



END-CAP & IN-LINE SPACE AVAILABLE

End-Cap With High ADT

1717 GALLATIN PIKE N, MADISON, TN 37115

15,000 SF | DEMISABLE | \$1.65-\$1.75 PSF + NNN

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PRESENTED BY:

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OFFERING SUMMARY

Lot Size:	1.57 Acres
Year Built:	1989
Available SF:	15,000 10,000 - 5,000 SF
Renovated:	2025
Zoning:	Commercial
Market:	Nashville
Asking Rent:	\$1.65-\$1.75 PSF +NNN

PROPERTY HIGHLIGHTS

- Highest trafficked intersection in the Nashville MSA
- Rivergate central business district.
- High 50,000 ADT, great visibility, easy Ingress & Egress.
- Highest trafficked intersection in Nashville MSA.
- New roof, HVACs, updated windows, and parking lot.
- Warm shell condition with bathrooms.

DEMOGRAPHICS

	0.3 Miles	1 Mile	3 Miles
Total Households:	63	2,050	18,207
Total Population:	143	4,716	42,838
Average HH Income:	\$65,837	\$66,443	\$75,713



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 - 10,000 SF	Lease Rate:	\$1.65 - \$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End-Cap	Available	10,000 SF	NNN	\$1.75 SF/month	Wide open end-cap spaces with incredible natural lighting and high visibility.
In-Line	Available	5,000 SF	NNN	\$1.65 SF/month	This is an inline-space attached to the 10,000 SF End-Cap. It's a wide open space featuring



PROPERTY DESCRIPTION

15,000 SF End-Cap + In-line space available in warm shell condition in one of the most high trafficked intersections in the Nashville MSA. The space is wide open with incredible natural lighting from the expansive windows along with four (4) total bathrooms, and drive up parking.

*The space is demisable into a 10,000 SF end-cap and a 5,000 SF in-line space each with their own respective bathrooms.

The ownership updated the brick facia, replaced the roof, added expansive windows, added LED exterior lighting, and repaved the parking lot. A business would primarily be responsible for their own Tenant Improvements (TI) with negotiable allowance.

Lease structure is a Triple-Net (NNN) with a minimum of a 5 year lease with extension options along with annual percentage rent increases.

The asking rent is \$1.75 Rent PSF + NNN charges.

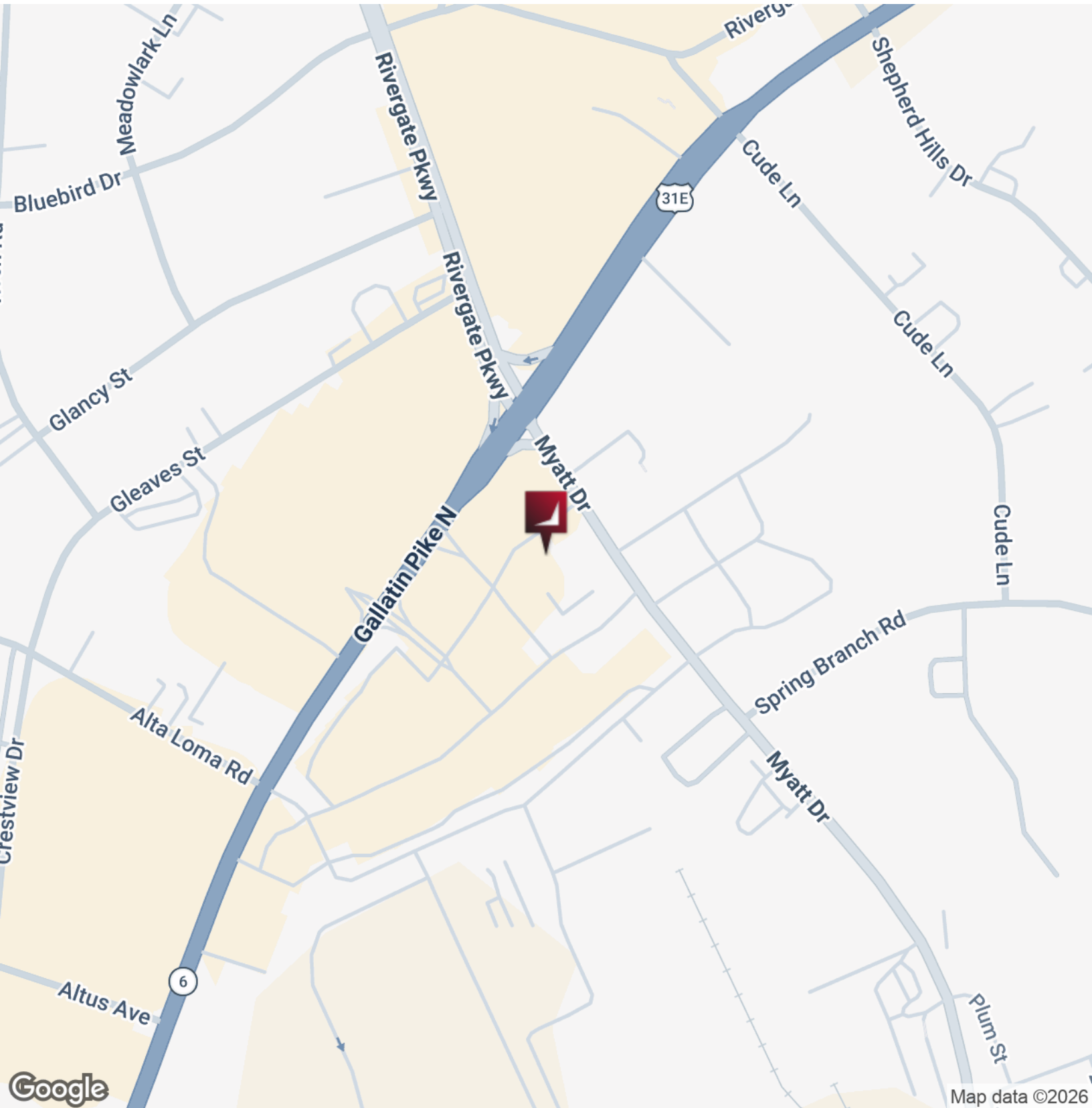
LOCATION DESCRIPTION

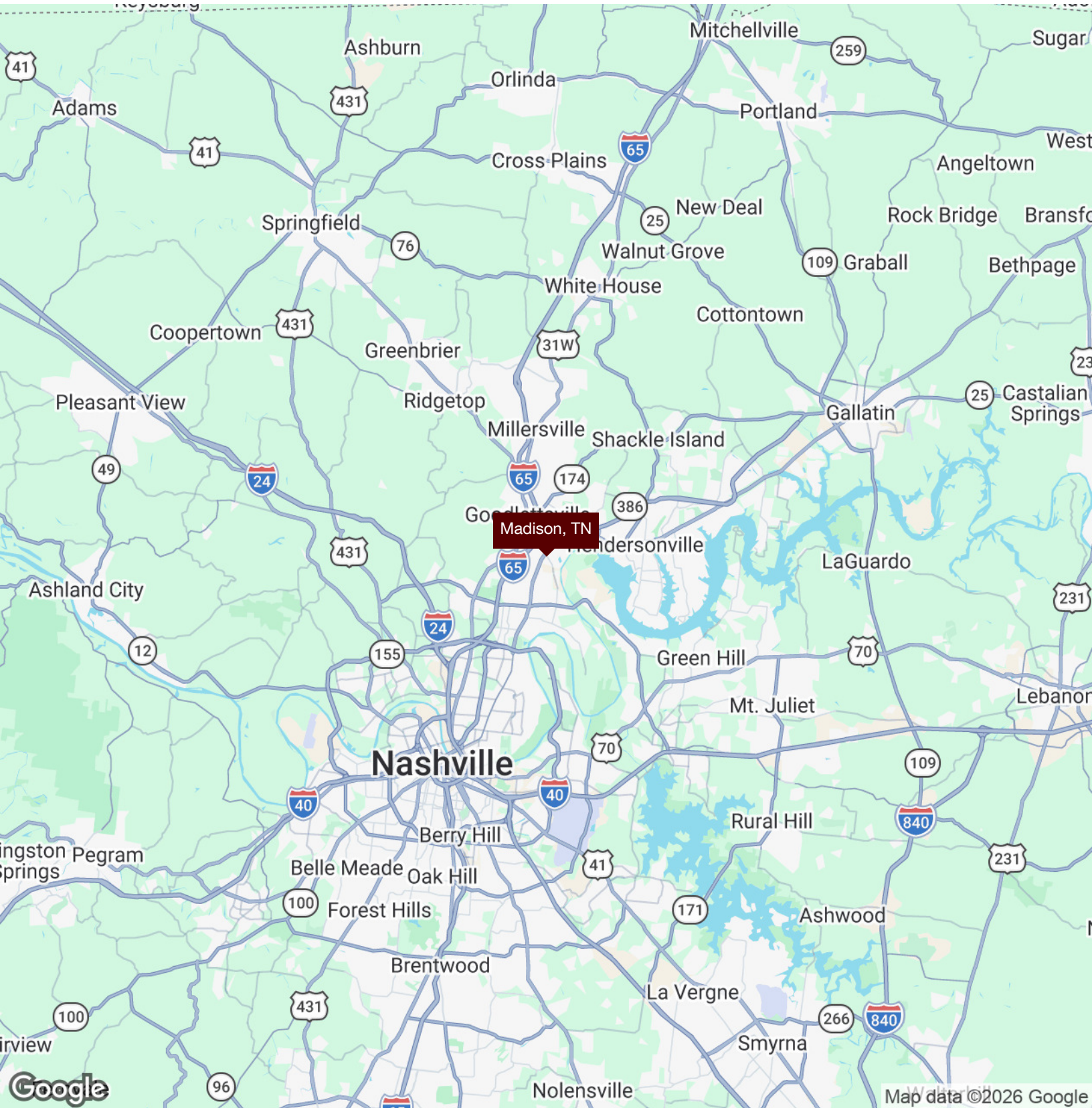
1717 N Gallatin Pike N is a renovated end-cap standalone building located in the Rivergate station market at one of the most highly trafficked intersections (Gallatin Pike & Myatt) in the Nashville MSA. The 4-way light controlled intersection culminates into +/-53,000 Average Daily Traffic (ADT) counts, plus the property is easily accessible with both right or left turns (ingress & egress) into the parking lot. The front parcels along Gallatin Pike feature Dutch Bros, Whataburger, and Olive Garden.

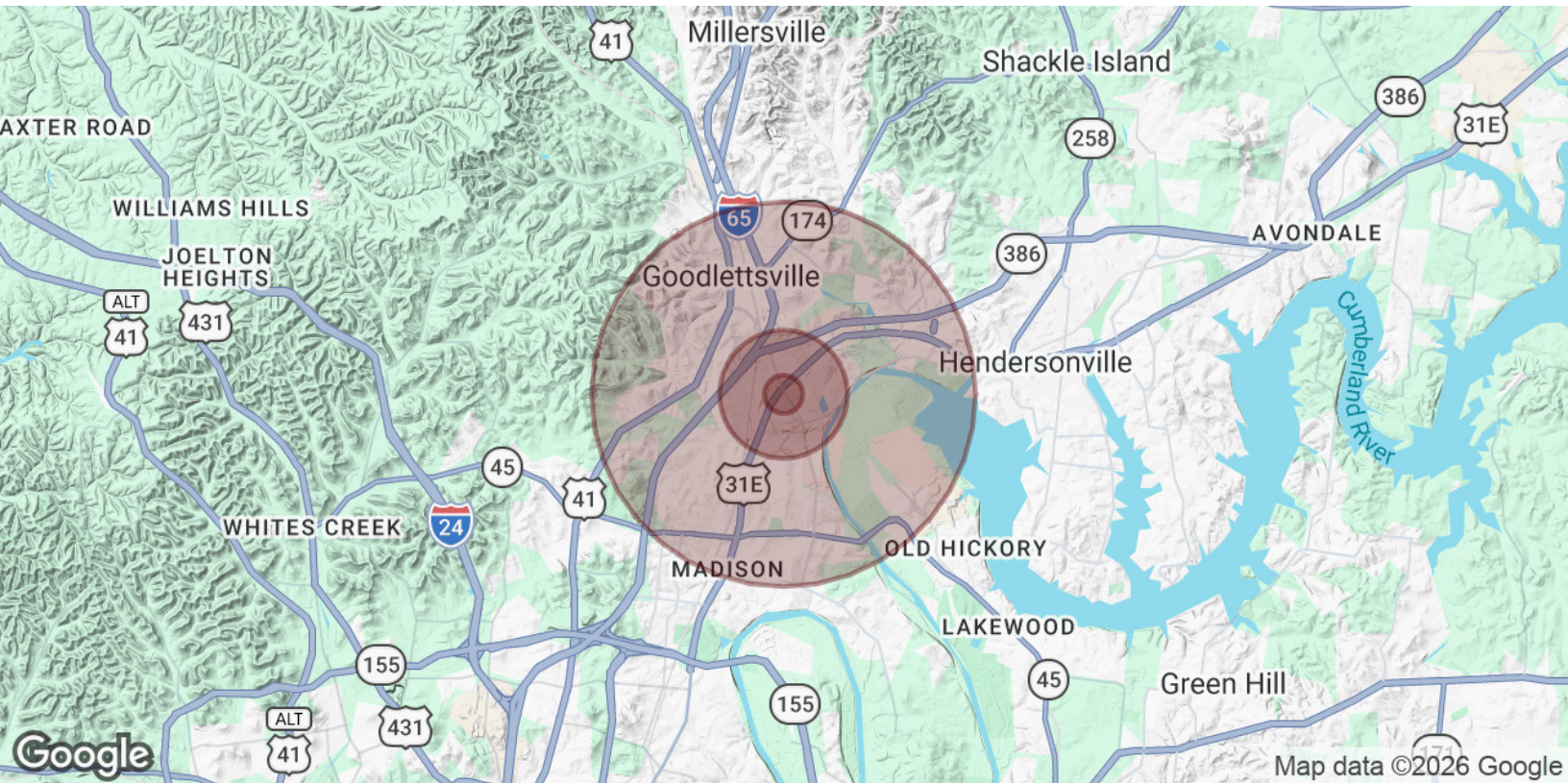
1717 Gallatin Pike N is in the epicenter of the Rivergate retail central business district. This incredible area boast every retailer or QSR imaginable from Target, Walmart, TJ Maxx, Hobby Lobby, Burlington Coat Factory, Home Depot, DDS, Dick's Sporting Goods, Petco, In N Out (under construction), Chic-Fila, Krispy Kreme, Chilis, Longhorn Steakhouse, McDonalds, Arby's along with a plethora of local restaurants and daily essential services.

Furthermore, the direct area behind the subject property is a large Amazon fulfillment center along with owner-user industrial factories and fabrication businesses.

Only 20 minutes from Downtown Nashville, the Rivergate area functions as its own standalone business market with a population of 42,000 within a 3 mile radius, 82,000 people within a 5 mile radius with 50,000 employees. It's close proximity to both Nashville and the I65 corridor make this area ideal for employees commuting into the MSA as well for businesses distributing into the surrounding region.





**POPULATION**

	0.3 MILES	1 MILE	3 MILES
Total Population	143	4,716	42,838
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	1 MILE	3 MILES
Total Households	63	2,050	18,207
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$65,837	\$66,443	\$75,713
Average House Value	\$318,114	\$299,318	\$333,738

Demographics data derived from AlphaMap