



For Lease | Shop Space & Outparcels Available

The Shops at Windsong

Publix ANCHORED

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

Colliers

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Overview

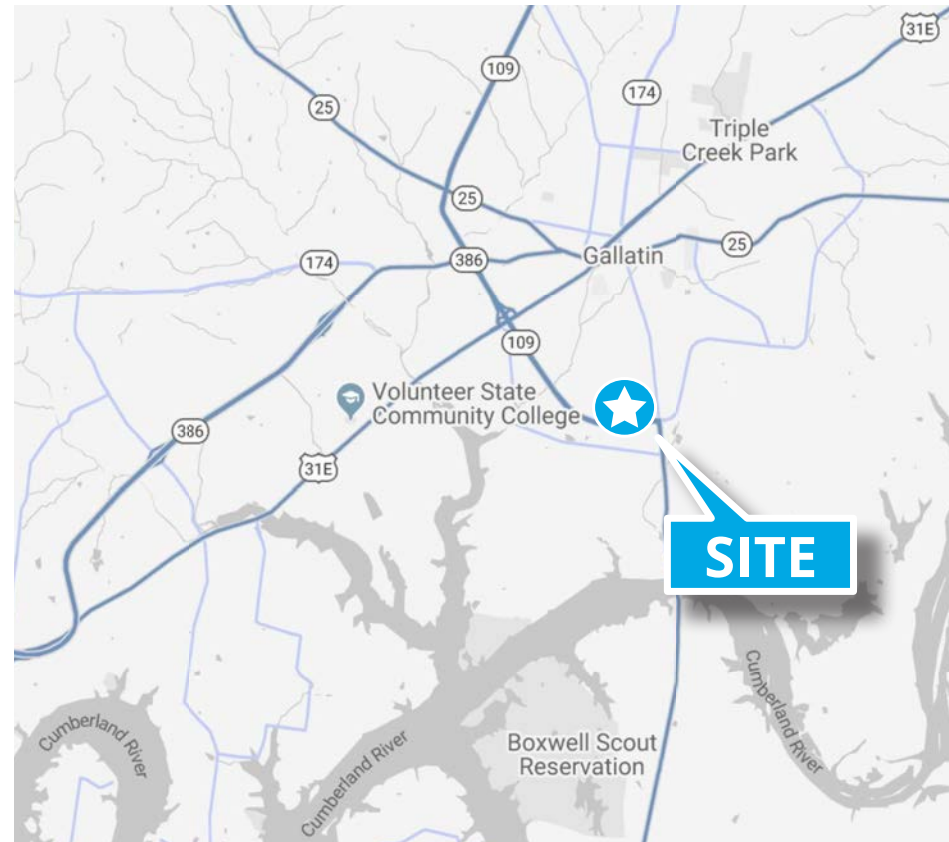
Site Features

- 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 \$98,000 within 3-miles
- Population of over 52,900 within 5 miles of the property
- 36,528 VPD on TN Highway 109 (TDOT 2024)

Lease Rate: [Contact Agent](#)

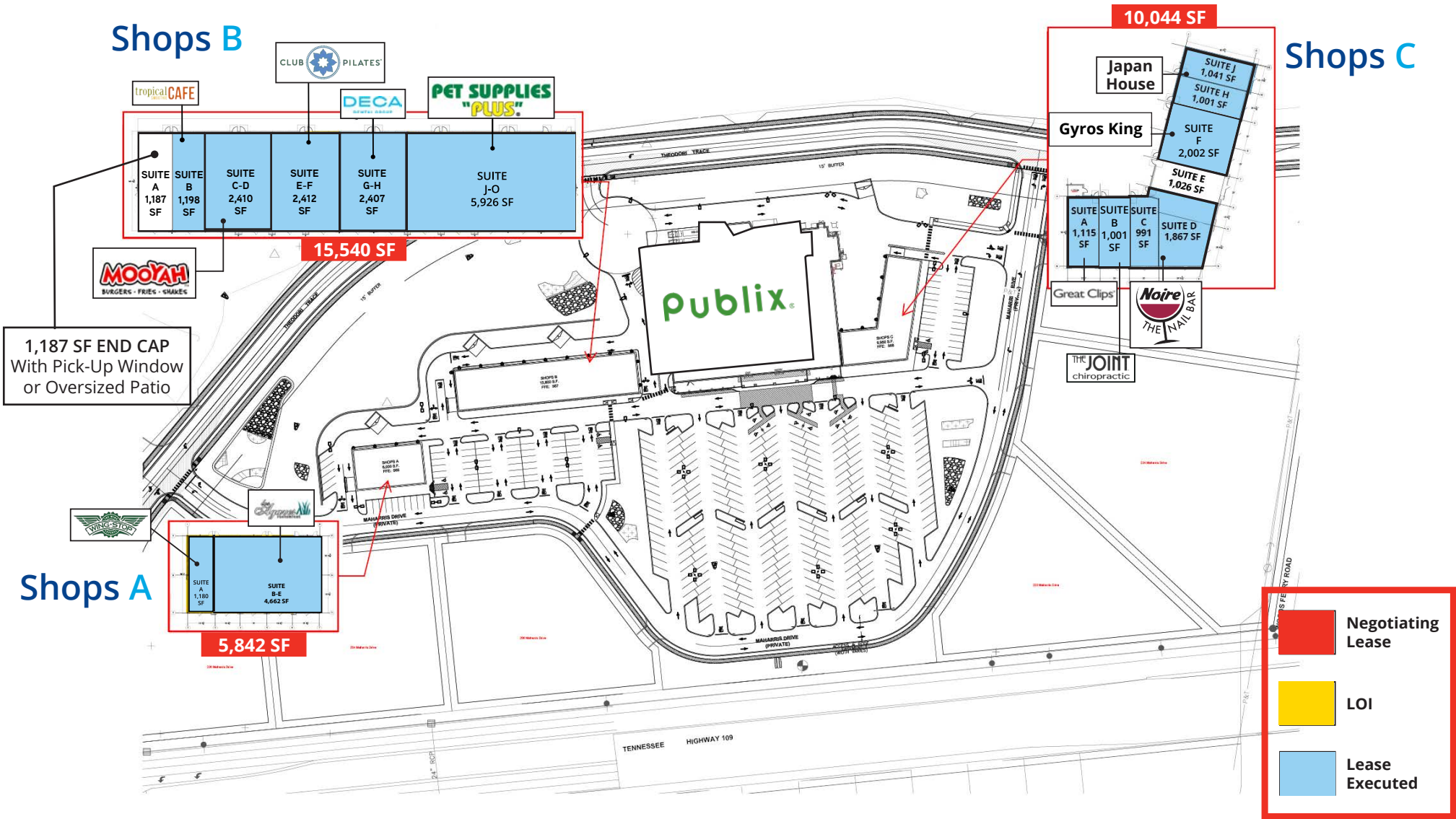
Demographics (2025)

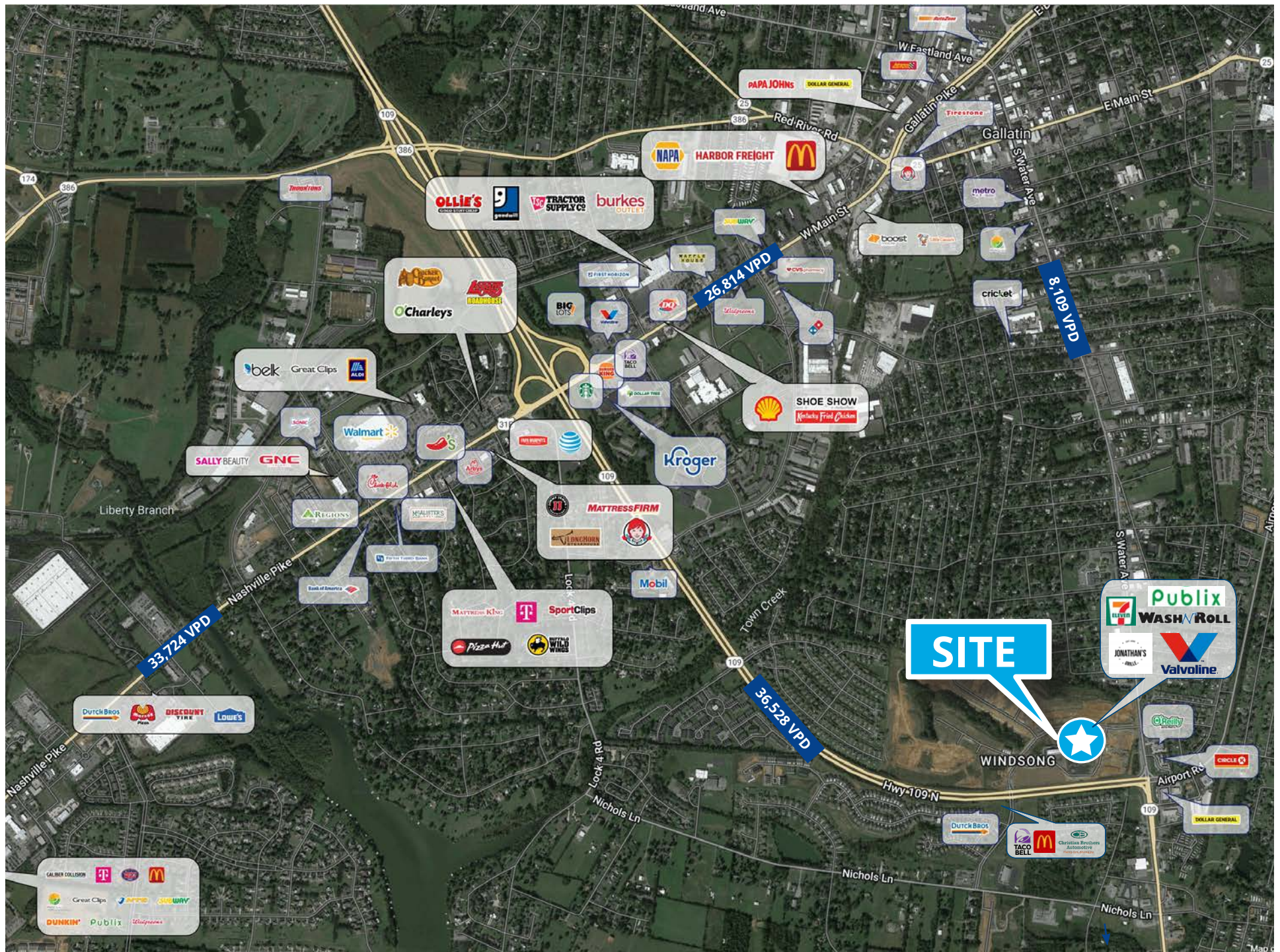
	1 Mile	3 Miles	5 Miles
Population	8,120	33,110	57,448
Households	3,315	13,369	23,372
Average Household Income	\$89,804	\$98,194	\$116,349
Total Annual Retail Expenditures	\$160.1M	\$650.9M	\$1.23B





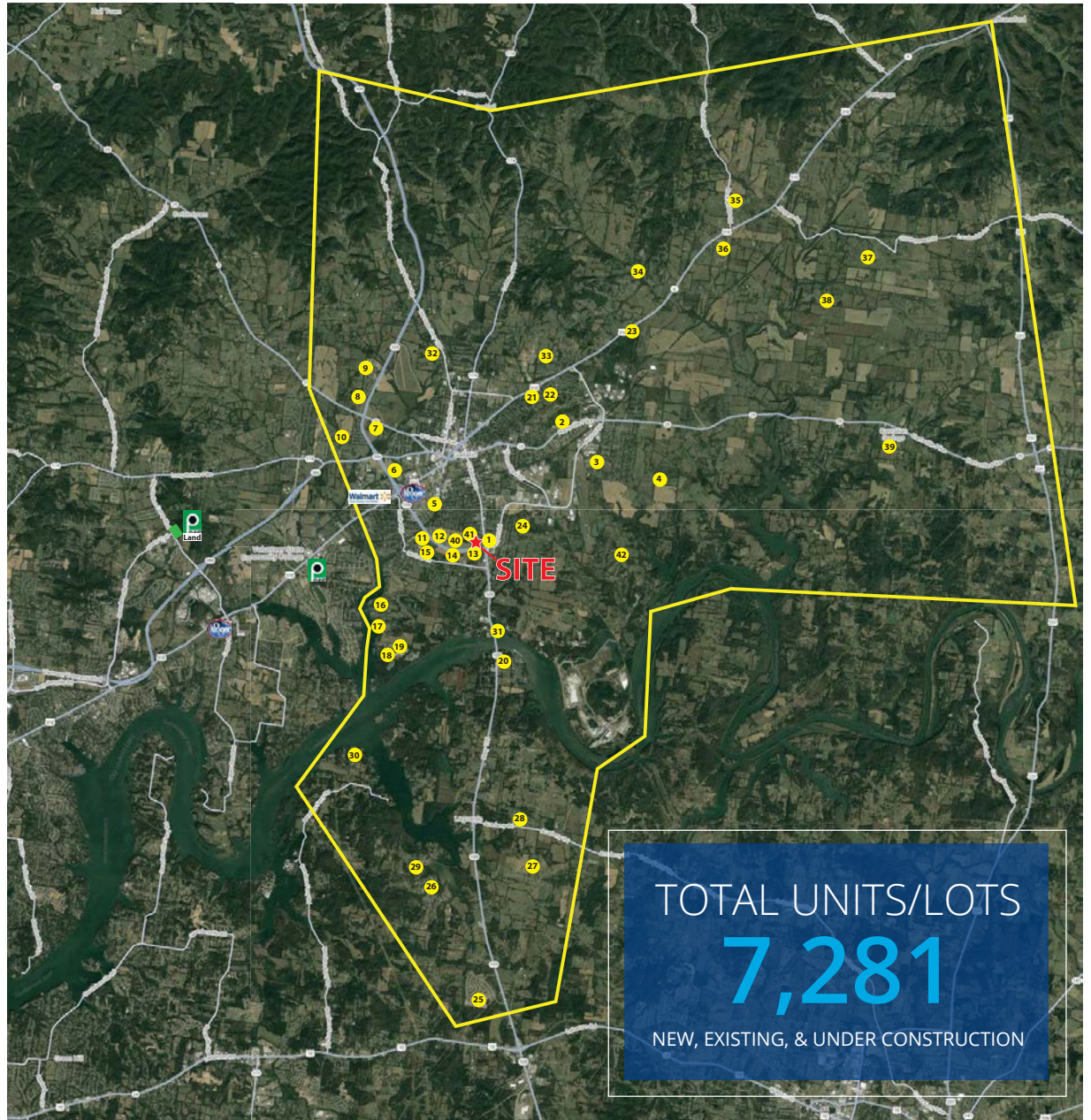
The Shops at Windsong Site Plan



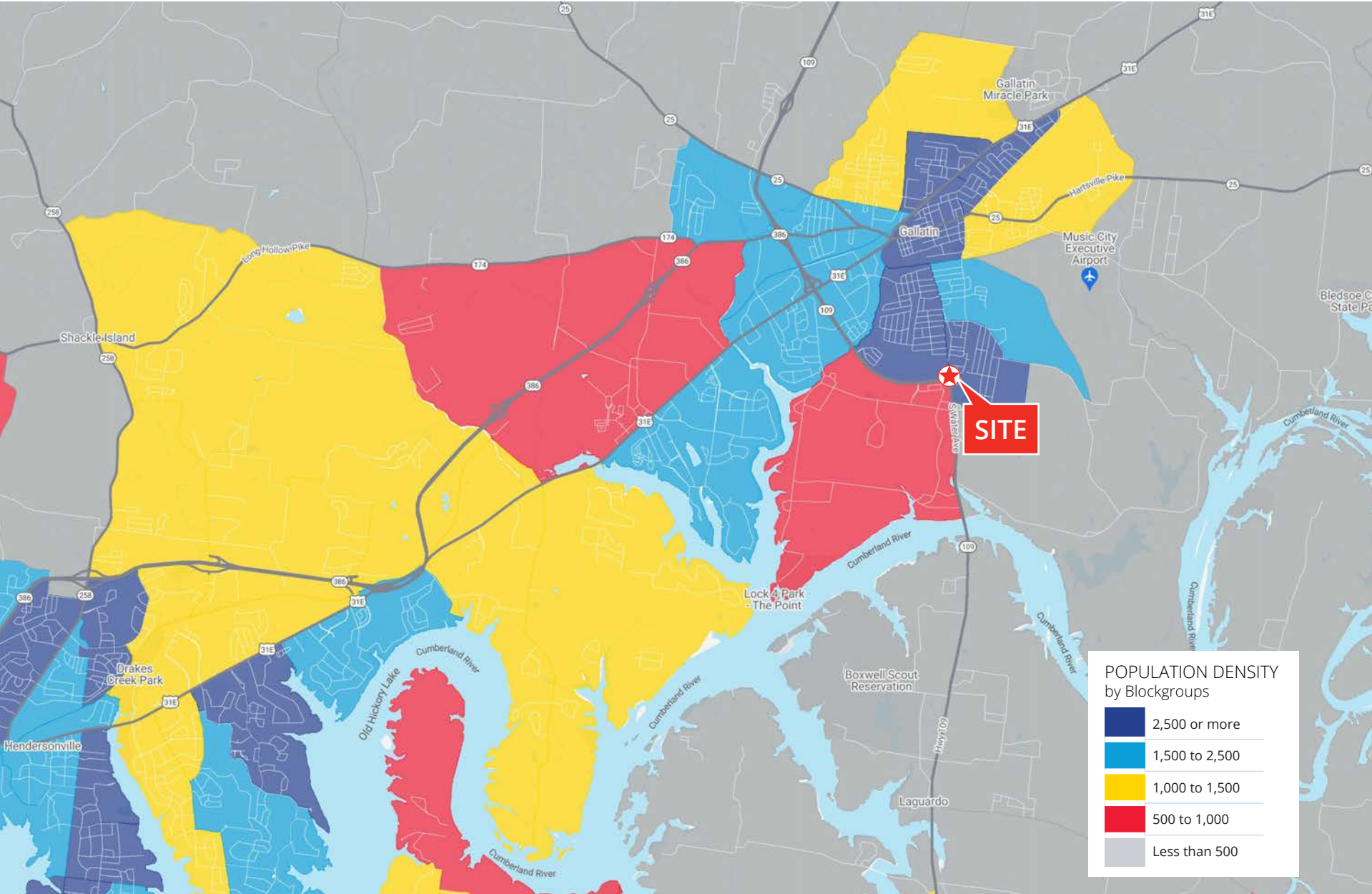


Subdivision Growth Map

Map #	Name of Development	Buildout # of Units	Current # of Units	# of Units Under Construction
1	Kendra Village	22	0	22
2	Enoch Hills Phase 1	50	6	7
3	Cairo Landing	73	47	3
4	Spencer Springs	52	35	4
5	Overlook Apartments (1/2/3 BRs)	96	0	96
6	The Residences at Gallatin Apts (1/2/3/ BRs)	188	0	188
7	Fairway Heights Phase 1	50	50	0
	Fairway Heights Phase 2 (platted)	72	0	0
8	Twin Eagles South (grading sts/utilities)	32	1	0
9	Twin Eagles North (incl 70 Ac new plat)	621	402	18
10	Fairway Farms/Meadow Glen (67 Ac new plat)	163	0	0
11	Lenox Place Phase 7 (55+)	24	24	0
12	Elk Acres (final phase Ryan Ave, Leah Ct)	39	38	0
13	Clear Lake Meadows (final phase Bothwell Place)	66	65	1
14	Patterson Farms (grading sts/utilities)	208	0	0
15	Clear Lake Meadows West (grading sts new Ph)	50	22	0
16	Mariners Cove (lakefront, grading sts/utlits)	52	0	0
17	Lake Park (lakefront, final phase)	5	3	0
18	Parks of Cumberland North (grading new Ph)	35	18	3
19	Parks of Cumberland South	127	79	45
20	Cherokee	14	0	7
21	Ray Estates (SF homes)	14	10	0
	Ray Estate (Villas)	27	12	6
22	Faraway Hills	20	19	0
23	Oak Hill	230	39	1
24	Langley Estates (proposed)	40	0	0
25	Spence Creek	473	430	38
26	Ridgewater Estates new Phase	34	27	1
27	Autumn Creek--Ph 1 blt out, Ph 2 grading streets	113	62	0
28	Heritage Highlands	145	145	0
29	Camelot Cove	33	31	0
30	Spentlake	26	24	0
31	Bay Watch Pointe	6	2	0
32	Langford Farms (rezoning, in contract \$2.95MM)	262	0	0
33	Grandview Estates	109	99	2
34	Creekview Estates	19	16	0
35	Thoroughbred Crossing	55	54	0
36	Shiloh (Phs 1 & 2)	84	44	8
37	Pinnacle Farms all Phases	177	177	0
38	Emerald Acres	90	90	0
39	Wynnewood Farms	26	25	0
40	Patterson PUD SF	250	0	0
41	Patterson PUD MF	350	0	0
42	Hidden Cove Estates	58	55	0
***	Above List is representative of the trade area			
		4,680	2,151	450



Population Density Map





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