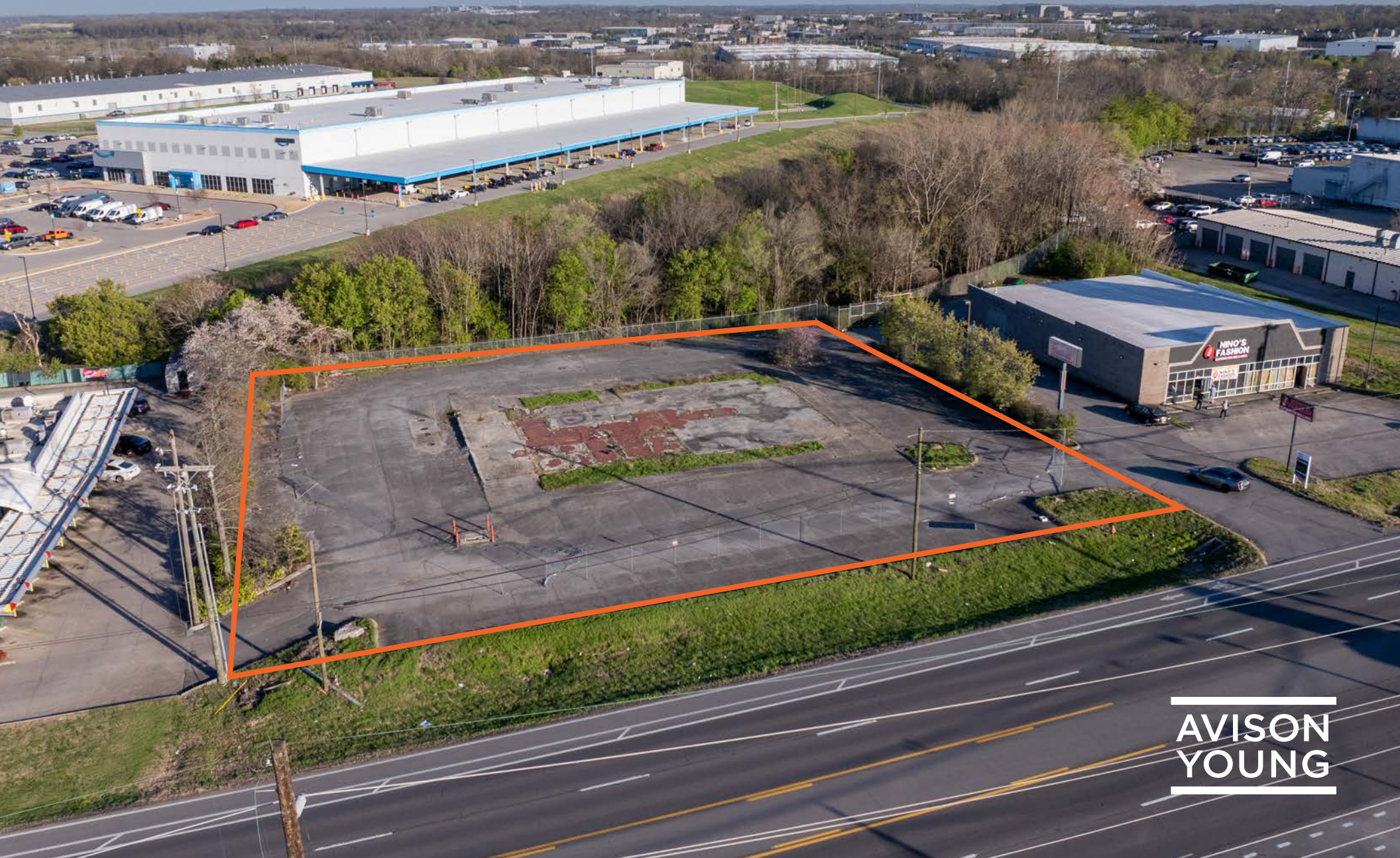


1557 Gallatin Pike N

COMMERICAL DEVELOPMENT OPPORTUNITY



AVISON
YOUNG



PROPERTY OVERVIEW

1557 Gallatin Pike North
Madison, TN 37115

1.31
ACRES

22,774
AADT
ON
GALLATIN
PIKE

CS
ZONING

Overview

1.31 acres of vacant commercial land located along Gallatin Pike in the rapidly growing Rivergate trade area of North Nashville

Zoning

Commercial Services

Uses include: retail, restaurant, office, auto sales, consumer services, financial institutions, self-storage, light manufacturing, and small warehouse

Visibility

Strong frontage along major retail corridor and five minutes from the Rivergate Mall redevelopment

INVESTMENT HIGHLIGHTS



FIVE MINUTES FROM THE MERUS GROUP RIVERGATE MALL DEVELOPMENT WITH 700 MULTIFAMILY RESIDENTIAL UNITS, 100 TOWNHOMES, AND 130,000 SF OF RETAIL AND DINING



COMMERCIAL SERVICE ZONING FOR A VARIETY OF RETAIL AND WAREHOUSE USES



STRONG COMMERCIAL SURROUNDINGS WITH MAJOR NATIONAL RETAILERS NEARBY



HIGH CUSTOMER DRAW FROM DENSE RESIDENTIAL AND RETAIL POPULATION

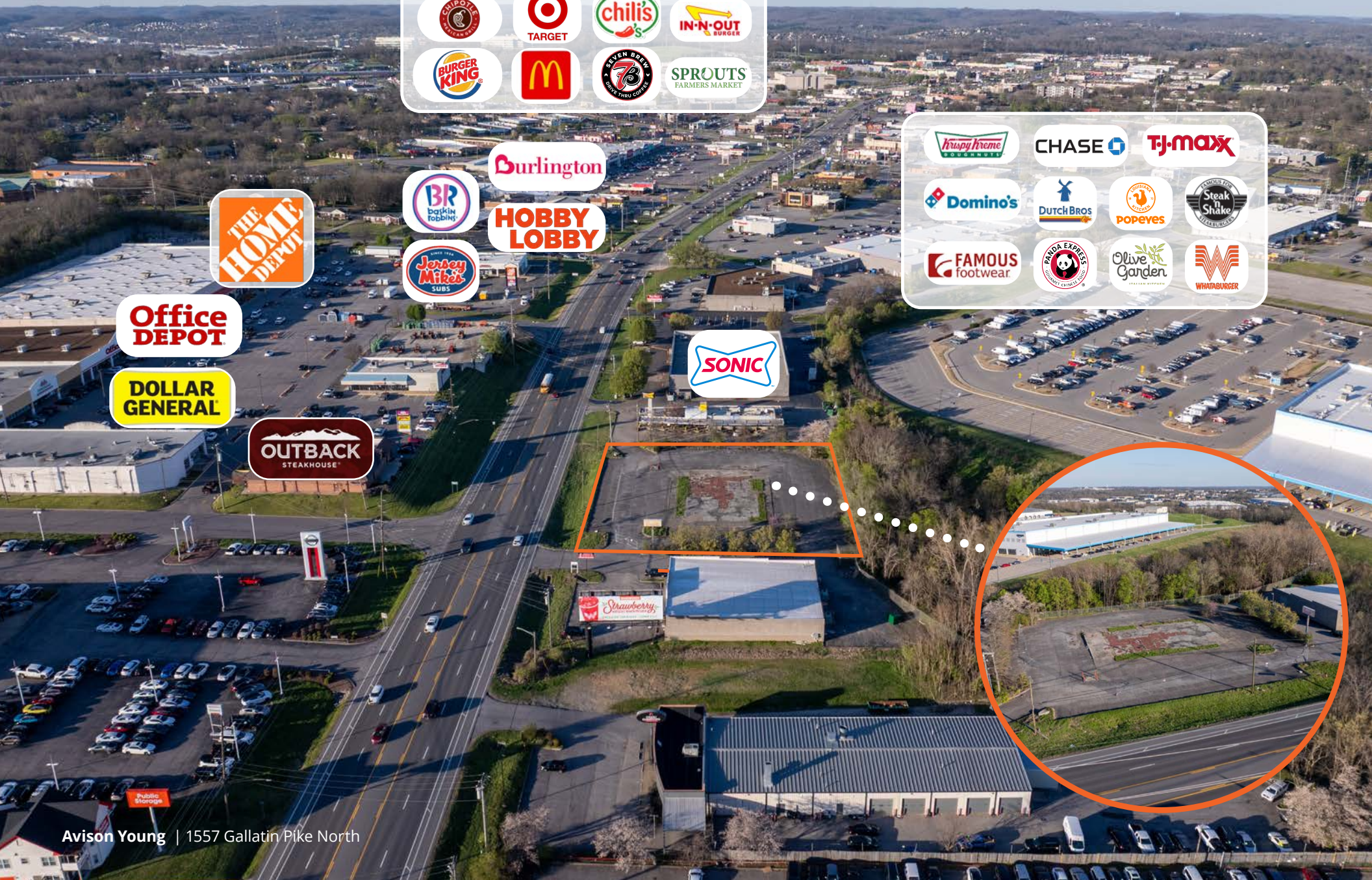


PRIME VISIBILITY ON ONE OF MADISON'S HIGHEST-TRAFFIC RETAIL CORRIDORS



EASY ACCESS WITH WIDE FRONTAGE AND EXCELLENT INGRESS/EGRESS POTENTIAL

AREA MAP



REGIONS TACO BELL COOK OUT Chick-fil'd
CHIPOTLE TARGET chili's IN-N-OUT BURGER
BURGER KING MCDONALD'S SEVEN BROWNS SPROUTS FARMERS MARKET

Krispy Kreme CHASE TJ-maxx
Domino's DUTCH BROS POPEYES STEAK 'N SHAKE
FAMOUS footwear PANDA EXPRESS Olive Garden WHATABURGER



Burlington



HOBBY LOBBY



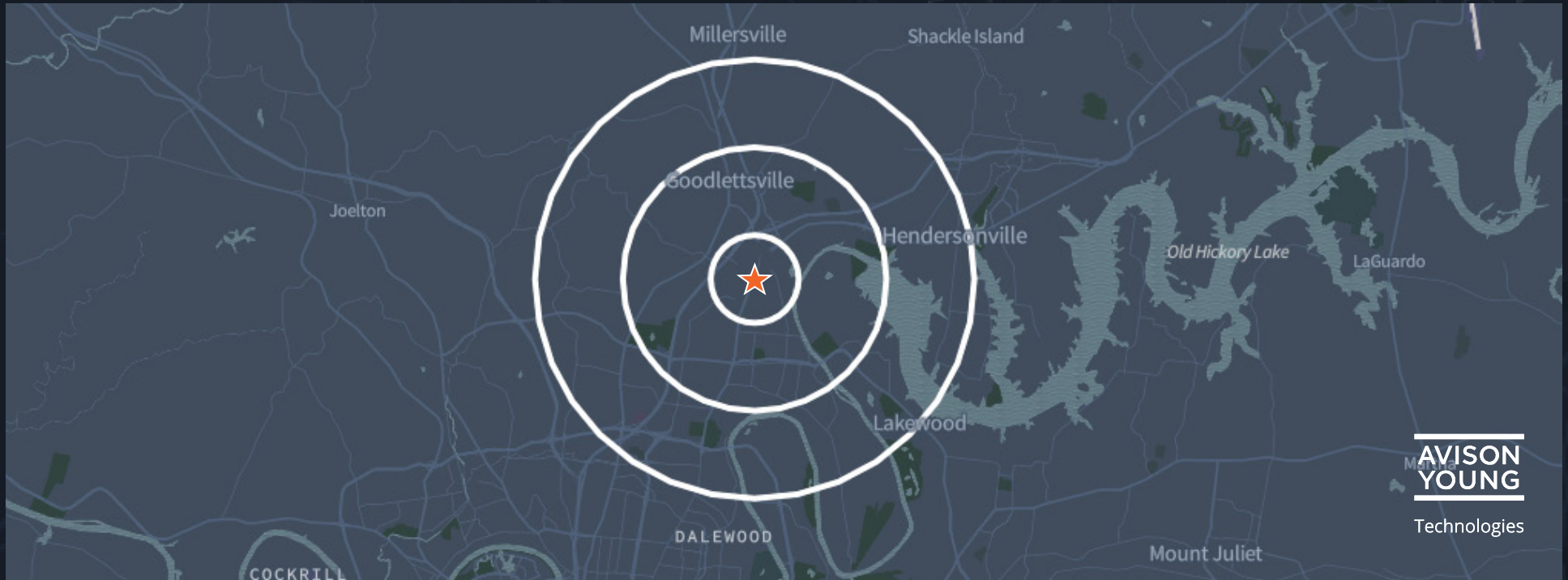
Office DEPOT

DOLLAR GENERAL

OUTBACK STEAKHOUSE



AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population	4,545	40,801	102,792
Population (2029)	4,677	41,203	102,342
Daytime population	5,577	40,659	95,403
Median age	30	32	33
Household size	35	36	38
Average household income	\$67,048	\$79,898	\$96,299
Average household income (2029)	\$67,213	\$79,725	\$95,593

PROPERTY PHOTOS

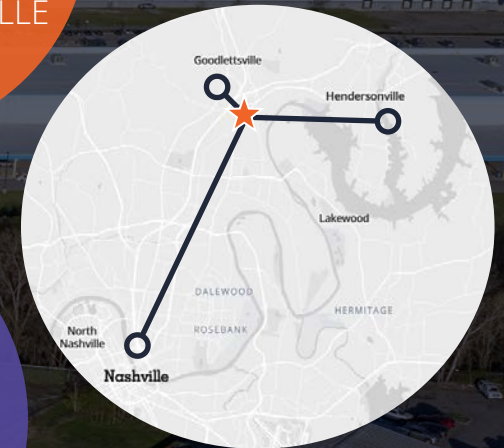


MADISON MARKET OVERVIEW



RIVERGATE MALL
REDEVELOPMENT
FEATURES
880 UNITS OF
MULTIFAMILY, AND
130,000-SF OF RETAIL

LESS THAN 20 MINUTES
TO DOWNTOWN
NASHVILLE,
GOODLETTSVILLE,
AND HENDERSONVILLE



WELL-POSITIONED
TO CAPTURE
POPULATION
GROWTH AND
RETAIL DEMAND

ATTRACTING **STRONG**
NATIONAL AND
REGIONAL INTEREST
FROM COMPANIES



EMERGING AS A **KEY**
REDEVELOPMENT
CORRIDOR



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