



RIVERGATE

RETAIL • DINING • LIVING

At the center of it all.

Retail space available

visitrivergate.com

Rivergate is being reimaged as a walkable retail *district*.

A place where retail, dining, and daily life
come together from morning through night.





Rivergate brings together the uses that keep a place active, each adding to the daily rhythm.

That means there are more reasons to be *here*.

RETAIL & DINING	+/- 120,000 SF
MULTIFAMILY	710 units
SENIOR LIVING	80 units
TOWNHOMES	+/- 127 units
HOTEL	120 keys
MEDICAL & OFFICE	+/- 20,000 SF



Rivergate has always been part of how this area shops. That familiarity still matters.



RIVERGATE MALL



Same location.
Just built for *today*.



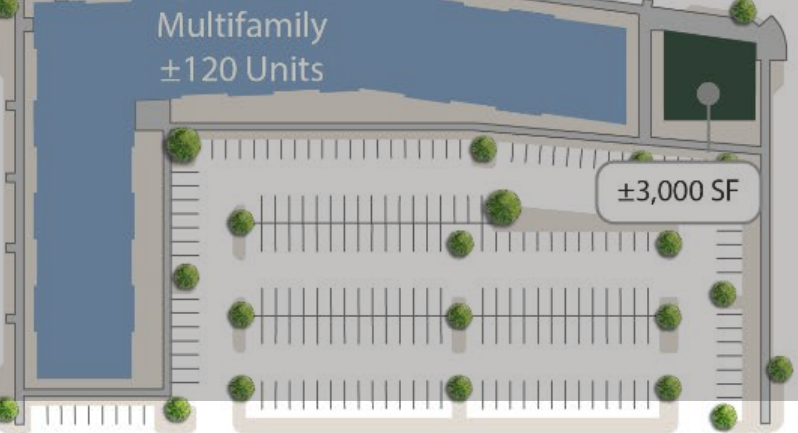
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RIVERGATE

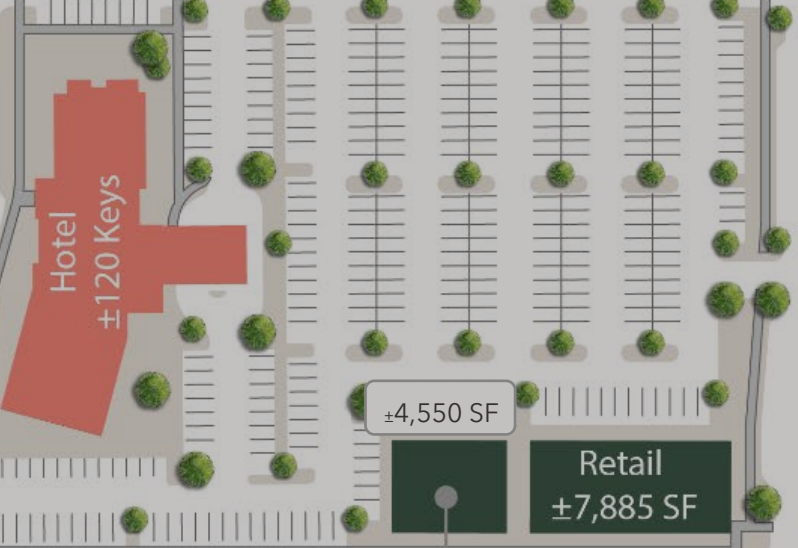
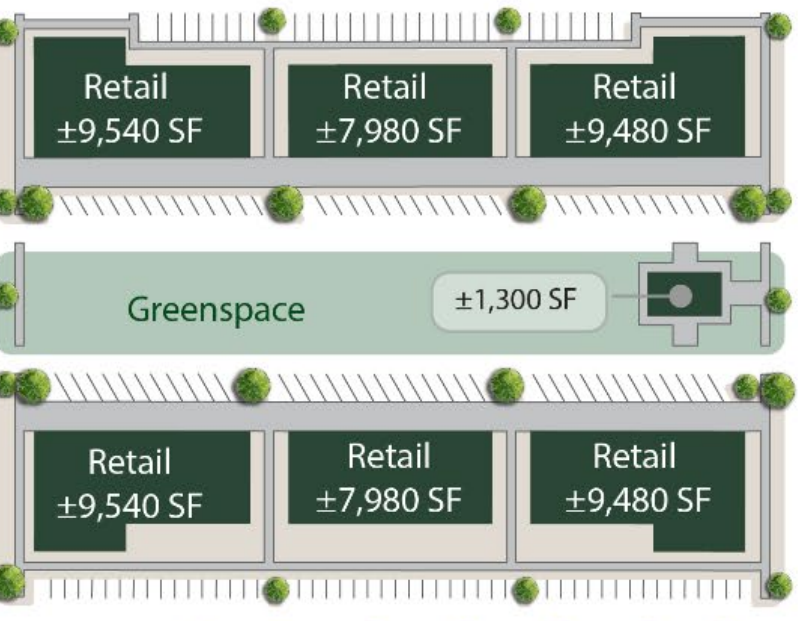


- RETAIL & DINING | ±120,000 SF
 - A | ±2,500 SF
 - B | ±3,000 SF
 - C | ±4,550 SF
 - D | ±9,540 SF
 - E | ±7,980 SF
 - F | ±9,480 SF
 - G | ±9,000 SF
 - H | ±1,300 SF
 - I | ±9,540 SF
 - J | ±7,980 SF
 - K | ±9,480 SF
 - L | ±14,000 SF (LEASED)
 - M | ±4,550 SF
 - N | ±7,885 SF
- MULTIFAMILY | ±710 UNITS
- SENIOR LIVING | ±80 UNITS
- TOWNHOMES | ±127 UNITS
- HOTEL | ±120 KEYS
- MEDICAL & OFFICE | ±20,000 SF
- RETAIL OUTPARCELS
 - 1 | 2.1 ACRES
 - 2 | 1.3 ACRES
 - 3 | 1.2 ACRES
 - 4 | 1.8 ACRES





- RETAIL & DINING | ±120,000 SF
- MULTIFAMILY | ±710 UNITS
- SENIOR LIVING | ±80 UNITS
- TOWNHOMES | ±127 UNITS
- HOTEL | ±120 KEYS
- MEDICAL & OFFICE | ±20,000 SF
- RETAIL OUTPARCELS | 4 PARCELS





Conceptual Rendering



Retail

RETAIL & DINING +/- 120,000 SF
DELIVERING 2027 & 2028



This is not your typical retail center. Retail performs better here because the district is designed around it.

The central green brings it all *together*.



RIVERGATE
LIVE • SHOP • CONNECT

**A new chapter
in North Nashville.**

—
RETAIL • DINING • LIVING

visitrivergate.com



RIVERGATE
EST. 2026



NEARBY AMENITIES



NEARBY AMENITIES

- | | |
|---------------------------------|----------------------------|
| 1 Dollar General (Corporate HQ) | 13 Longhorn Steakhouse |
| 2 Ashley Home Store | 14 Krispy Kreme |
| 3 Five Guys | 15 Chili's |
| 4 Zaxby's | 16 Chipotle |
| 5 Academy Sports | 17 Whataburger |
| 6 CarMax | 18 Dutch Bros |
| 7 Old Navy | 19 Olive Garden |
| 8 Rooms To Go | 20 TJ Maxx |
| 9 PetSmart | 21 Amazon Delivery Station |
| 10 Ross | 22 Outback |
| 11 Aspen Dental | 23 Office Depot |
| 12 Panda Express | 24 Books-A-Million |

Dillard's and Guitar Center operating at Rivergate

TRAFFIC COUNT

I-65	164,000 VPD
Vietnam Veterans Blvd	73,900 VPD
Gallatin Pk	34,554 VPD
Rivergate Pkwy	27,640 VPD

Seen first. Used often.

RETAIL FRONTAGE 4 parcels

Positioned along key access corridors
capture the traffic already moving through
the site every day.





3.7%

RETAIL VACANCY

Among the lowest in the US

897k+

METRO HOUSEHOLDS

Large and growing consumer base

2.18M

METRO POPULATION

One of the fastest growing major metros

+6.4%

POPULATION GROWTH SINCE 2020

Roughly double the national pace

12+

QUARTERS VACANCY BELOW 4%

Sustained demand and limited supply

3.0%

UNEMPLOYMENT RATE

Healthy labor market fundamentals

\$152M

Q4 2025 RETAIL SALES VOLUME

Active investment market

767k sf

RETAIL UNDER CONSTRUCTION

Limited new supply pipeline

Nashville is
one of the most
competitive retail
markets in the
country.



BUILDING A COMMUNITY

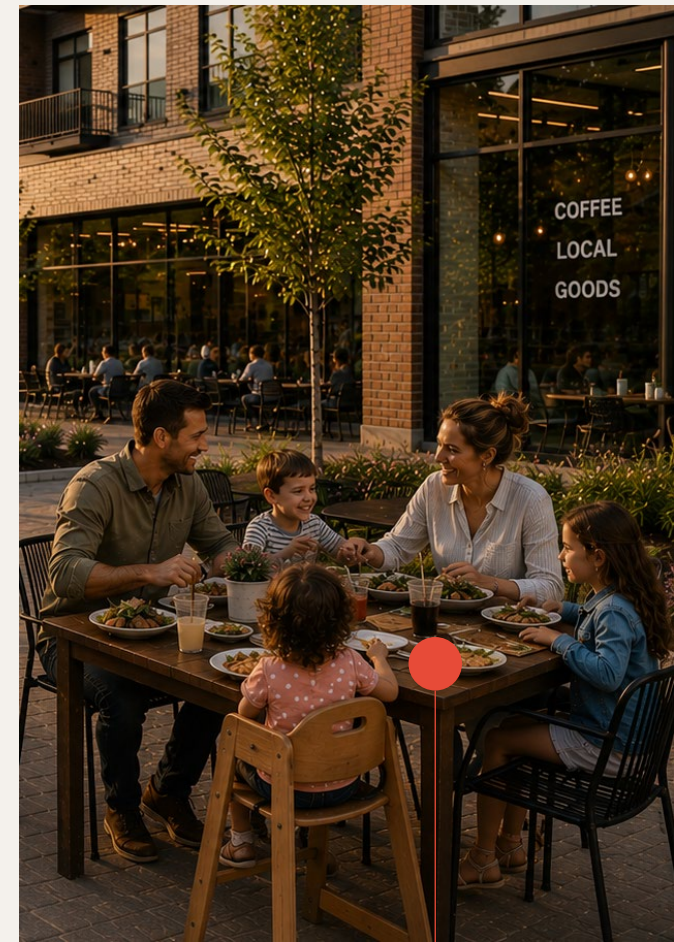
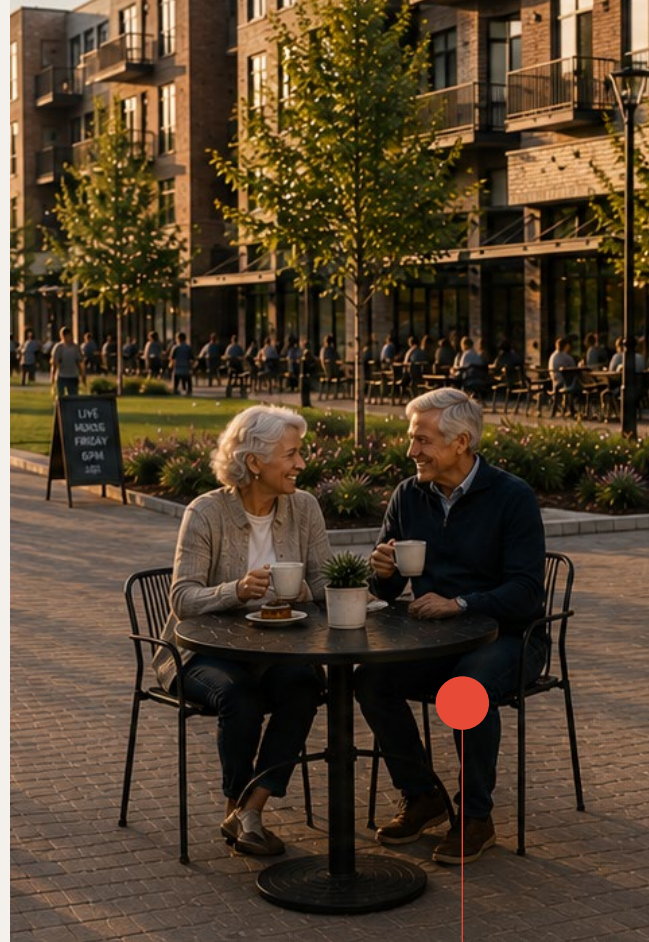
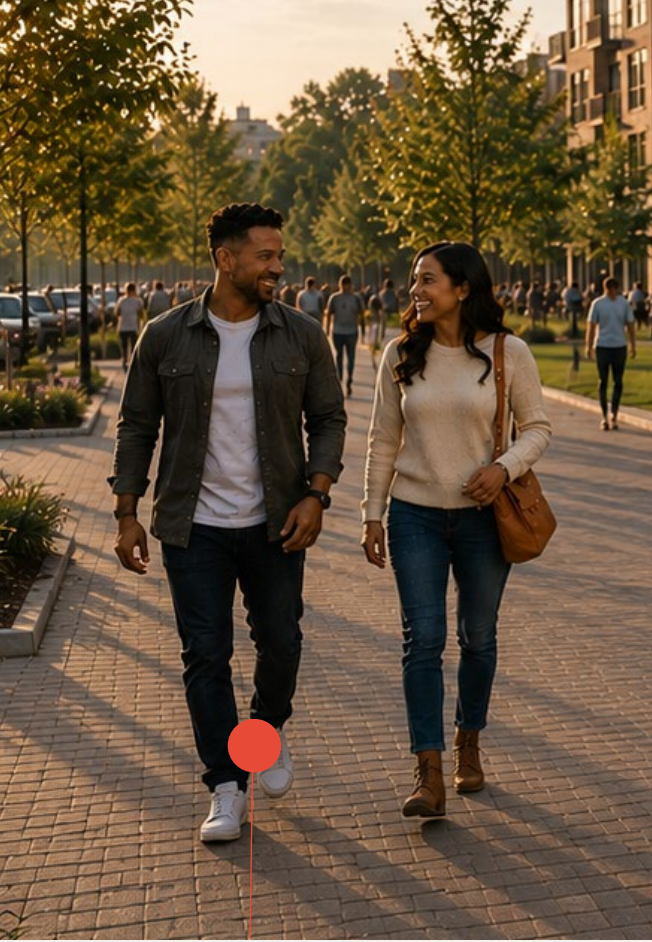


Conceptual Rendering

Your customers live *here*, not just nearby.

Rivergate creates a built-in customer base with 900+ combined residential units integrated directly into the district.

- MULTIFAMILY 710 units
- TOWNHOMES +/- 127 units
- SENIOR LIVING 80-unit community



THE PEOPLE WHO MAKE THE PLACE

Young professionals

WHY THEY MATTER

Drives evening traffic and discretionary spend.

Active empty nesters

WHY THEY MATTER

Provides consistent daytime activity and loyalty.

Busy families

WHY THEY MATTER

Creates frequent visits and cross-shopping.



RIVERGATE

visitrivergate.com

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