

Due West Plaza

**RETAIL SPACE
AVAILABLE FOR LEASE**

1130 Gallatin Pike South
Madison, TN 37115



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*Prime Corridor Exposure.
Dense Demographics.
Seamless Access.*



PROPERTY HIGHLIGHTS

- Anchor space available between 18,315 - 33,300 SF by combining contiguous suites to accommodate larger footprints
- Prime Gallatin Pike frontage with strong visibility along Madison's main commercial corridor
- Two signalized entrances and a dedicated turn lane for easy ingress/egress
- Surrounded by established neighborhoods, national retailers, and service-based tenants, creating steady cross-shopping
- Convenient access to I-65 and Briley Parkway
- Traffic counts in excess of 37,000 VPD on Gallatin Pike S
- Dense trade area with over 130,000 residents within 5-miles

MADISON, TN RETAIL



5-MILE DEMOGRAPHICS



Estimated Population
(2026)

130.3 K



Estimated Households
(2026)

55.3 K



Average Household Income
(2026)

\$101.5 K



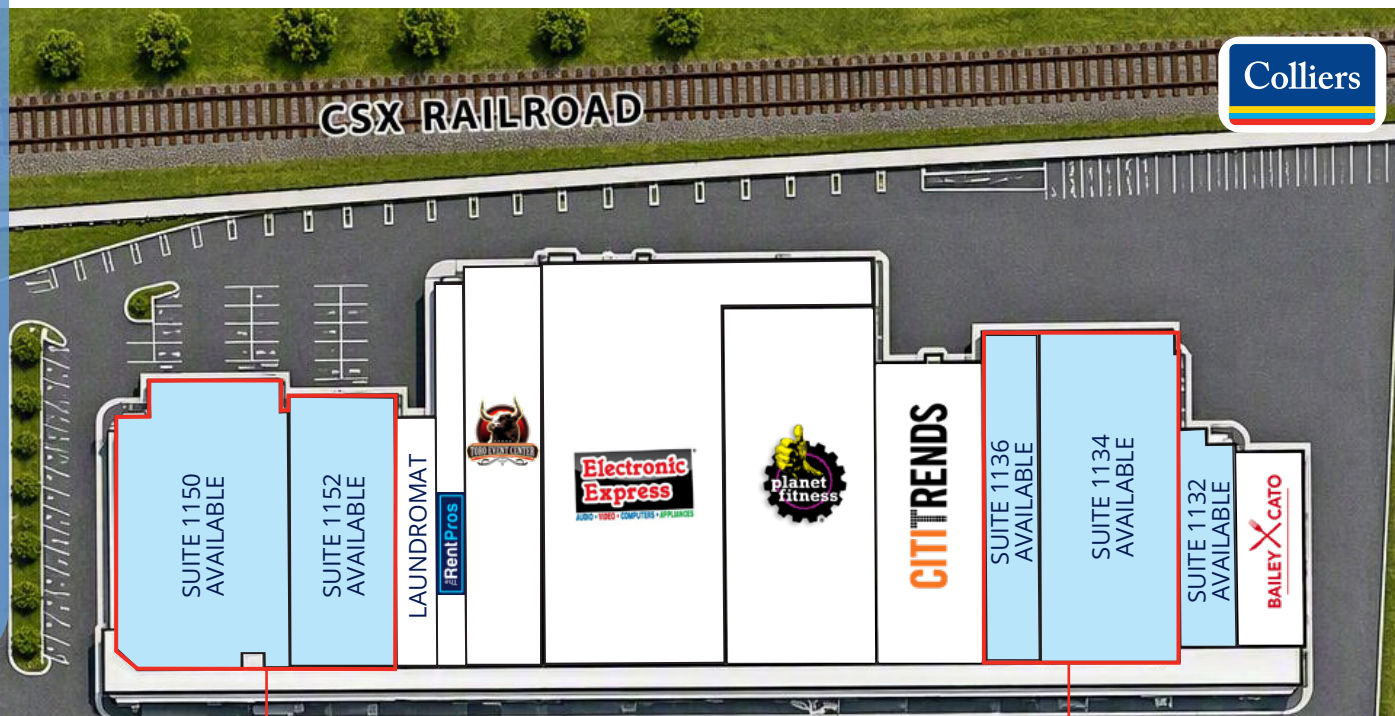
Annual Retail Expenditures
(2026)

\$2.53 B



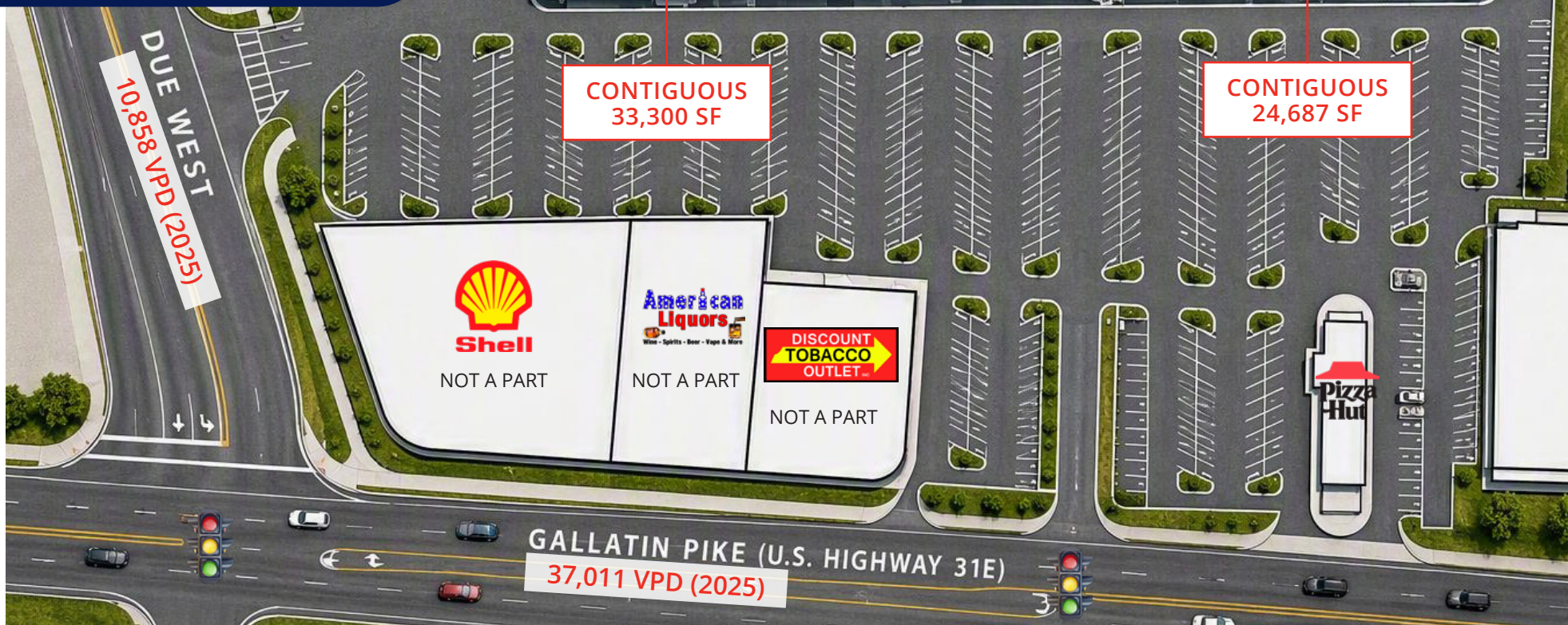
TENANT ROSTER

SUITE #	TENANT
1130	BAILEY & CATO
1132	AVAILABLE - 5,840 SF
1134	AVAILABLE - 18,315 SF
1136	AVAILABLE - 6,372 SF
1138	CITI TRENDS
1140	PLANET FITNESS
1142	ELECTRONICS EXPRESS
1146B	EL TORO EVENT CENTER
1146	RENT PROS
1148	LAUNDROMAT
1152	AVAILABLE - 11,300 SF
1150	AVAILABLE - 22,000 SF



CONTIGUOUS
33,300 SF

CONTIGUOUS
24,687 SF



TRADE AREA DEMOGRAPHICS

POPULATION

5 MI	130,315
7 MI	245,575
10 MIN	85,771

HOUSEHOLDS

5 MI	55,324
7 MI	108,050
10 MIN	36,132

AVG. HH INCOME

5 MI	\$101,532
7 MI	\$110,952
10 MIN	\$92,194

DAYTIME DEMOGRAPHICS

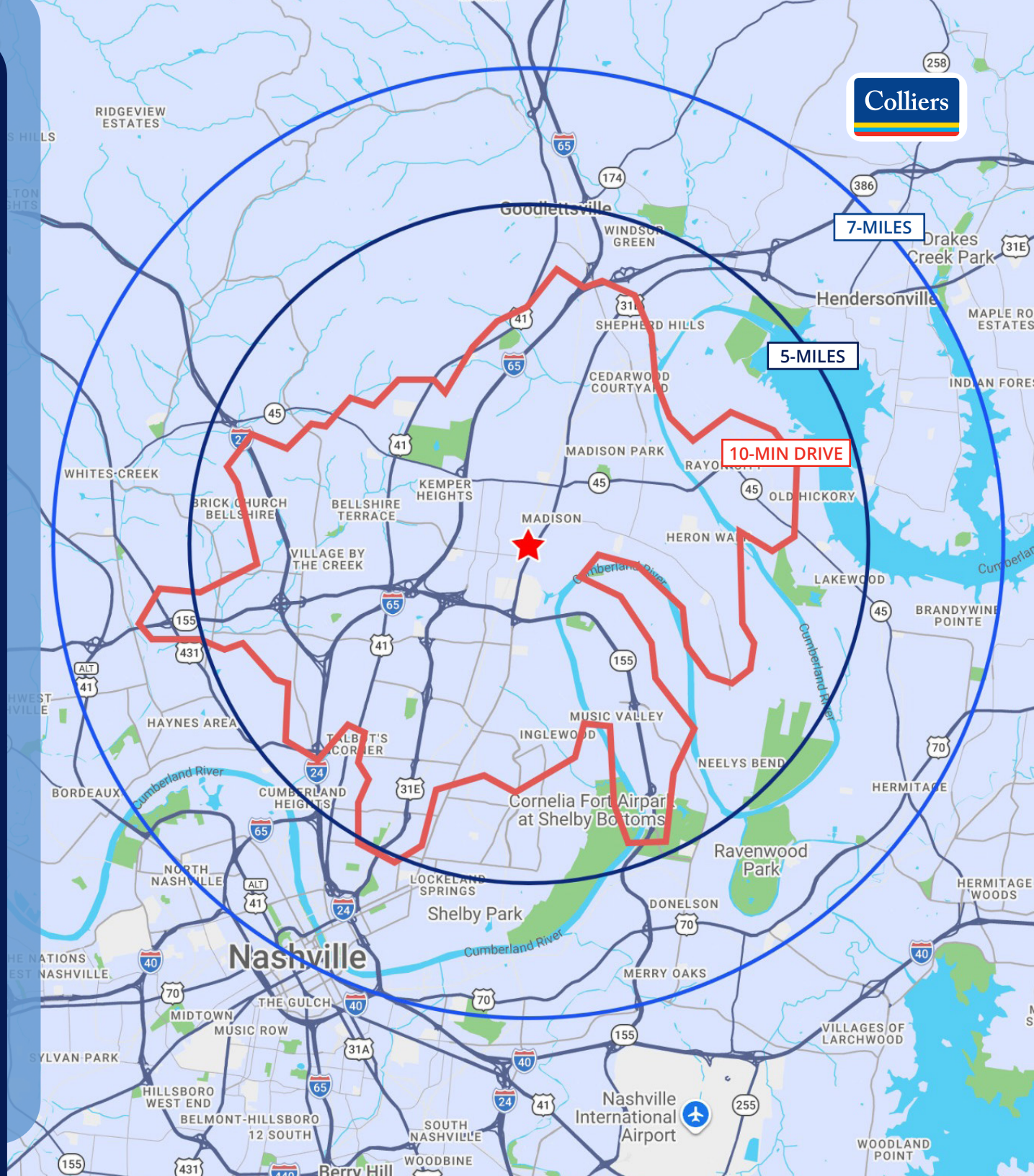
5 MI	96,368
7 MI	215,844
10 MIN	60,912

MEDIAN AGE

5 MI	35.9
7 MI	36.1
10 MIN	35.6

ANN. RETAIL EXPENDITURE

5 MI	\$2.53 B
7 MI	\$5.02 B
10 MIN	\$1.6 B



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CONTACT AGENT FOR LEASE RATE

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