

10,368 SF New Multi-Tenant Retail Center Delivering Q2 2026

FOR
LEASE

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



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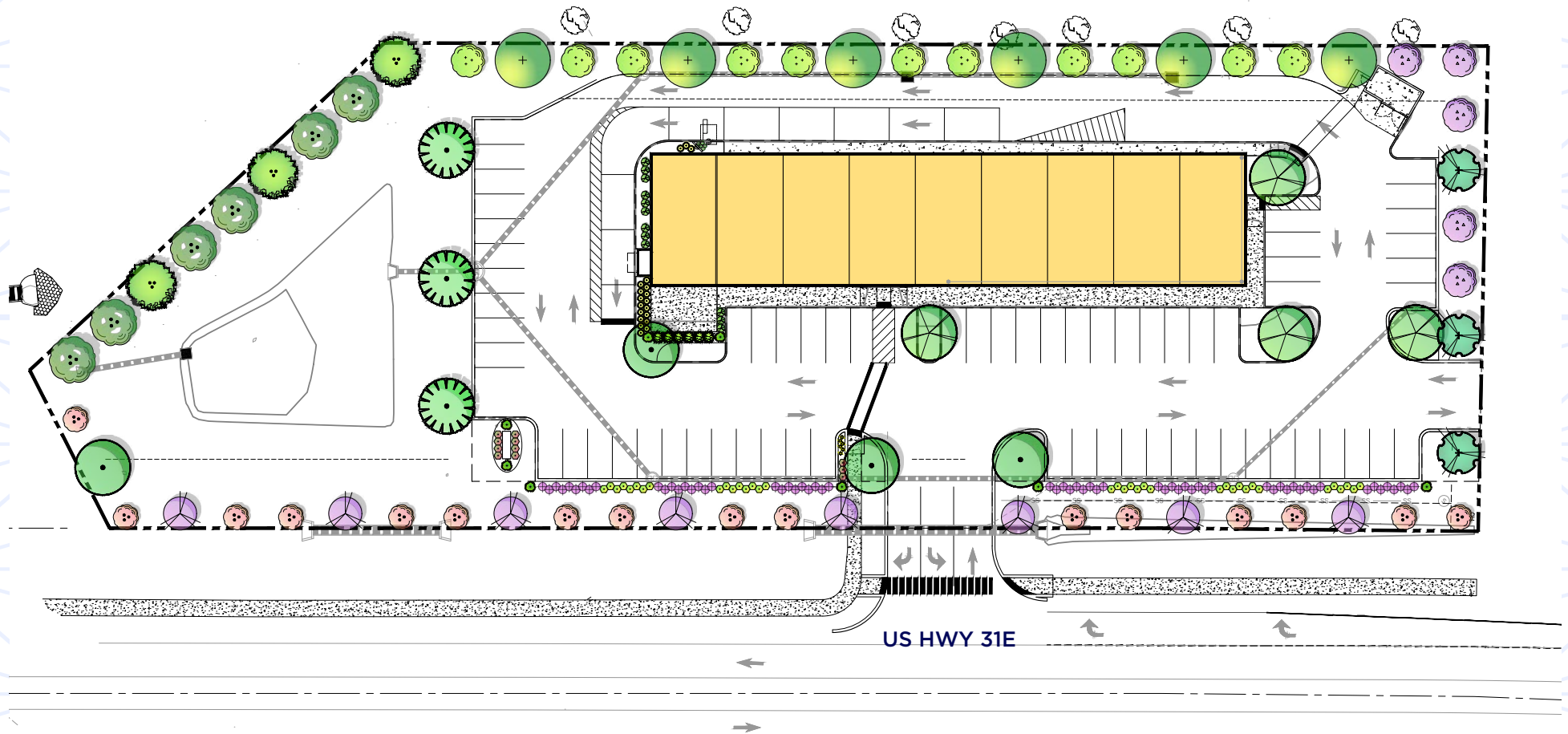
PROPERTY HIGHLIGHTS

- New retail strip center delivering Q2 2026
- Suites ranging in size from 1,152 - 10,368 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 1,600 residential units and 230 acres of greenway, parks, and recreational areas
- Traffic counts in excess of 15,700 VPD on US Hwy 31

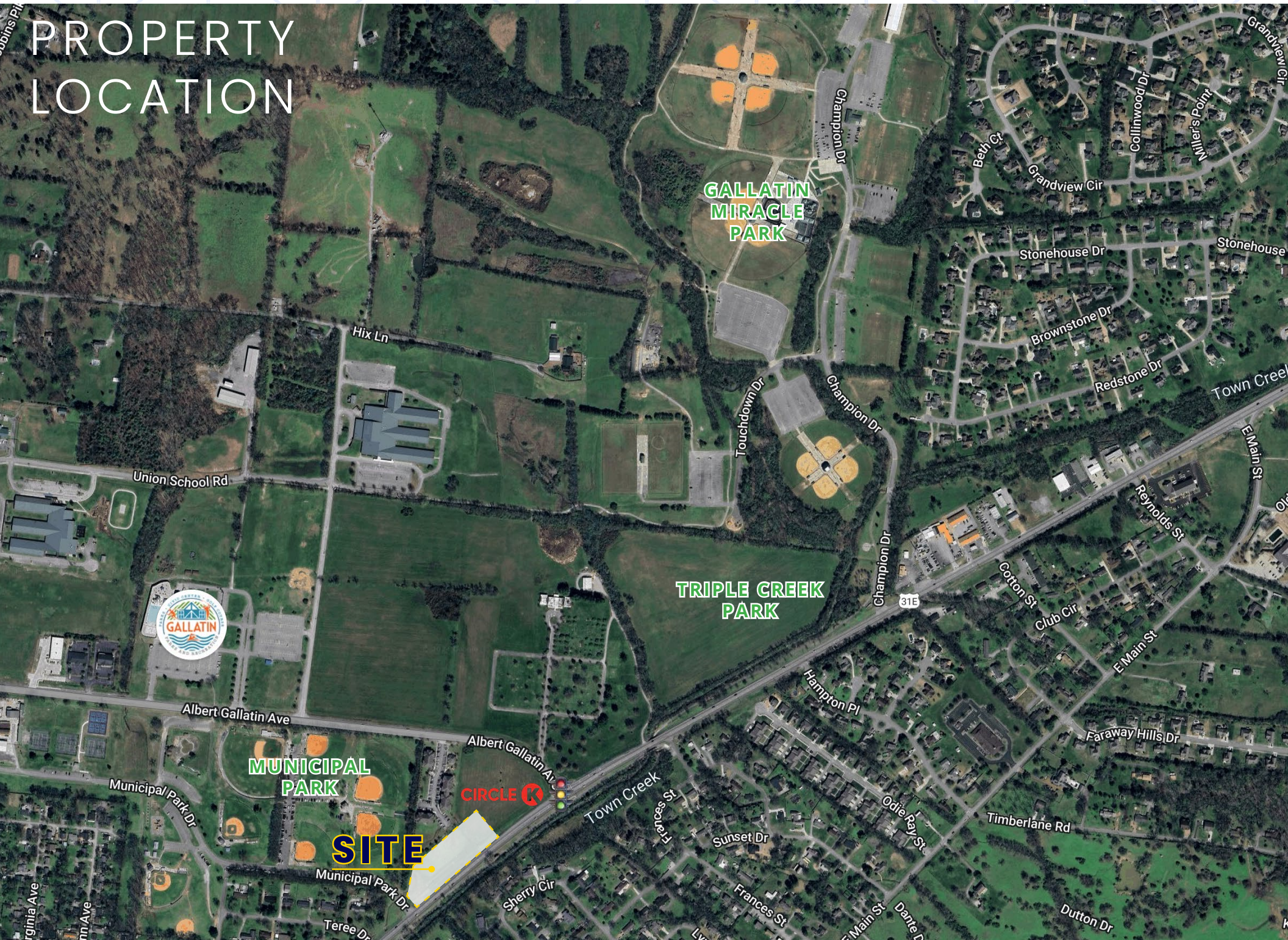


PROPERTY SITE PLAN

Suite Bays: 1,152 SF



PROPERTY LOCATION



Nexus

*** TENNESSEE

±1,600
Residences
Planned

6,492 VPD

DOLLAR GENERAL

SITE

O'Reilly

ACE

AutoZone

15,747 VPD

MOOYAH

Walgreens FOOD LION FAMILY DOLLAR

SONIC

Arby's

SUBWAY

Hardee's

SAVE A LOT

CAPIVARI

Walmart
McALISTER'S
Tanera

PIZZA
PAPA MURPHY'S
Arby's

belk
O'Charleys

ROADHOUSE
Chick-fil-de
LONGHORN

SONIC
Wendy's
Golden Corral

ALDI
Pizza Hut
Buffalo Wild Wings
Zaxby's

Advance Auto Parts

DOLLAR GENERAL

PAPA JOHN'S

19,186 VPD

27,167 VPD

Gallatin

Krystal

Firestone

NAPA

boost

HARBOR FREIGHT

McDonald's

Little Caesars

SUBWAY

21,710 VPD

35,606 VPD

Dutch Bros

Andy's

MARCO'S

LOWE'S

DISCOUNT TIRE

Kroger

ReStore

OLLIE'S

Valvoline

Starbucks

DQ

goodwill

SHOE SHOW

POPEYES

TACO BELL

PANDA EXPRESS

BIG LOTS!

Waffle House

BURGER KING

DOLLAR TREE

HIBBETT

Kellogg Fried Chicken

Dominos

CVS pharmacy

TRACTOR SUPPLY CO

Walgreens

bealls

Sherwin-Williams

Publix

Valvoline

Dutch Bros

O'Reilly

DOLLAR GENERAL

WINDSONG

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*

#8

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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