

Gallatin Pike Outparcel Development

2200 Gallatin Pike North - Madison, TN 37115

BROKER



DEVELOPER



AVAILABLE OUTPARCEL

- The subject site is located on the outparcel to Walmart Supercenter
- Up to 9,280 SF of available space
- Ground Lease or Build To Suit
- 1.44 +/- acres
- Zoning: CS - Commercial Service
- Address: 2200 Gallatin Pike North
Madison, TN 37115

LOCATION

- North side of Gallatin Pike North, just 0.7 miles east of Rivergate Mall
- Madison's major retail corridor
- easy access to I-65 via SR 386
- Northeast suburb of Nashville, 15 minute drive to downtown

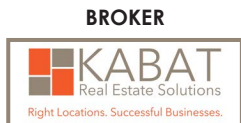
TRAFFIC COUNTS

- Gallatin Pike North: 34,698 ADT
- SR 386: 55,038 ADT

ADDITIONAL INFORMATION

- Parking: 76 spaces

NEARBY TENANTS

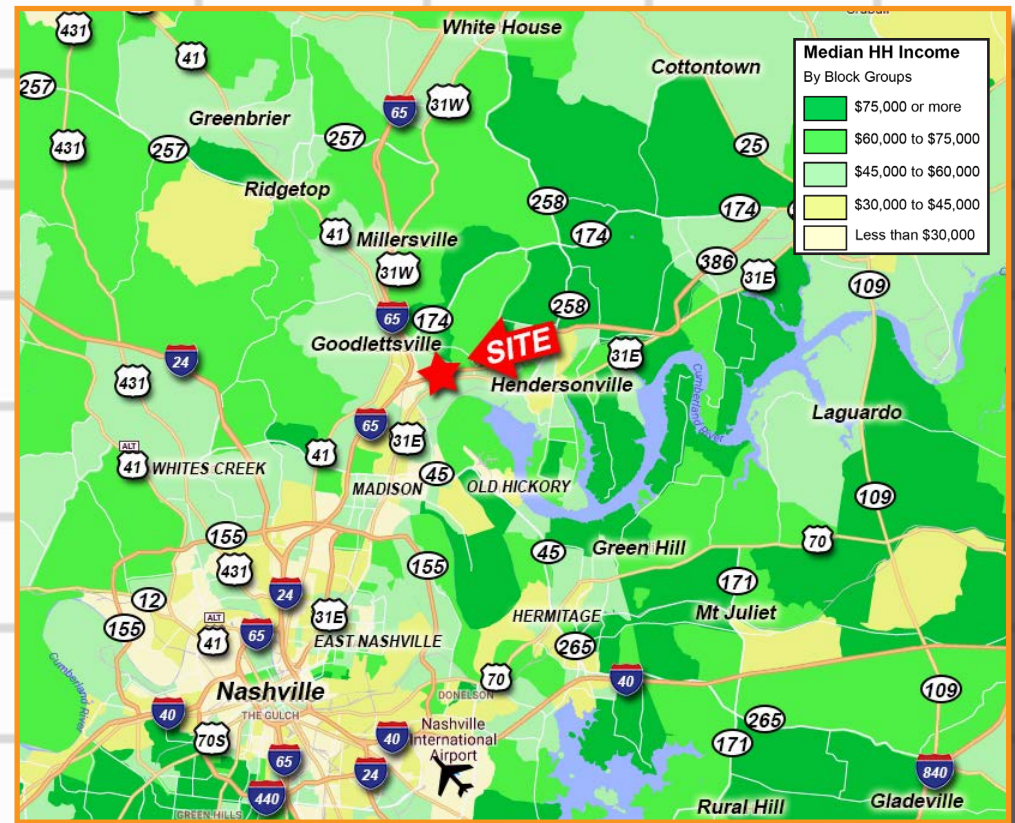
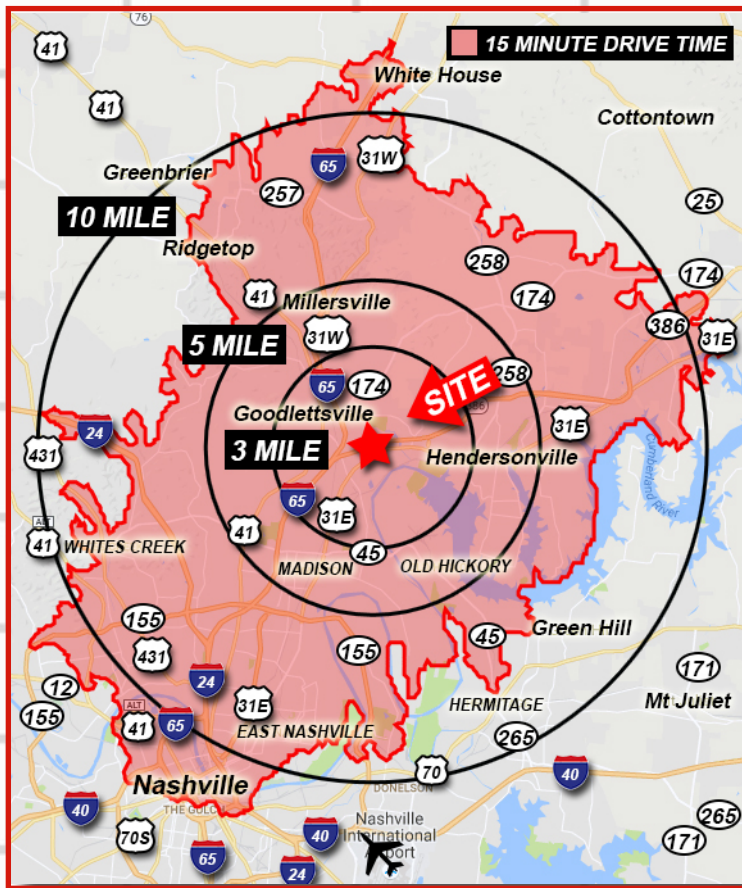


Madison (Rivergate), TN - Market Aerial

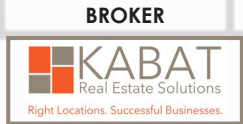


KABAT REAL ESTATE SOLUTIONS | 7003 CHADWICK DRIVE, SUITE 244 | BRENTWOOD, TN 37027 | WWW.KABATRES.COM | 615.298.7270

THOMAS ENGLISH RETAIL REAL ESTATE, LLC | 725 E 65TH STREET, SUITE 300 | INDIANAPOLIS, IN 46220 | WWW.THOMASENGLISH.COM | 317.574.7448



2200 Gallatin Pike North Madison, TN 37115	3 mile radius	5 mile radius	10 mile radius	15 minute drive time
Population	37,057	100,834	304,145	284,521
Median HH Income	\$51,022	\$49,047	\$56,119	\$50,884
Households	15,695	42,422	123,058	116,160
Daytime Population	26,881	53,937	112,040	174,554



[Click here for a detailed demographics report](#)



SITE PLAN



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For more information, please contact:

Jon Parker
Vice President

M (615) 948.0803
O (615) 298.7270
jon@kabatres.com



Jack Gilmore
Associate Broker

M (704) 582.1281
O (615) 298.7270
jack@kabatres.com



Thomas English
Retail Real Estate

About Thomas English Retail Real Estate

Thomas English Retail Real Estate is a real estate investment and development firm with extensive prior experience in brokerage and property management. Since its founding, we have acquired, built or have in development over 50 properties comprising more than 1,000,000 square-feet. Our geographic footprint includes major metro markets nationwide; from Pittsburgh, PA to Spokane, WA and everywhere in between.