

OLD TOWNE VILLAGE

117 GALLATIN PIKE NORTH, MADISON, TN 37115

FOR LEASE



LOCATION DESCRIPTION

The city of Madison is a suburban neighborhood that is approximately seven miles north of downtown Nashville. Old Towne Village is strategically located approximately 1.3 miles east of I-65 at the NEC of Gallatin Pike and Old Hickory Blvd, and both are two major retail, residential and commercial thoroughfares. The 173,593 SF shopping center features several national tenants including Walmart Neighborhood Market and Old Time Pottery.

PROPERTY HIGHLIGHTS

- 1,800 - 99,000 SF available
- Anchored by Walmart Neighborhood Market and Old Time Pottery
- Features ample parking at 636 parking spaces
- Located at the intersection of Gallatin Pike N (20,649 VPD) and Old Hickory Blvd (24,890 VPD)
- Old Towne Village is located approximately 2 miles North of Briley Parkway
- Area retailers include: Lowe's, Home Depot, Kroger, Aldi, Planet Fitness, Burger King, Family Dollar, Auto Zone



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Total Population	10,881	56,223	119,544
2023 Total Households	4,880	24,285	51,478
2023 Average HH Income	\$60,411	\$76,051	\$82,063

TSCG

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SUITE	TENANT NAME	SPACE SIZE
001	Walmart	39,687 SF
002	Available	99,400 SF
003	Hot Shot Liquor	3,328 SF
005	Bria's Beauty Bar n' Boutique	1,400 SF
006	Southeastern Dental Group	4,664 SF
007	T's Nails	1,393 SF
008	Advance America	1,300 SF
009	Available	1,800 SF
010	Wingstop Restaurant	1,800 SF

SUITE	TENANT NAME	SPACE SIZE
011	Direct General Insurance	1,800 SF
012	Roma Pizza	1,600 SF
013	Kabab & Gyro	2,370 SF
014	Juicy Seafood	1,800 SF
015	China Bell Restaurant	1,800 SF
016	Burger King	2,250 SF
018	MetroPCS	1,200 SF
019	Available	6,000 SF



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