



# For Lease/Sale

1221 Gallatin Pike S, Madison, TN 37115

**Miller Fitts**

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# Site Highlights

## Address

[1221 Gallatin Pike S, Madison, TN 37115](#)

## Site details

- ±2,507 SF former fast-food restaurant with drive-thru
- ±0.57-acre lot
- 35 parking spaces
- Located along highly trafficked Gallatin Pike (27,516 VPD)
- Pylon signage available
- Annual total household retail expenditure of nearly \$2 billion within five miles of the site
- Over 1,600 apartment units within one mile with additional units proposed
- Less than one mile to Briley Parkway (90,187 VPD) with connectivity to I-65

## Price

\$1,500,000

## Demographics

2024 Total Population			Households		
1-mile	3-miles	5-miles	1-mile	3-miles	5-miles
<b>8,202</b>	<b>59,021</b>	<b>131,398</b>	<b>3,943</b>	<b>25,625</b>	<b>56,563</b>
Median Household Income			HH Retail Expenditure		
1-mile	3-miles	5-miles	1-mile	3-miles	5-miles
<b>\$56,301</b>	<b>\$67,390</b>	<b>\$74,227</b>	<b>\$121.3M</b>	<b>\$857.6M</b>	<b>\$1.96B</b>



# Trade Area Overview



# Contact

## Miller Fitts

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