

# FORMER SEARS PARCEL at RIVERGATE MALL

1000 Rivergate Parkway, Goodlettsville, TN

**AVAILABLE**  
**±155,000 SF**



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**Baker Storey McDonald**  
**Properties**  
PROVEN RETAIL SOLUTIONS

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PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



**SITE**

Marketplace at Rivergate  
HARSON ESSENTIAL TOOLS  
PLATO'S  
MATTRESS KING  
T-Mobile

### Rivergate/Madison Area

- Over 200 unique specialty stores, restaurants and entertainment venues all within a one mile area
- Regional shopping destination
- Anchored by Dillard's and JC Penney
- Vietnam Veteran's Blvd has over ±73,000 vehicles per day and provides immediate access to and from I-65

# DEMOGRAPHIC SUMMARY

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<b>2022 Population</b>	6,317	39,855	99,503	269,821
<b>2027 Projected Population</b>	6,561	41,126	103,452	283,625
<b>2022-2027 Projected Growth</b>	0.8%	0.6%	0.8%	1.0%
<b>2022 Households</b>	2,997	16,832	41,610	109,204
<b>2027 Projected Households</b>	3,058	17,204	43,090	113,982
<b>2010 Households</b>	2,798	15,783	38,539	92,468
<b>2022 Average Household Income</b>	\$73,734	\$66,624	\$76,551	\$81,950
<b>2027 Average Household Income</b>	\$92,897	\$81,369	\$93,877	\$97,568
<b>2022 Total Household Expenditure</b>	\$171.11 M	\$890.88 M	\$2.42 B	\$6.66 B
<b>2022 Total Retail Expenditure</b>	\$81.15 M	\$421.97 M	\$1.15 B	\$3.15 B
<b>2022 Food &amp; Beverage</b>	\$25.45 M	\$132.73 M	\$359.34 M	\$984.14 M
<b>2022 Total Business</b>	840	2,501	5,170	14,129
<b>2022 Total Employees</b>	8,724	25,688	44,334	146,025

