

Prime Retail & Flex Opportunity

1030 Gallatin Pike S, Nashville, TN



45,650 Total SqFt



Turnkey Retail, Office, and
Warehouse Flex Space



Single-Tenant NNN Lease



01 THE SPACE

45,650 SqFt building on 2 stories.
Features built-in retail showroom, 14+ offices, and massive warehouse storage.

02 THE FINANCIALS

\$9.50 / SF / YR (NNN)

A rare sub-market rate for premium Nashville commercial space.

03 THE INFRASTRUCTURE

2 Loading Docks
(Double raised + side ground level)

4 HVAC Systems
(Newly installed within last 3 years)

04 THE UPSIDE

Located directly on the rapidly revitalizing Madison corridor, mere blocks from the upcoming 33-acre Madison Town Center development.

High-Visibility Frontage & Seamless Logistics

1
Striking Gallatin Pike visibility with high traffic counts.

2
Massive dedicated surface parking lot for high-volume retail customers and employee fleets.



3
Raised double-wide (side-by-side) loading dock. Additional ground-level loading door on the side of building.

Industrial Powerhouse Capacity



25,000+ SF Storage

Expansive, open floor perfect for storage, distribution, workshop, service, and inventory management.



Dual Loading Systems

Double raised loading docks plus an additional side ground-level bay door for simultaneous receiving and shipping.



Turnkey Climate Control

4 entirely new HVAC systems installed within the last 3 years, ensuring optimal climate management for sensitive inventory.

The Financial Advantage

Nashville Sub Market Average Rent

Market Rent

Nashville Primary Corridors Average Rent

Market Rent

1030 Gallatin Pike S

SIGNIFICANTLY BELOW MARKET RENT

Key Takeaway: Secure highly versatile, turnkey premium space well below the soaring rates for Nashville's main commercial corridors.

Strategic Logistics & Connectivity

Highway Access.

Immediate proximity to Briley Parkway and I-65, enabling rapid distribution across the greater Nashville MSA.

Arterial Frontage.

Direct, high-visibility positioning on Gallatin Pike (State Route 31E).

Public Transit.

Direct alignment with the WeGo public transit line, ensuring easy, reliable commutes for retail and warehouse staff.



The Madison Renaissance

A historic corridor transforming into Nashville's next major mixed-use hub.



The Shift:

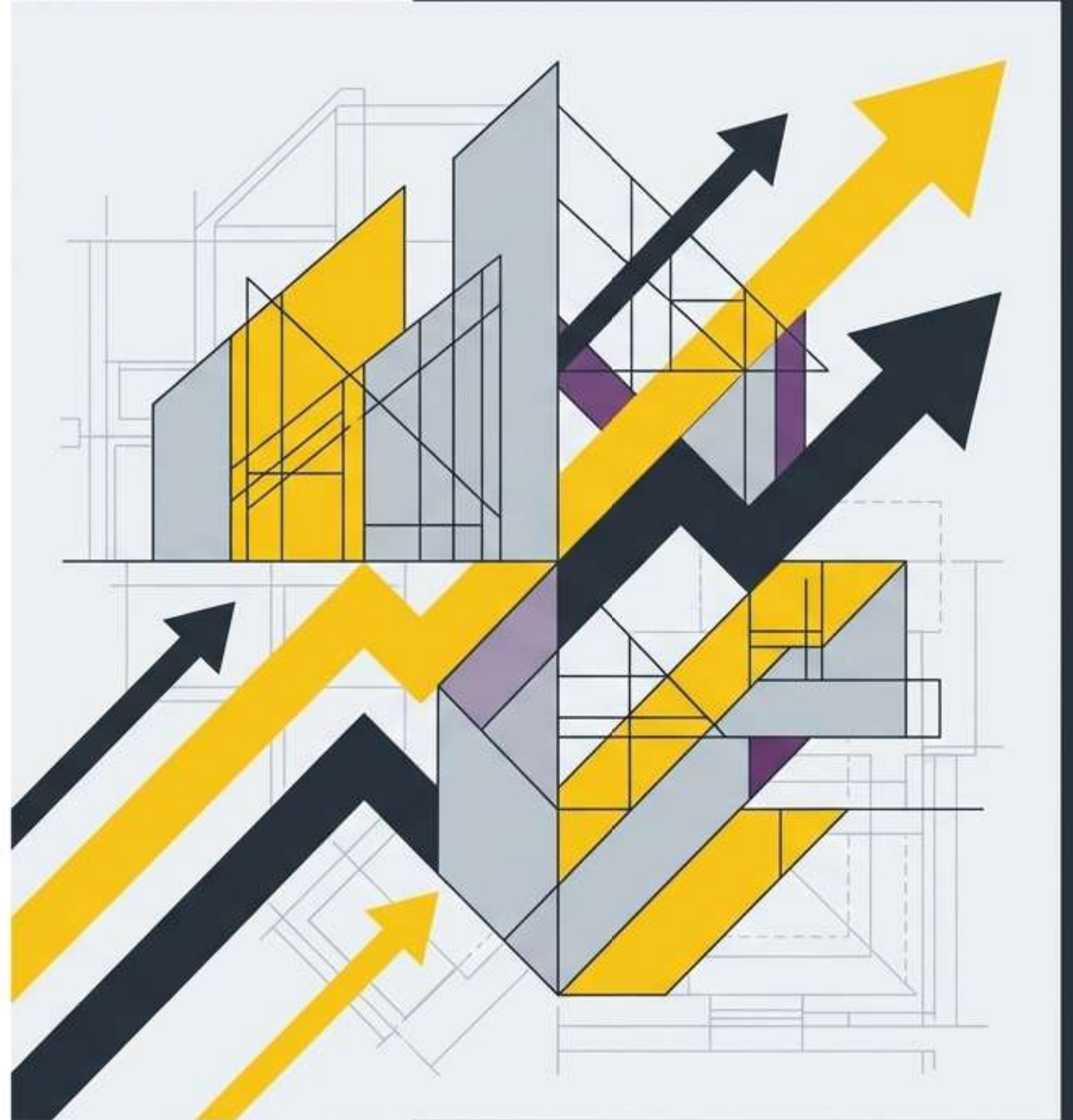
Transitioning from a mid-century, auto-centric retail strip into a modern, multimodal urban center.

The Influx:

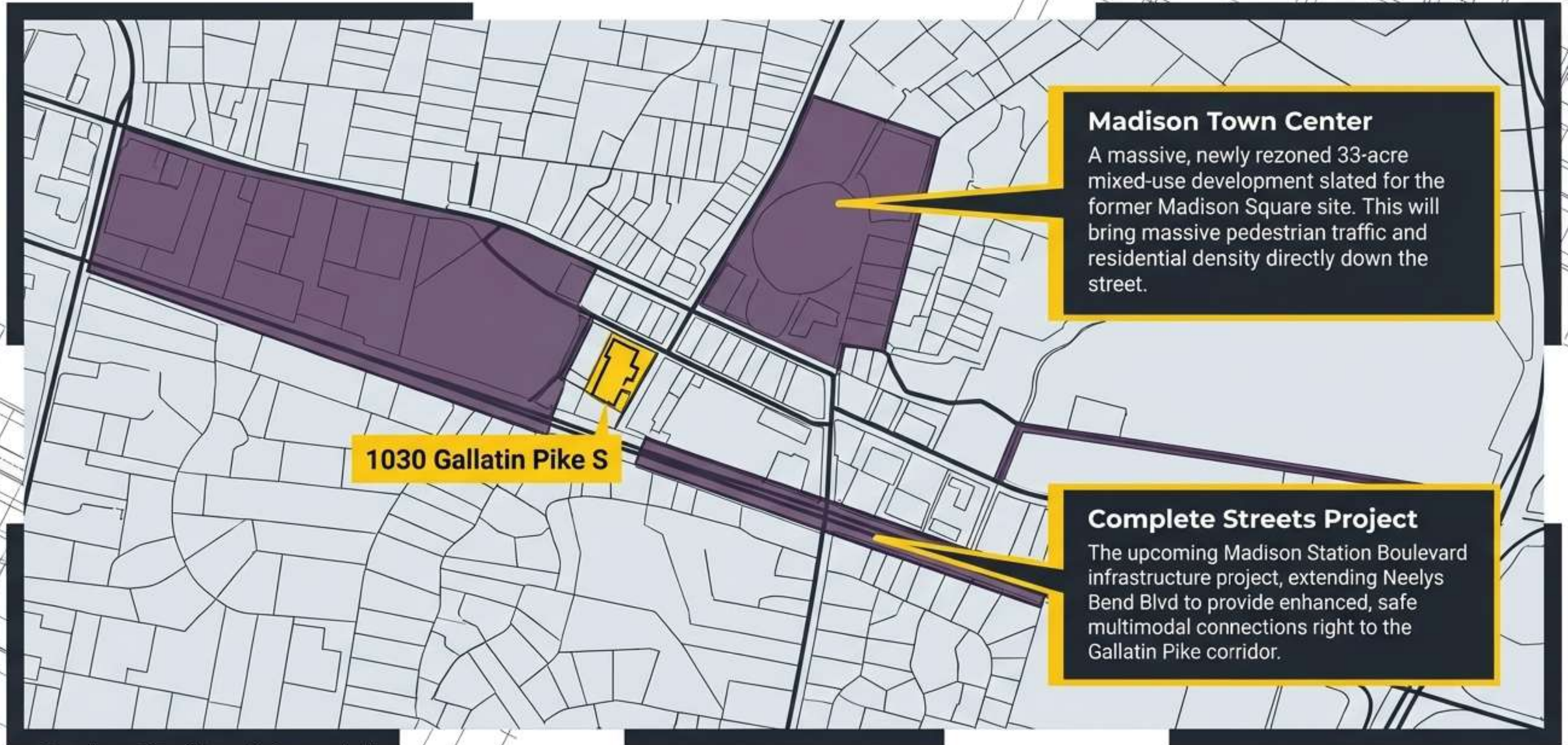
Driven by new civic investments, rising residential density, and rehabilitation of surrounding neighborhoods.

The Opportunity:

Leasing now secures a strategic foothold on the ground floor of an entirely revitalized neighborhood profile.



Surrounded by Major Capital Investment



1030 Gallatin Pike S

Madison Town Center
A massive, newly rezoned 33-acre mixed-use development slated for the former Madison Square site. This will bring massive pedestrian traffic and residential density directly down the street.

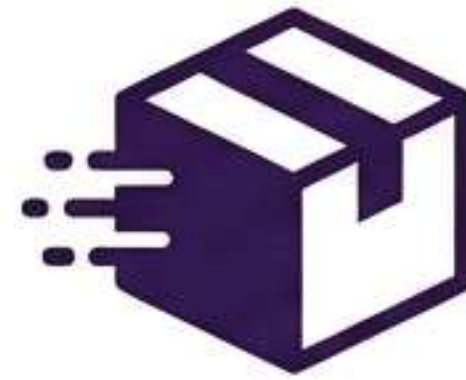
Complete Streets Project
The upcoming Madison Station Boulevard infrastructure project, extending Neelys Bend Blvd to provide enhanced, safe multimodal connections right to the Gallatin Pike corridor.

Ideal Tenant Profiles



Furniture & Appliance Showrooms

Capitalize on the expansive, renovated retail floor for display while storing massive inventory in the 20,000+ SF warehouse.



E-Commerce & Logistics

Leverage the double loading docks and Briley Parkway proximity for distribution, while utilizing the storefront for local pickup and returns.



Corporate Headquarters

House executive, sales, and administrative teams in the 14+ built-in offices while keeping direct, on-site control of warehousing and distribution operations.



Secure Your Footprint.

Tour 1030 Gallatin Pike S today.

Damon Rahimi

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A rare convergence of scale, value, and future upside in Nashville's tightest market.