



25,853 VPD

MYATT DRIVE



31,639 VPD

GALLATIN PIKE NORTH

±31,097 SF on ±3.4 Acres

Available for Lease, Ground Lease or BTS

1821 GALLATIN PIKE NORTH MADISON, TN 37115

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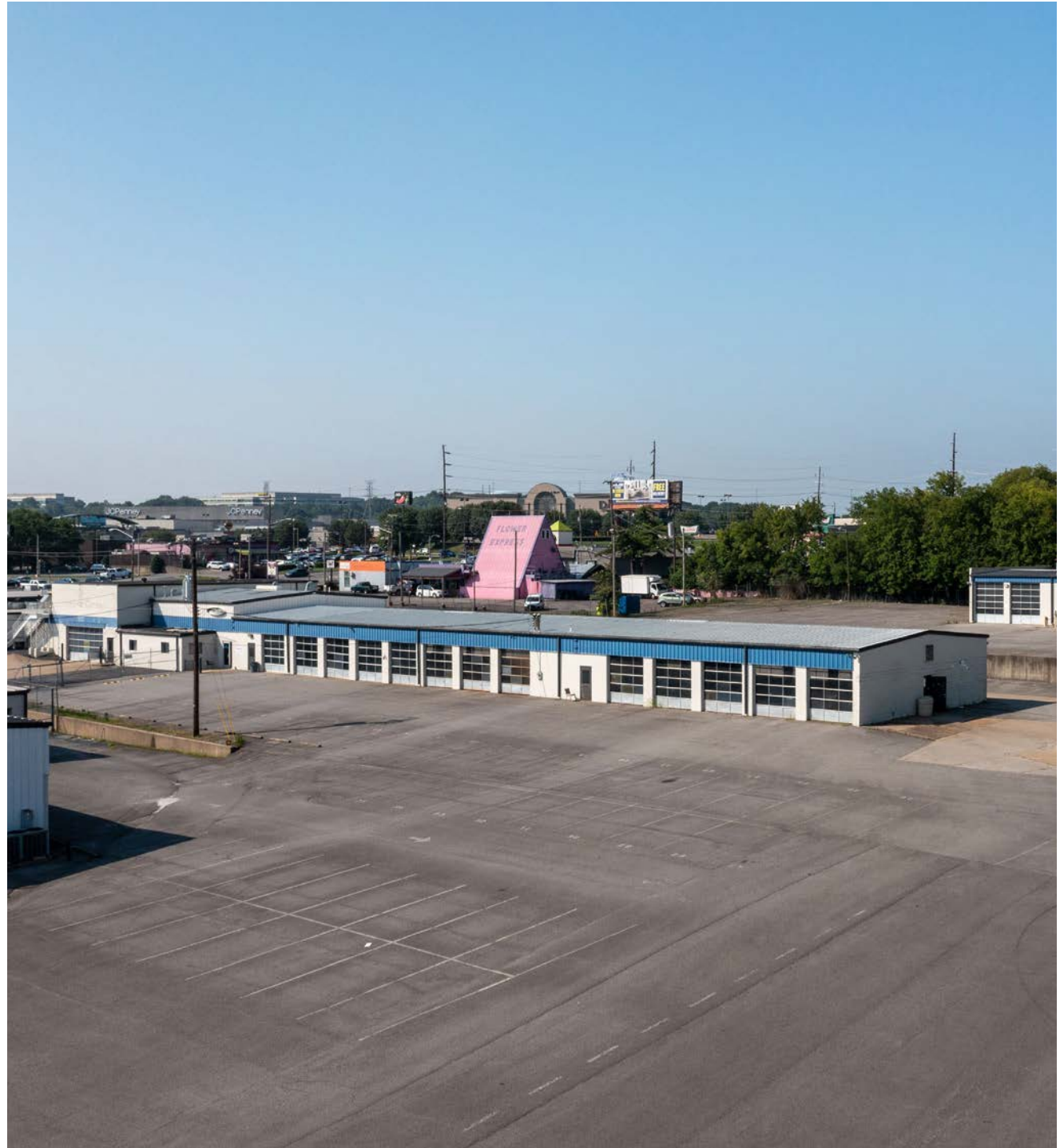
Accelerating success.

Property Highlights

The property offers a unique opportunity for lease, ground lease or build-to-suit options. This former automotive site is prepped for auto tenants wishing to be positioned in one of Nashville's top performing markets. The property is also well suited for convenience store, restaurant, self-storage, a car wash, and other uses.

- 31,097 SF of total leaseable space; *Site can be subdivided or leased in full!*
- ±3.4 acres
- Built in 1972 & 1988 with several renovations done in 2021
- ±226 feet of frontage on Gallatin Pike North
- Abundant parking
- Signalized access on Crude Lane
- Located 15 minutes from Downtown Nashville in a rapidly transforming submarket
- Traffic counts in excess of 36,000 VPD (2022)

Contact agent for pricing.



SIGNALIZED ACCESS CRUDE LANE

GALLATIN PIKE NORTH

31,639 VPD



Property Specs





Location Overview



Area Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	5,394	41,258	103,256
POP. GROWTH (2028)	5,458	42,289	106,023
HOUSEHOLDS	2,522	17,694	43,691
AVERAGE HH INCOME	\$83,096	\$82,003	\$98,719
ANNUAL RETAIL EXPENDITURES	\$73.9 M	\$512.0 M	\$1.43 B

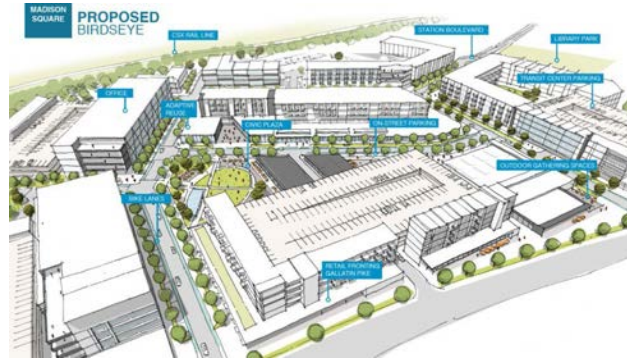


The Lofts at Rivergate

- ◇ 476 unit multifamily plus 16,500 retail in the former Macy's space
- ◇ First major redevelopment of the Rivergate Mall
- ◇ Macy's redevelopment

Madison Station

- ◇ ±32 acre major mixed-use development
- ◇ Entertainment, retail, restaurant, office and residential
- ◇ Entitled for 3.75 million SF plus 1,000 units



Due West Towers

- ◇ 18 acre master planned development
- ◇ Office, retail, residential, walking trails with green space
- ◇ New public transit line to connect Dickerson and Gallatin Pikes

Elan Rivergate

- ◇ 22 acre multi-family development by Greystar
- ◇ Proposed 396 residential units
- ◇ Developer is acquiring a neighboring property for up to another 290 units.



Madison, TN

Located in the North Nashville retail submarket, Madison is located less than 10 miles from downtown Nashville. Madison begins at Briley Parkway and extends to Hendersonville in Rivergate, from Dickerson Pike to the Cumberland River and allows easy access to the major interstate systems 24, 65, and 40.

This submarket is estimated to see a 48% growth in the job market over the next 10 years, which is higher than the national average of 33.5%. Noted as one of the few elite "Supernova" markets by ULI in 2022, accelerating population and employment growth rate has this submarket preparing for a complete transformation.

NEW DEVELOPMENTS PLANNED



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