

13,200 SF New Multi-Tenant Retail Center Delivering Q3 2025

FOR
LEASE

US HIGHWAY 31E at Albert Gallatin Avenue Gallatin, TN 37066



BRIAN FORRESTER, CCIM

Principal & Executive Vice President

Dir. 615.850.2779 | brian.forrester@colliers.com

WOODY WIDENHOFER

Principal & Executive Vice President

Dir. 615.850.2795 | woody.widenhofer@colliers.com

SPENCER HUNT

Vice President

Dir. 615.850.2767 | spencer.hunt@colliers.com



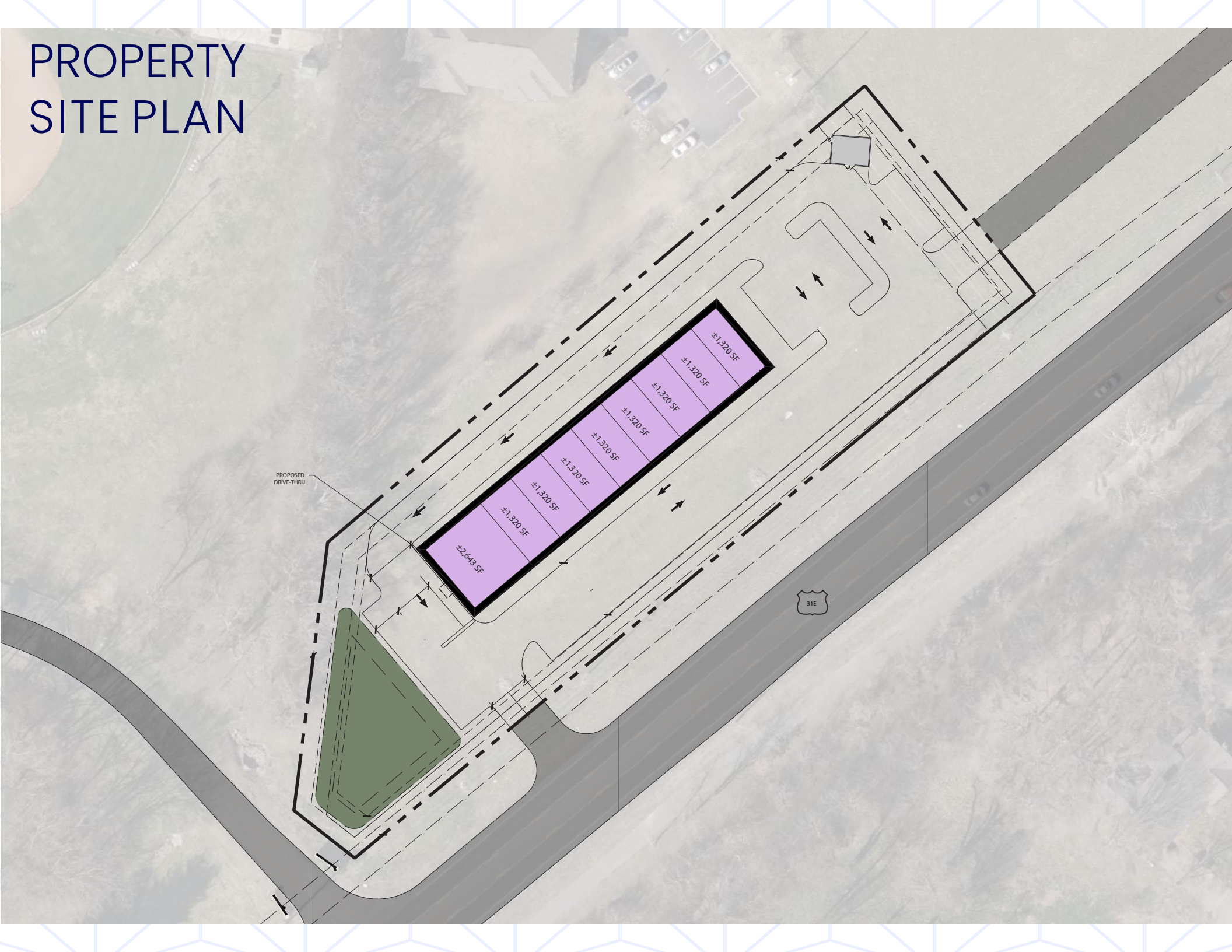
PROPERTY HIGHLIGHTS

- New retail strip center delivering Q3 2025
- Suites ranging in size from 1,350 - 13,200 SF
- Drive-thru and patio option available
- Excellent visibility and road frontage on Highway 31E
- Located near Gallatin Miracle Park, Gallatin Country Club, Beretta USA Campus with over 400 employees
- Neighboring national tenants include Dollar General, AutoZone, O'Reilly Auto Parts, Walgreens, and Tractor Supply
- Two miles from proposed Nexus mixed-use development with 1,500,000 SF of office, healthcare, and light industrial, along with 1,000,000 SF of commercial space offering restaurants, shopping, grocery. Project will also bring 2,200 residential units and 230 acres of greenway, parks, and recreational areas
- Traffic counts in excess of 15,700 VPD on US Hwy 31



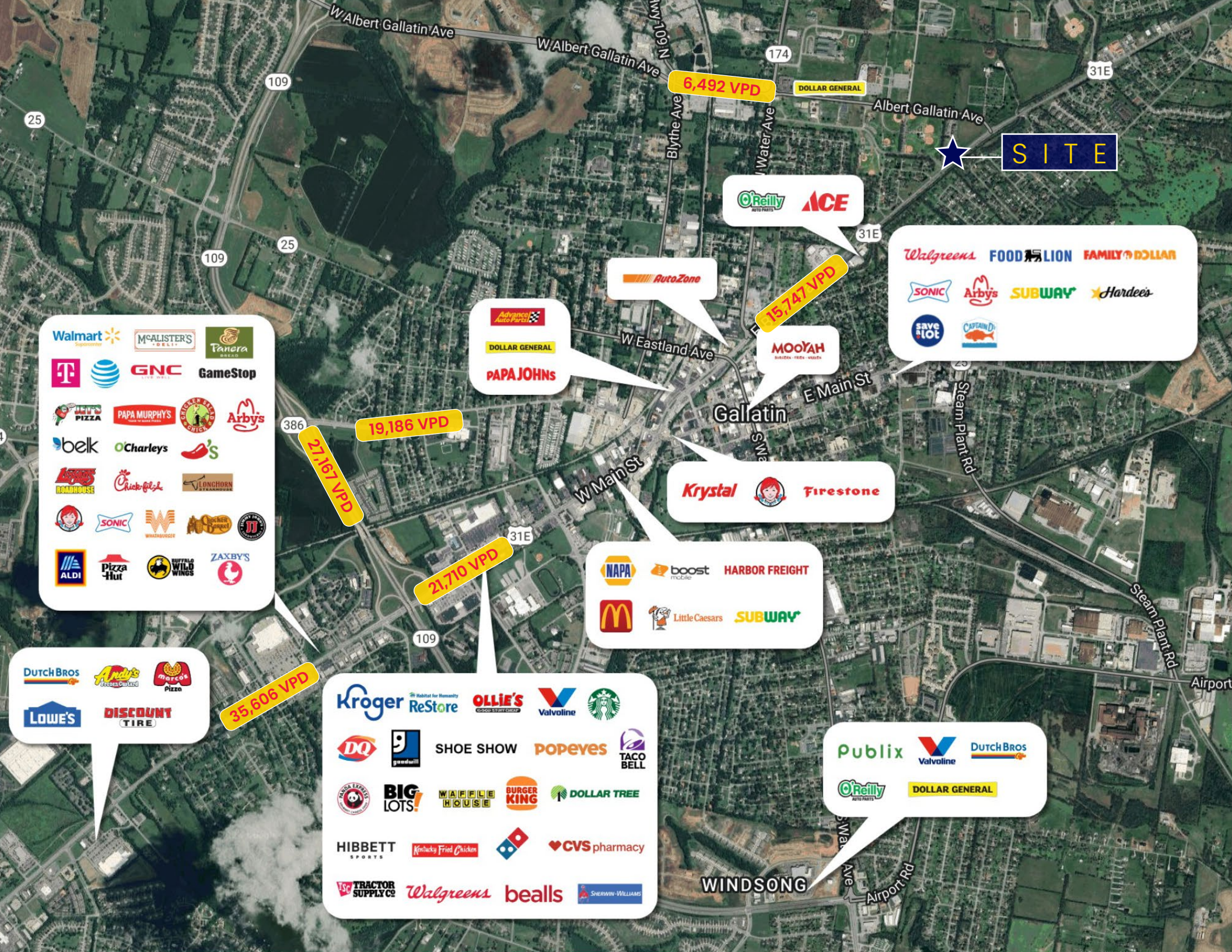
Property Elevation Rendering

PROPERTY SITE PLAN



PROPERTY LOCATION





SITE

6,492 VPD

DOLLAR GENERAL

O'Reilly
ACE

15,747 VPD

MOOYAH

Walgreens FOOD LION FAMILY DOLLAR
SONIC Arby's SUBWAY Hardee's
SAVE A LOT CAPTAIN D'S

Advance
Auto Parts
DOLLAR GENERAL
PAPA JOHN'S

19,186 VPD

27,167 VPD

Krystal Firestone

NAPA boost HARBOR FREIGHT
McDonald's Little Caesars SUBWAY

27,710 VPD

35,606 VPD

Kroger ReStore OLLIE'S Valvoline Starbucks
DQ goodwill SHOE SHOW POPEYES TACO BELL
BIG LOTS! Waffle House BURGER KING DOLLAR TREE
HIBBETT Sports Kentucky Fried Chicken Domino's CVS pharmacy
Tractor Supply Co Walgreens bealls Sherrin-Williams

Publix Valvoline Dutch Bros
O'Reilly DOLLAR GENERAL

Walmart McALISTER'S Tanera
T AT&T GNC GameStop
PAPA MURPHY'S Arby's
belk O'Charleys
Roadhouse Chick-fil'de LONGHORN
SONIC Waffle House
ALDI Pizza Hut WYLLD WILD WINGS ZAXBY'S

Dutch Bros Andy's Marco's
LOWE'S DISCOUNT TIRE

PROPERTY LOCATION

Nestled next to Old Hickory Lake and roughly 23 miles northeast of Nashville, Gallatin is a popular destination for fishing and watersports, and offers a variety of natural landscapes for visitors to explore.

Today, Gallatin is thriving with unique shopping bouiques, delicious dining options, family-friendly festivals, and a memorable historic downtown square.



POPULATION

1 MILE	4,947
3 MILES	30,299
5 MILES	46,903



HOUSEHOLDS

1 MILE	2,069
3 MILES	12,048
5 MILES	18,893



AVG HH INCOME

1 MILE	\$54,920
3 MILES	\$78,390
5 MILES	\$101,158

America's Top
Power Suburbs
- *SelfStorage.com*

#9

Safest City in
America
- *Alarms.org*

#5

Best Places to
Raise a Family
- *HomeSnacks*

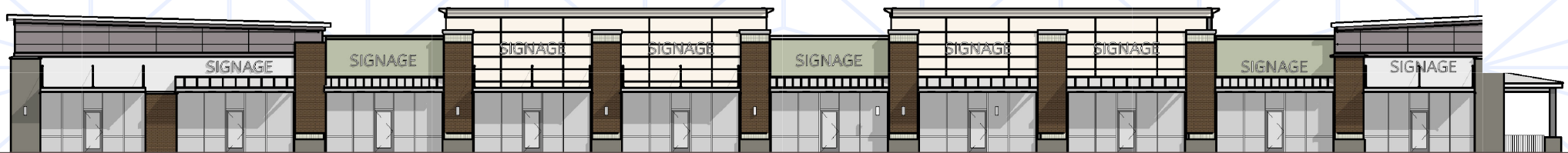
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Most Diverse
Suburbs in TN
- *Niche.com*

#9

Best Places to
Retire in TN
- *HomeSnacks*

#3



Property Elevation Rendering

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C O N T A C T

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