

CHARLES
HAWKINS CO.

OFFERING MEMORANDUM

914 Gallatin Ave, Nashville, TN

FULLY LEASED
STAND-ALONE COMMERCIAL
BUILDING
FOR SALE

**STRATEGIC EAST
NASHVILLE
LOCATION**

*Ongoing business. Do not
disturb.*
All tours by appointment only



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Show Up. Care. Deliver.

FULLY LEASED
STAND-ALONE
COMMERCIAL BUILDING
FOR SALE

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**FULLY LEASED
STAND-ALONE
COMMERCIAL BUILDING
FOR SALE**

EXECUTIVE SUMMARY

The Charles Hawkins Co. is pleased to bring to market 914 Gallatin Avenue, Nashville, TN, a fully leased stand-alone commercial building. The property consists of a 1,346 SF stand-alone commercial building on 0.35 acres. This offering presents a rare opportunity to acquire an infill commercial asset along Gallatin Pike—widely recognized as East Nashville’s primary commercial artery and highest-performing retail corridor.

Strategically located within one of Nashville’s most dynamic urban submarkets, the property benefits from exceptional visibility, strong daily traffic counts exceeding 27,000 vehicles, and immediate access to key east–west connectors such as East Trinity Lane and Douglas Avenue.

LEASE SNAPSHOT

Tenant	Hearts, LLC
Commencement Date	June 26, 2019
Term	120 Months (10 Years)
Rent	\$5,796.37/month NNN 3% annual escalations Current Year NOI: \$69,557



Lease Year	Period	Annual Rent	Monthly Rent
1	Year 1 (2019)	\$60,000	\$5,000.00
2	Year 2	\$60,000	\$5,000.00
3	Year 3 (3% increase)	\$61,800	\$5,150.00
4	Year 4	\$63,654	\$5,304.50
5	Year 5	\$65,564	\$5,463.63
6	Year 6	\$67,531	\$5,627.54
7	Year 7	\$69,557	\$5,796.37
8	Year 8	\$71,643	\$5,970.26
9	Year 9	\$73,793	\$6,149.37
10	Year 10	\$76,007	\$6,333.85
Renewal Option 1			
11	Year 11	\$78,287	\$6,523.87
12	Year 12	\$80,636	\$6,719.58
13	Year 13	\$83,055	\$6,921.17
14	Year 14	\$85,547	\$7,128.90
15	Year 15	\$88,113	\$7,342.77
Renewal Option 2			
16	Year 16	\$90,757	\$7,563.05
17	Year 17	\$93,480	\$7,789.94
18	Year 18	\$96,284	\$8,023.64
19	Year 19	\$99,173	\$8,264.35
20	Year 20	\$102,148	\$8,512.27

Ongoing business. Do not disturb the tenant. All tours by appointment only.

PROPERTY SPECIFICATIONS

Size	±1,346 SF
Acreage	±0.35 Acres
Type	Stand-Alone Commercial Building
Zoning	Mug-A: Mixed-Use General Alternative/Multi-Ovly
Pricing	\$1,200,000



STAND-ALONE COMMERCIAL
BUILDING
FOR SALE

CHARLES
HAWKINS CO.

GALLATIN PIKE
PRIMARY COMMERCIAL ARTERY

**It's the Main North-South Artery
(Traffic = Revenue)**

Gallatin Pike carries some of the highest daily traffic volumes in the submarket, connecting:

- Downtown Nashville
- Five Points
- Inglewood
- Madison (northern growth areas)

Captures Both Local & Commuter Economies

Gallatin Pike benefits from dual demand streams:

Local Demand:

- Dense residential neighborhoods feed daily retail
- Walkable nodes near Five Points and Inglewood

Commuter Demand:

- Vehicles daily traveling to/from downtown
- Pass-through traffic monetization

It's a "Path of Progress" Corridor

Growth in East Nashville is radiating outward, and Gallatin Pike sits directly in that path:

- Expansion from Five Points northward
- Redevelopment pressure from downtown outward

Spillover from rising residential density

What happens in these corridors:

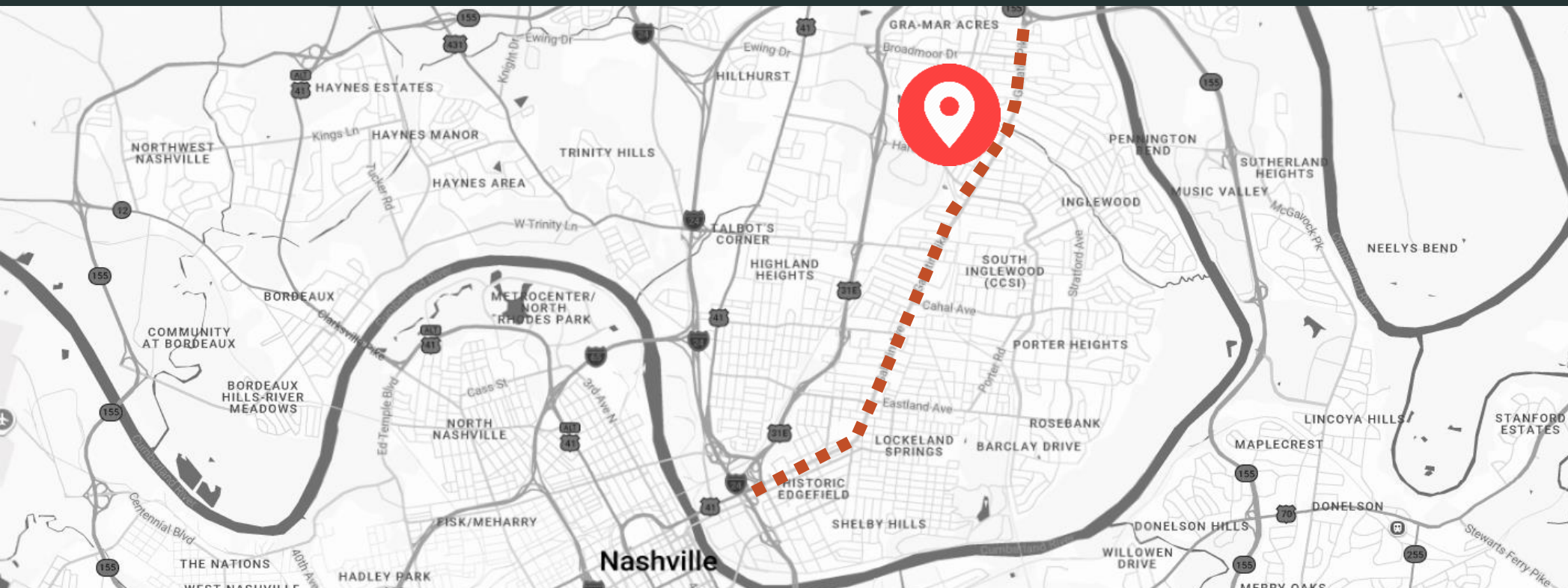
- Older retail gets redeveloped
- Rents rise gradually but consistently
- Institutional buyers enter before full stabilization

Why investors care:

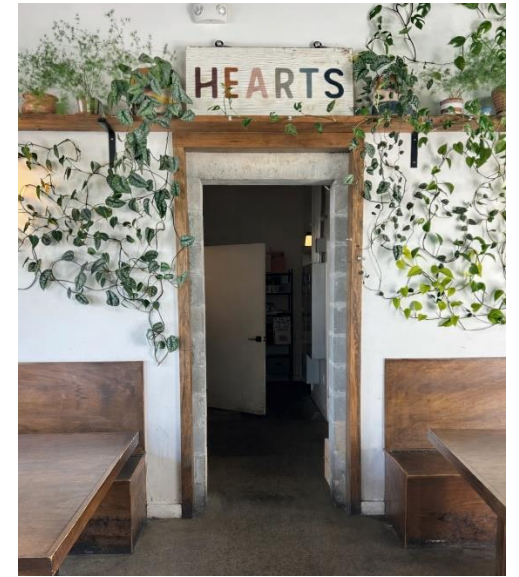
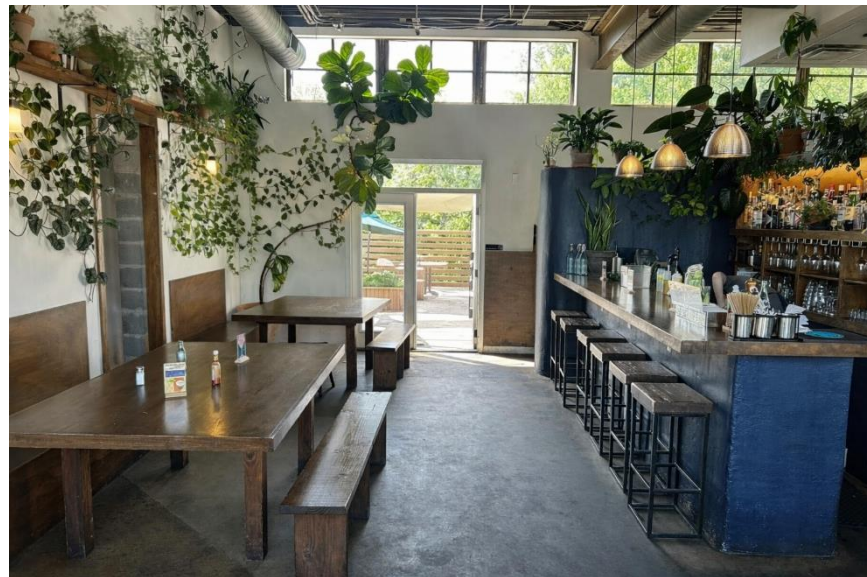
High traffic → retail visibility + tenant demand

Ideal for:

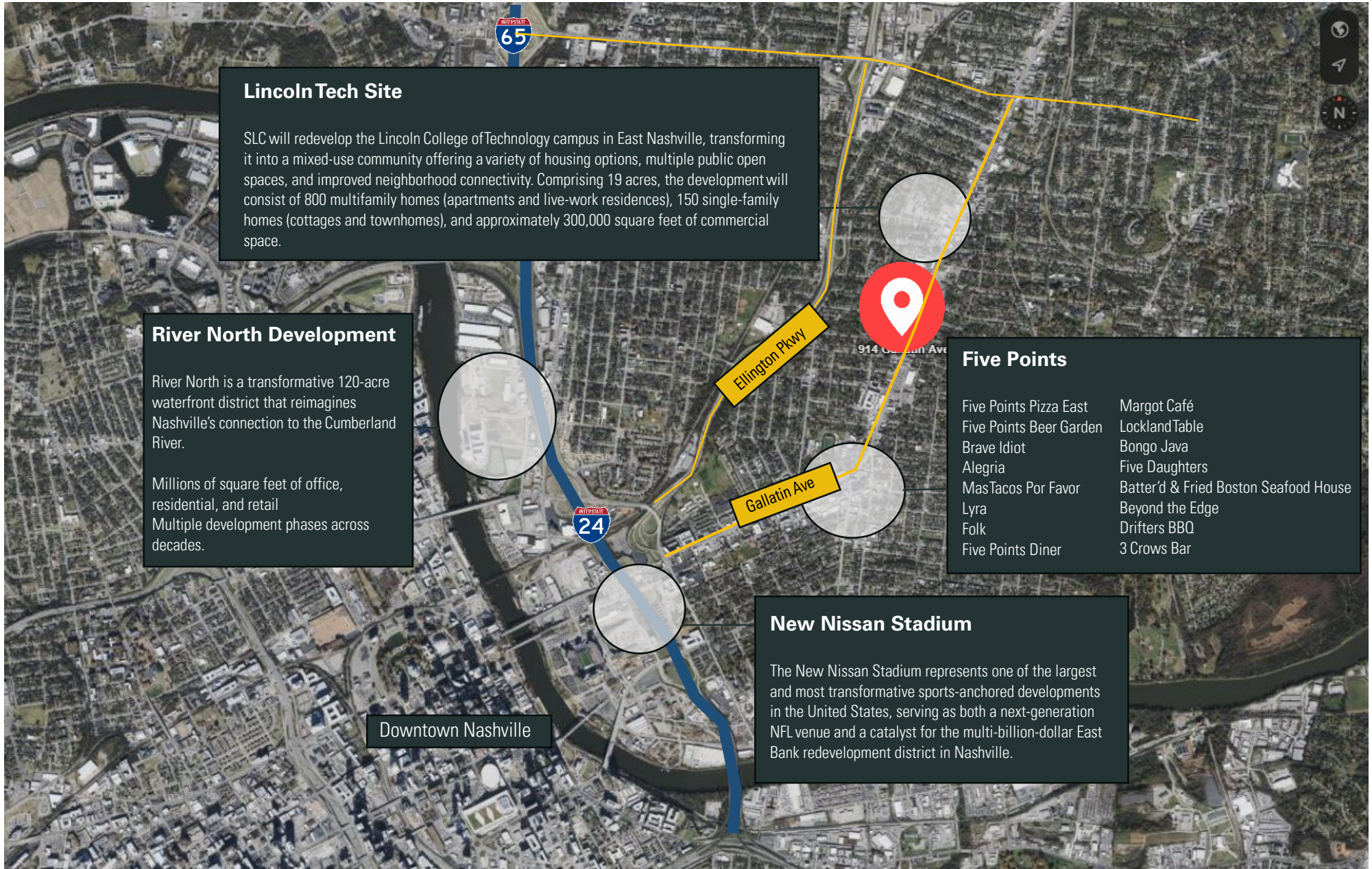
- QSR (quick-service restaurants)
- medical retail



PROPERTY PHOTOS



East Nashville has evolved into one of the **most strategically positioned districts Nashville**. Its combination of **proximity to downtown, cultural identity, constrained supply, and redevelopment momentum** makes it particularly attractive for commercial investors targeting **mixed-use, retail, multifamily, and adaptive reuse**.



Lincoln Tech Site

SLC will redevelop the Lincoln College of Technology campus in East Nashville, transforming it into a mixed-use community offering a variety of housing options, multiple public open spaces, and improved neighborhood connectivity. Comprising 19 acres, the development will consist of 800 multifamily homes (apartments and live-work residences), 150 single-family homes (cottages and townhomes), and approximately 300,000 square feet of commercial space.

River North Development

River North is a transformative 120-acre waterfront district that reimagines Nashville's connection to the Cumberland River.

Millions of square feet of office, residential, and retail
Multiple development phases across decades.

Five Points

Five Points Pizza East	Margot Café
Five Points Beer Garden	LocklandTable
Brave Idiot	Bongo Java
Alegria	Five Daughters
MasTacos Por Favor	Batter'd & Fried Boston Seafood House
Lyra	Beyond the Edge
Folk	Drifters BBQ
Five Points Diner	3 Crows Bar

New Nissan Stadium

The New Nissan Stadium represents one of the largest and most transformative sports-anchored developments in the United States, serving as both a next-generation NFL venue and a catalyst for the multi-billion-dollar East Bank redevelopment district in Nashville.

Downtown Nashville

NASHVILLE MARKET

MARKET RANKINGS

CHARLES
HAWKINS CO.

TOP INVESTMENT MARKETS

Globally celebrated as “Music City USA,” Nashville beautifully blends a rich cultural heritage with impressive economic growth. The city’s vibrant music scene, rapidly growing industries, and welcoming southern hospitality have positioned it as one of the most exciting cities for investment in the United States.

PERSISTENT GROWTH

Nashville is experiencing a sustained, rapid boom, with the metropolitan statistical area (MSA) population surpassing 2.1 million as of late 2025, having grown by over 6.4% since 2020. The city is adding roughly 86 people per day to its population.

Downtown population surged in 2025. According to the Nashville Business Journal, 1,400 residential units were delivered, bringing the downtown population to over 22,000, with a 93% occupancy rate. Millennials account for the majority of residents, at 30%, followed by baby boomers, 29%, and Gen X, 26%.

Looking ahead, there are 2,975 units under construction and 10,193 units planned.

Nashville has transformed into a premier business hub, ranking No. 1 for corporate headquarters growth relative to its population.

Major Relocations/Expansions: Since 2018, at least 35 companies have relocated their corporate headquarters to the region. Major employers expanding or moving to the area include **Oracle** (building a 8,500-job tech hub/world HQ), **Amazon** (operations hub), **Nissan North America**, **Bridgestone Americas**, and **Tractor Supply**.

DEVELOPMENT SURGE

About 70% of the city’s skyline has appeared since 2014. With \$8.6 billion in public-private investments over the last 10 years and another \$16 billion under construction or in-progress development projects, downtown Nashville is truly the epicenter of a city

DOWNTOWN RETAIL ACHIEVES RECORD-BREAKING NUMBERS

Downtown Retail Achieves Unprecedented Growth with 140 New Businesses. As 2025 came to a close, downtown boasted 125 shopping venues, 393 dining establishments, and 191 nightlife spots, with an impressive 70% of all retail businesses being locally owned.

#6 CITY TO
WATCH

Urban Land Institute, 2025

#1 BEST PLACES
TO LIVE

Travel + Leisure, 2025

#3 EMERGING
BUSINESS TRAVEL
DESTINATIONS

Business Insider, 2025

#10 ECONOMIC
GROWTH

Milken Institute, 2025

#43 TOP RETAIL
MARKETS

CoStar, 2025

#6 TOP US
DESTINATIONS

Tripadvisor, 2025

CONTINUED GROWTH

1.19%

Population Growth
1,366,000 in metro
Nashville, a 1.19%
increase from 2025.

3.1%

GDP Growth
expanded by 3.1% in 2024

914

GALLATIN AVENUE

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EAST NASHVILLE

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