

Property Highlights

Outparcel at The Shoppes at Hunter Pointe

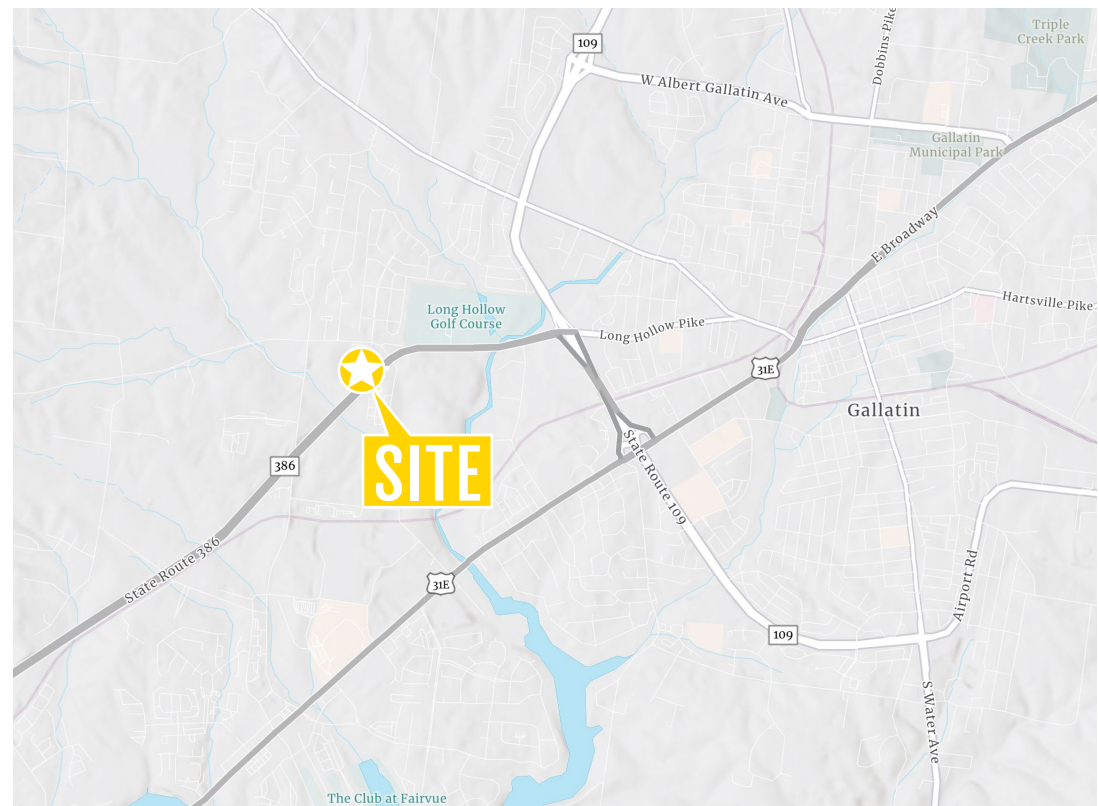
Join Dunkin' in a new construction retail Outparcel adjacent to The Shoppes at Hunter Pointe located in Gallatin, Tennessee which is one of Nashville's fastest growing submarkets with more than 15% population increase in just the last 5 years.

- Approximately 4,730 SF (can subdivide)
- Property offers good visibility on Long Hollow Pike and direct access to Vietnam Veterans Boulevard
- Site is adjacent to a new 22-acre mixed-use development comprised of 216 residential units and a new state-of-the-art MAPCO convenience store that is currently under construction
- Strong household incomes over \$121K within 5 miles and almost 8,300 new, existing, or currently under construction residential homes in the trade area
- High traffic volume area with average daily traffic counts for almost 40,000 VPD (TDOT 2024)
- Anticipated delivery Q2-Q3 2026

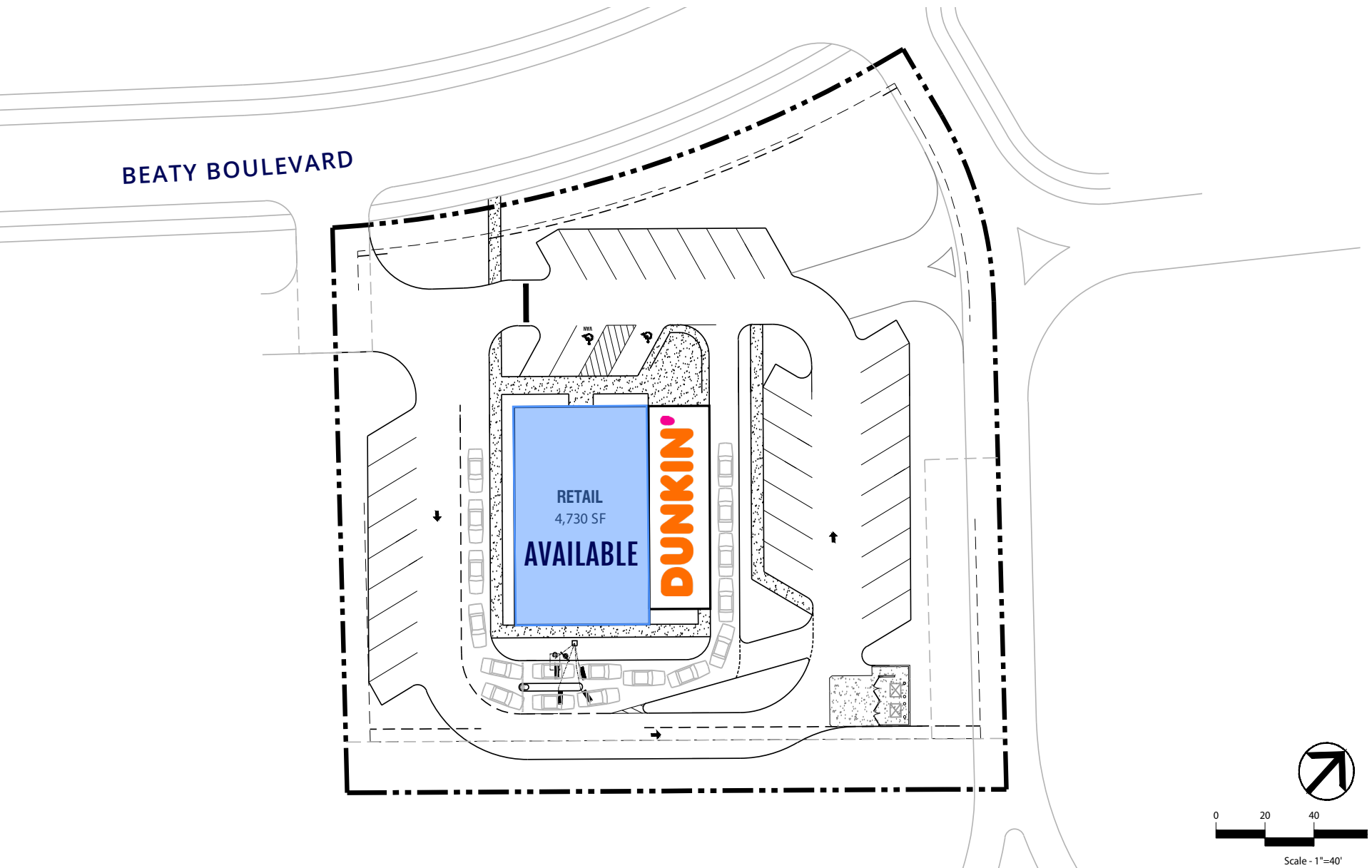
CONTACT AGENT FOR LEASE RATE

DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	4,518	34,758	66,293
HOUSEHOLDS	1,873	14,286	26,579
AVG. HH INCOME	\$137,595	\$118,051	\$121,571
AVG. RETAIL EXPENDITURE	\$108 M	\$746 M	\$1.4 B

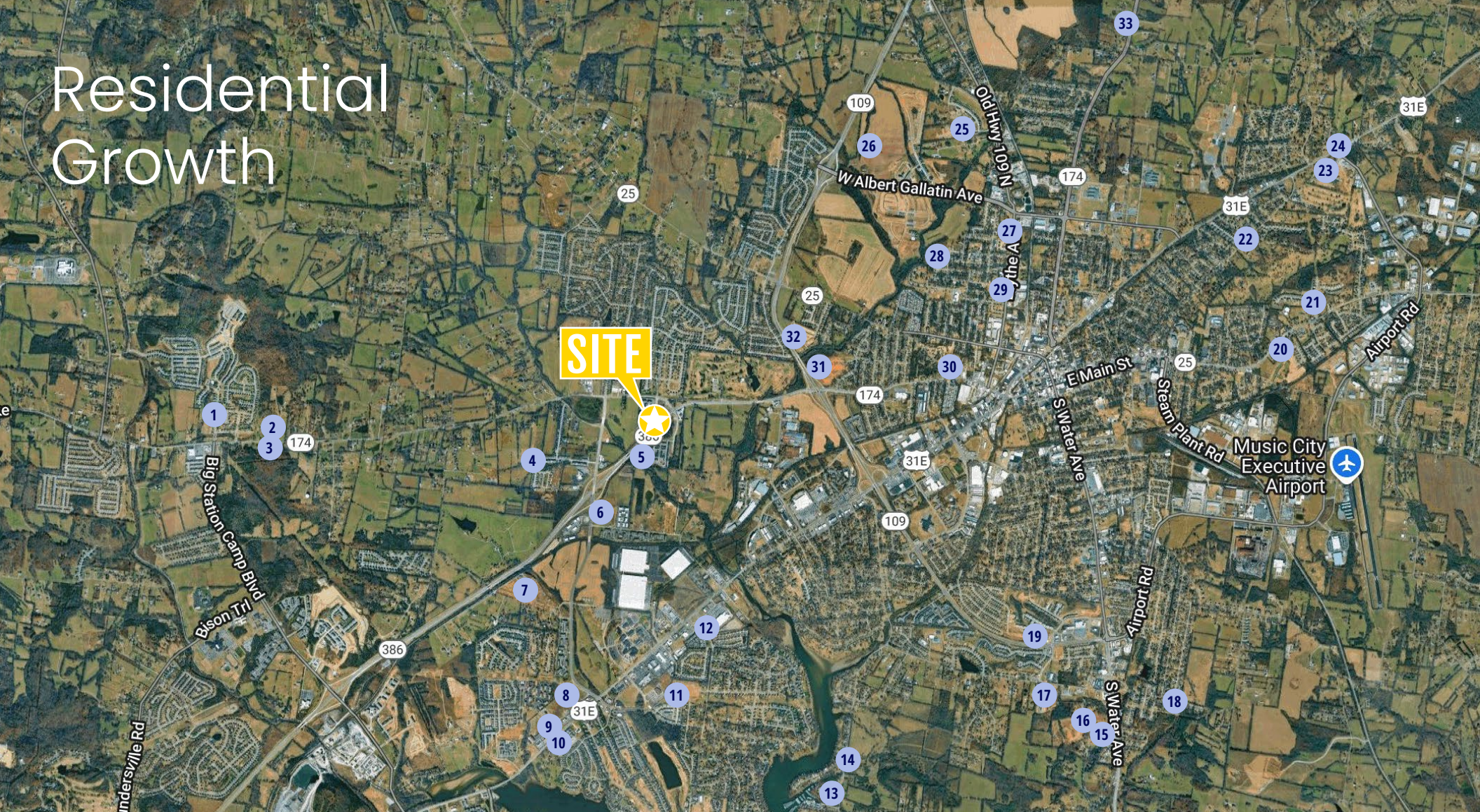


Site Plan



VIETNAM VETERANS BLVD 39,969 VPD

Residential Growth



#	SUBDIVISION	# OF LOTS
1	Carellton	421
2	Station Camp Creek	145
3	Fox Creek	140
4	Kensington Downs	269
5	Oxford Station	45
6	Long Hollow Farms	45
7	Commons at Greenlea	213

8	Saint Blaise Townhomes	41
9	Kennesaw Farms	273
10	The Villas on the Greens	30
11	The Knoll at Fairvue	107
12	Vinewood Townhomes	50
13	Mariners Cove	60
14	The Banks	172
15	The Woods	84
16	Woods Crossing	93

17	Nichols Place	32
18	Laurelwood Park Townhomes	98
19	Windsong	645
20	Cumberland Landing	108
21	Enoch Hills	55
22	Avery Trace	302
23	Tomkins Farm	143
24	Hickory Hills Estates	59
25	Langford Farms	260

26	Nexus	2,935
27	Blessings Estates	7
28	Holland Property	52
29	Fairground Gardens	72
30	Red River Townhomes	23
31	Walnut Crest Townhomes	153
32	Winston Place	21
33	The Meadows	1,115

OVER 8,300 NEW HOMES WITHIN 5-MILES

Retail Space Available For Lease



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