

SALE OR LEASE

±2,178 SF Available

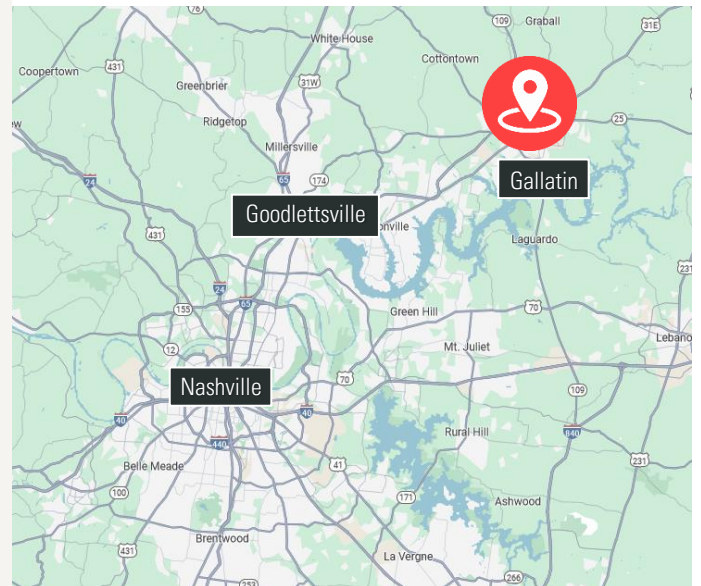
Free-Standing Commercial/Flex Building near
Downtown Gallatin

156 E. Eastland Street, Gallatin, TN 37066



HIGHLIGHTS

- Stand-Alone Commercial/Flex Building
- ±2,178 SF
- ±600 SF Shop area with (1) 12' x 12' grade level roll-up door
- **Reduced Price: \$495,000**
- Lease Rate: \$2,800/ month NNN
- 84' of Frontage on E. Eastland Street
- Prime location near downtown Gallatin
- Site offers visibility from Gallatin Pike (19,619 AADT)
- Located in an active retail corridor
- Easy ingress and egress via Gallatin Pike
- Gallatin is one of Nashville's fastest-growing communities and has been recognized as one of the top "power suburbs" in the United States



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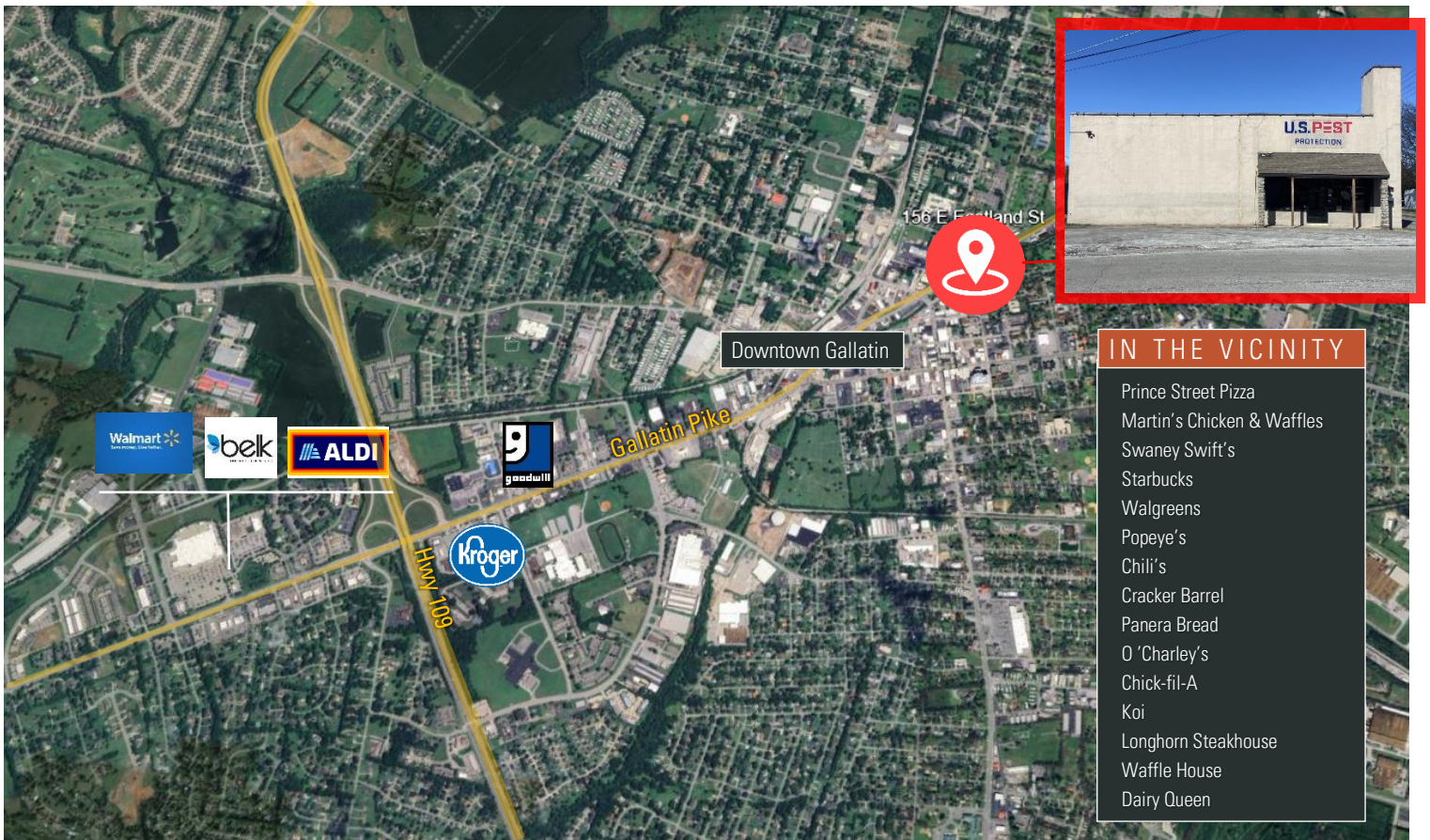
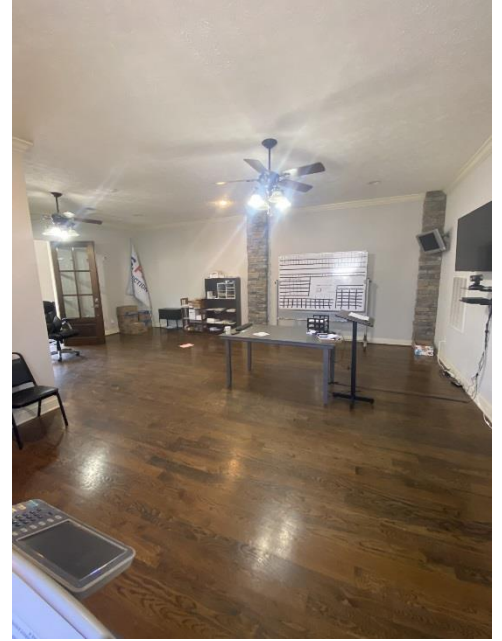
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Exclusively listed by:
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±2,178 SF
Commercial/Flex Building

156 E. Eastland St
Gallatin, TN 37066
Sumner County

**CHARLES
HAWKINS CO.**



- IN THE VICINITY**
- Prince Street Pizza
 - Martin's Chicken & Waffles
 - Swaney Swift's
 - Starbucks
 - Walgreens
 - Popeye's
 - Chili's
 - Cracker Barrel
 - Panera Bread
 - O 'Charley's
 - Chick-fil-A
 - Koi
 - Longhorn Steakhouse
 - Waffle House
 - Dairy Queen

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