



The Shops at Windsong

1200 S. Water Avenue (at TN Highway 109), Gallatin, TN 37066

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Overview

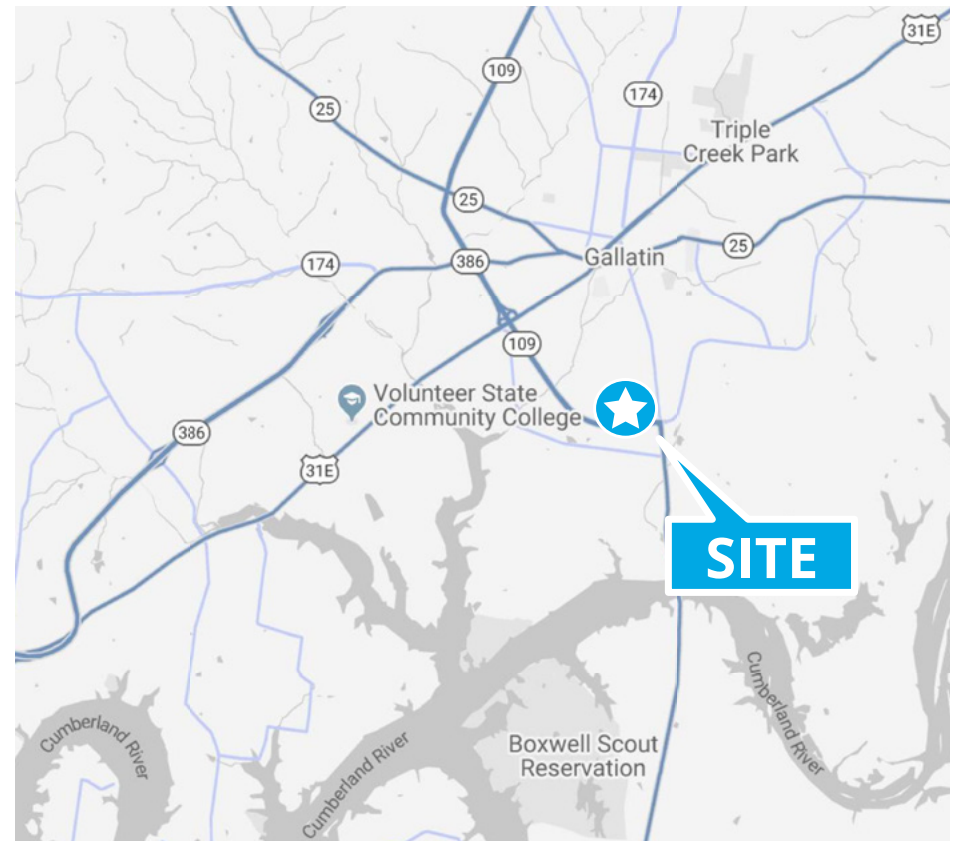
Site Features

- 126-acre mixed-use development comprised of a Publix-anchored shopping center and ±450 residential units
- 31,426 SF of shop space for lease and 8 outparcels for sale, ground lease or build-to-suit
- Windsong's residential component includes a mix of ±450 single-family residences and townhouses, bringing a projected 1,800 residents to the development
- Strategic location positioned at TN Highway 109 & S Water Avenue
- Gallatin is one of Nashville's fastest growing submarkets with more than a 15% population increase in the last 5 years
- TN Highway 109 is currently being widened to 5 lanes and is the primary bypass route on the east side of Nashville between I-40 and I-65
- Strong average household incomes in excess of \$99,000 within 3-miles
- Population of over 58,200 within 5 miles of the property
- 40,432 VPD on TN Highway 109 (TDOT 2025)

Lease Rate: [Contact Agent](#)

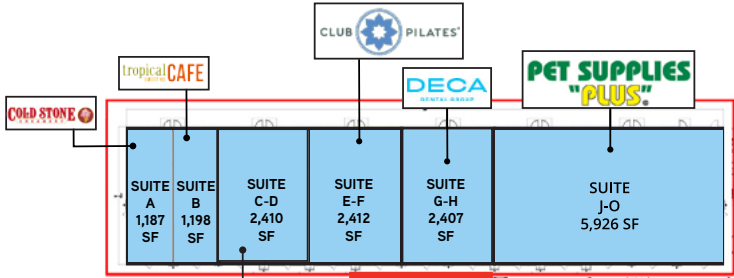
Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	8,019	33,156	58,274
Households	3,248	13,258	23,586
Average Household Income	\$91,667	\$99,819	\$117,888
Total Annual Retail Expenditures	\$158.04M	\$649.35M	\$1.25B

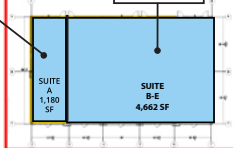




Shops B



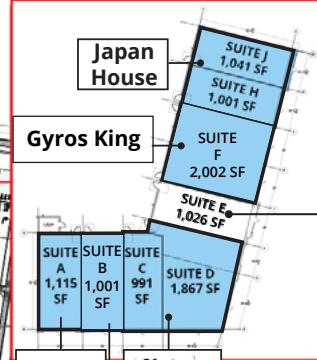
15,540 SF



5,842 SF

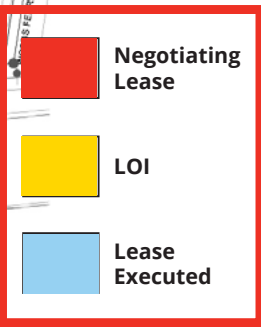
Shops A

10,044 SF



Shops C

1,026 SF AVAILABLE





S WATER AVENUE

Publix Great Clips
Noire THE JOINT
THE BAR BAR chiropractic
Japan House Gyros King

CLUB PILATES
Tropical CAFE PET SUPPLIES PLUS
COLD STONE
MODJAH DECA

Elegant

Valvoline

WASHVRoll

7-Eleven

TN HIGHWAY 109 - 40,432 VPD

AVAILABLE
1.42 ACRES

Advance
Auto Parts

McDonald's

TACO
BELL

Christian
Brothers
AUTOMOTIVE

Dutch Bros

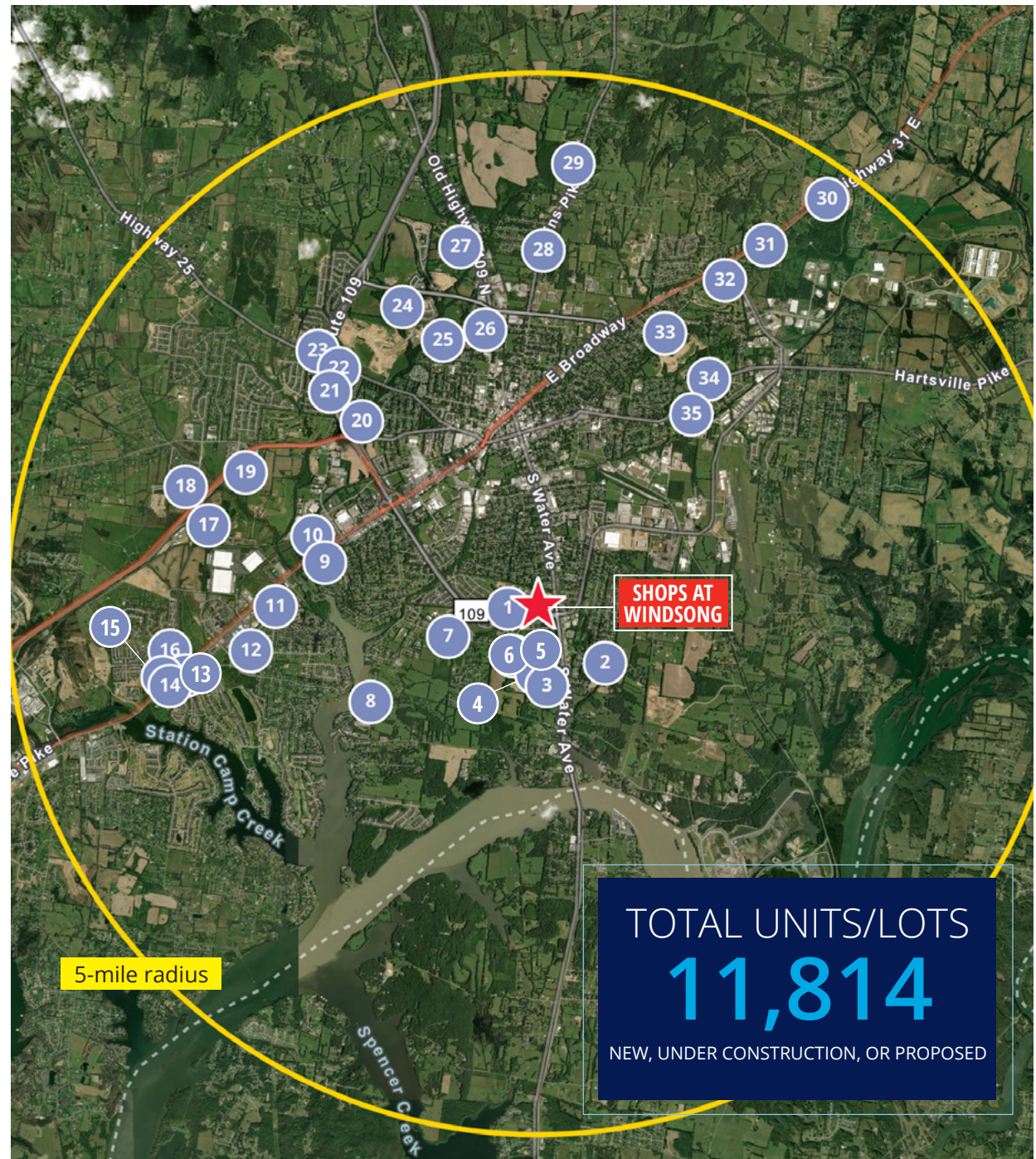
Self
Storage
Facility

JONATHAN'S

FirstBank

#	Subdivision Name	# of Units
1	Windsong	933
2	Laurelwood Park Townhomes	98
3	The Woods	84
4	Woods Crossing	99
5	Kirkpatrick Gallatin	193
6	Nichols Place	109
7	Nichols West	139
8	The Banks	172
9	Martins Vinyard	37
10	Preston Park	140
11	Vinewood Townhomes	50
12	The Knoll at Fairvue	299
13	Fairvue Plantation	898
14	Villas on the Green	80
15	Kennesaw Farms	819
16	St. Blaise Townhomes	41
17	Long Hollow Farms	45
18	Kennesaw Downs	411
19	Gambill Cove	59
20	Walnut Crest Townhomes	175
21	Winston Place	88
22	Wedgewood Townhomes	72
23	Twin Eagles	642
24	Nexus	3,329
25	Holland Property	52
26	Blessings Estates	34
27	Langford Farms	343
28	Miers Hill	189
29	The Meadows	1,115
30	Oak Hill	286
31	Bella Vista	29
32	Tomkins Farm	184
33	Avery Trace	302
34	Enoch Hills	118
35	Cumberland Landing	150

Subdivision Growth Map





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