dedicated on-site surface parking



Rendering — For Illustrative Purposes Only.

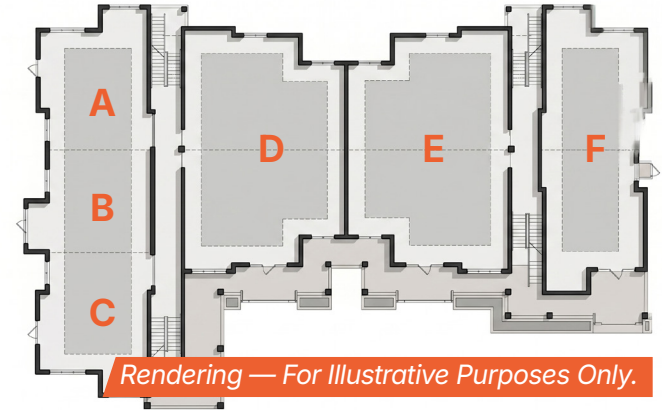
ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Suite Availability

| Suite | Size | Condition | Availability |
|---------------|------------|----------------|---------------|
| Suite A | 938 SF | Shell Delivery | November 2026 |
| Suite B | 772 SF | Shell Delivery | November 2026 |
| Suite C | 938 SF | Shell Delivery | November 2026 |
| Suite D | 2,337 SF | Shell Delivery | November 2026 |
| Suite E | 2,337 SF | Shell Delivery | November 2026 |
| Suite F | 1,879 SF | Shell Delivery | November 2026 |
| Full Building | 10,000± SF | Shell Delivery | November 2026 |



SUITE NOTES

- Suites A, B, and C (772–938 SF each) are well-suited for personal services, boutique retail, or specialty coffee
- Suites D and E (2,337 SF each) accommodate full-service restaurant, fitness, or anchor service users
- Suite F (1,879 SF) is flexible for mid-size F&B, wellness, or specialty retail concepts
- Full building (10,000± SF) available for a single anchor user or master tenant
- Suites can be combined — contact broker for custom configurations

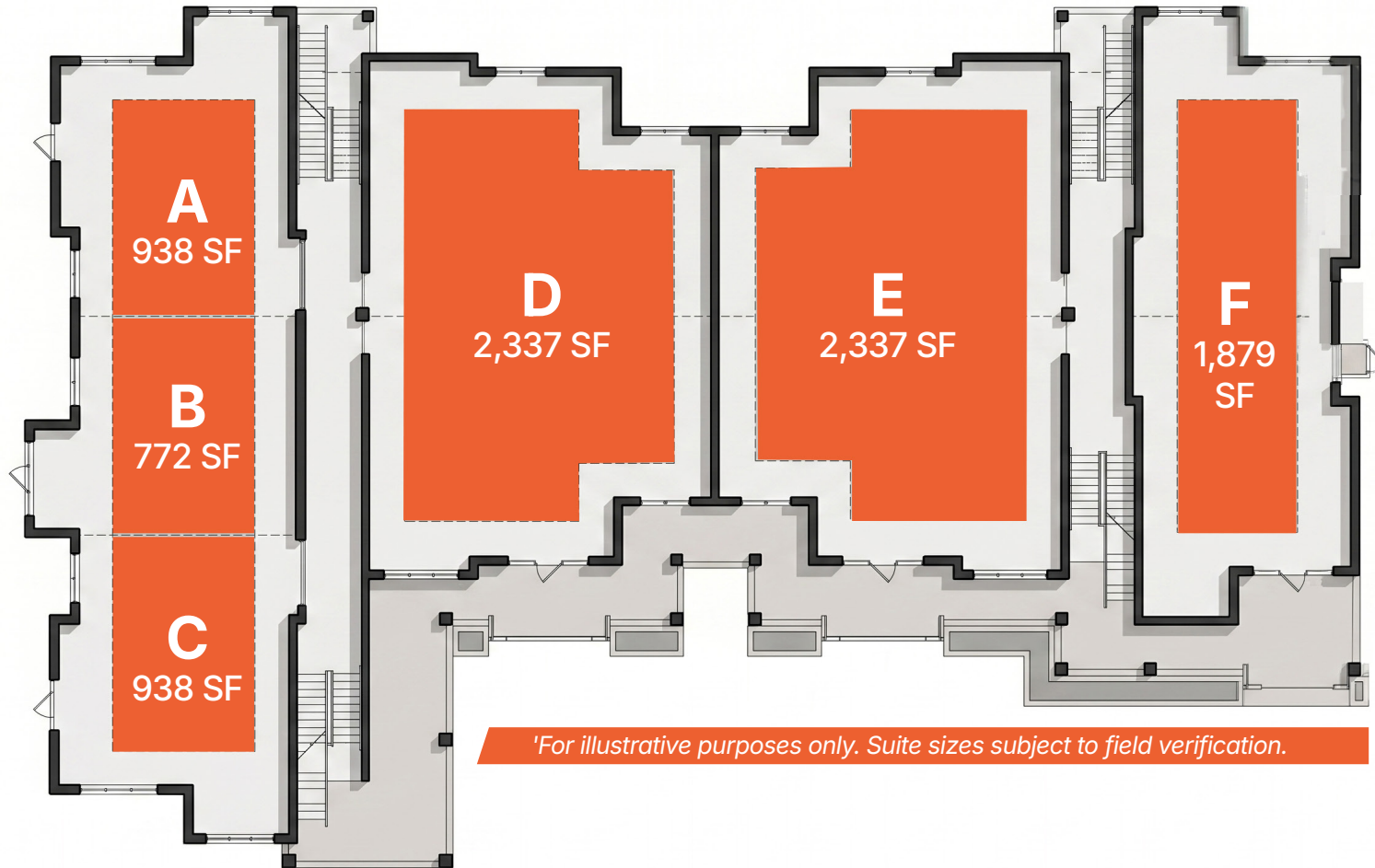
ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Floor Plan

ARGENTO AT THREE86 | GALLATIN, TN 37066 |
UP TO 10,000± SF | RETAIL FOR LEASE



ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Location & Access



DRIVE TIMES & ACCESS

| | |
|---------------------------------------|---|
| Downtown Gallatin | : ~1 mile / ~3 min |
| TN-386 / Vietnam Veterans Blvd Access | : ~1 mile / ~3 min |
| Sumner Regional Medical Center | : ~2 miles / ~5 min |
| Hendersonville | : ~12 miles / ~15 min via TN-386 |
| Nashville (Downtown) | : ~30 miles / ~35 min via TN-386 & I-65 |
| BNA Nashville Int'l Airport | : ~35 miles / ~40 min |
| Old Hickory Lake | : ~3 miles north |

SUBMARKET CONTEXT

- Located on Beaty Blvd with direct street-facing frontage and strong daily traffic exposure
- ~1 mile from TN-386 (Vietnam Veterans Blvd) — primary regional connector to Nashville metro
- Gallatin is among Tennessee's fastest-growing cities — Sumner County growing population and household income
- Multifamily pipeline exceeding 3,500 units in the immediate submarket — sustained built-in demand
- Old Hickory Lake proximity draws a higher-income recreational demographic to the corridor

ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE



Traffic & Demographics

TRAFFIC COUNTS

Beaty Blvd (at property):
Not a primary state route,
so TDOT data is limited

**Estimated local collector
volume:** ~3,000–6,000
VPD

Nashville Pike / US-31E:
~28,000 – 35,000 VPD

**TN-386 / Vietnam
Veterans Blvd:**
~45,000 – 60,000 VPD

Source:
TDOT AADT data (confirm year).

211,700+
SUMNER COUNTY
POPULATION

POPULATION GROWTH:
SUMNER COUNTY
GREW FROM 160,645
(2010) TO 196,281
(2020), +22% OVER
THE DECADE VS. 7%
NATIONALLY

39.5
MEDIAN AGE

\$81,614
MEDIAN
HOUSEHOLD
INCOME

3,500+
UNITS UNDER
DEVELOPMENT

MULTIFAMILY
PIPELINE
(SUBMARKET)

Source:
U.S. Census Bureau, ACS 5-Year
Estimates.

ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Amenities & Neighborhood



ABOUT GALLATIN

Gallatin is the county seat of Sumner County and one of the fastest-growing cities in Tennessee, driven by proximity to Nashville, an expanding job base, and a robust new-construction residential pipeline exceeding 3,500 multifamily units in the immediate submarket. Beaty Boulevard serves as a primary development corridor connecting established neighborhoods with new mixed-use projects, and Argento at Three86 is positioned at its leading edge. Old Hickory Lake to the north draws a higher-income outdoor recreational demographic, while TN-386 (Vietnam Veterans Blvd) provides fast access to Hendersonville, Goodlettsville, and the broader Nashville metro. Retailers at Argento benefit from day-one residential density directly above, a growing surrounding population, and limited competing retail in the immediate area.

NEARBY ANCHORS & AMENITIES

- Downtown Gallatin — city hall, dining, entertainment, and historic courthouse square (~1 mi)
- Sumner Regional Medical Center — regional hospital anchor (~2 mi)
- Walmart Supercenter — Gallatin (~1.5 mi on Nashville Pike)
- Target, Publix, Kroger — Gallatin retail corridor (Nashville Pike / Long Hollow Pike)
- Old Hickory Lake — boating, fishing, and recreation (~3 mi north)
- Volunteer State Community College — Gallatin campus (~2 mi)
- TN-386 (Vietnam Veterans Blvd) — direct connector to Hendersonville and I-65 (~1 mi)

MARKET CONTEXT

- Sumner County is among Tennessee's fastest-growing counties — sustained population and household formation growth
- 3,500+ multifamily units in the pipeline within the immediate Gallatin submarket
- Limited ground-floor retail supply relative to incoming residential density — strong demand fundamentals
- Gallatin's proximity to Nashville (~30 mi) draws commuter-resident households with Nashville-level incomes

ARGENTO AT THREE86 / 1100 BEATY BLVD / GALLATIN, TN 37066

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Argento at Three86

1100 BEATY BLVD | GALLATIN, TN 37066

CAMERON BICE | LANIER WAGSTER | MATT COOPER, CCIM

▷ info@stridecre.com
▷ Call/Text: (615) 719-8736

[STRIDECRE.COM](https://www.stridecre.com)

STRIDE
COMMERCIAL

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.