

Due West Plaza

**RETAIL SPACE
AVAILABLE FOR LEASE**

1130 Gallatin Pike South
Madison, TN 37115



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Multi-Market Reach.

Four Submarkets. One Destination.

(Madison, East & North Nashville and Rivergate)

Prime Corridor Exposure.

Dense Demographics.

Seamless Access.

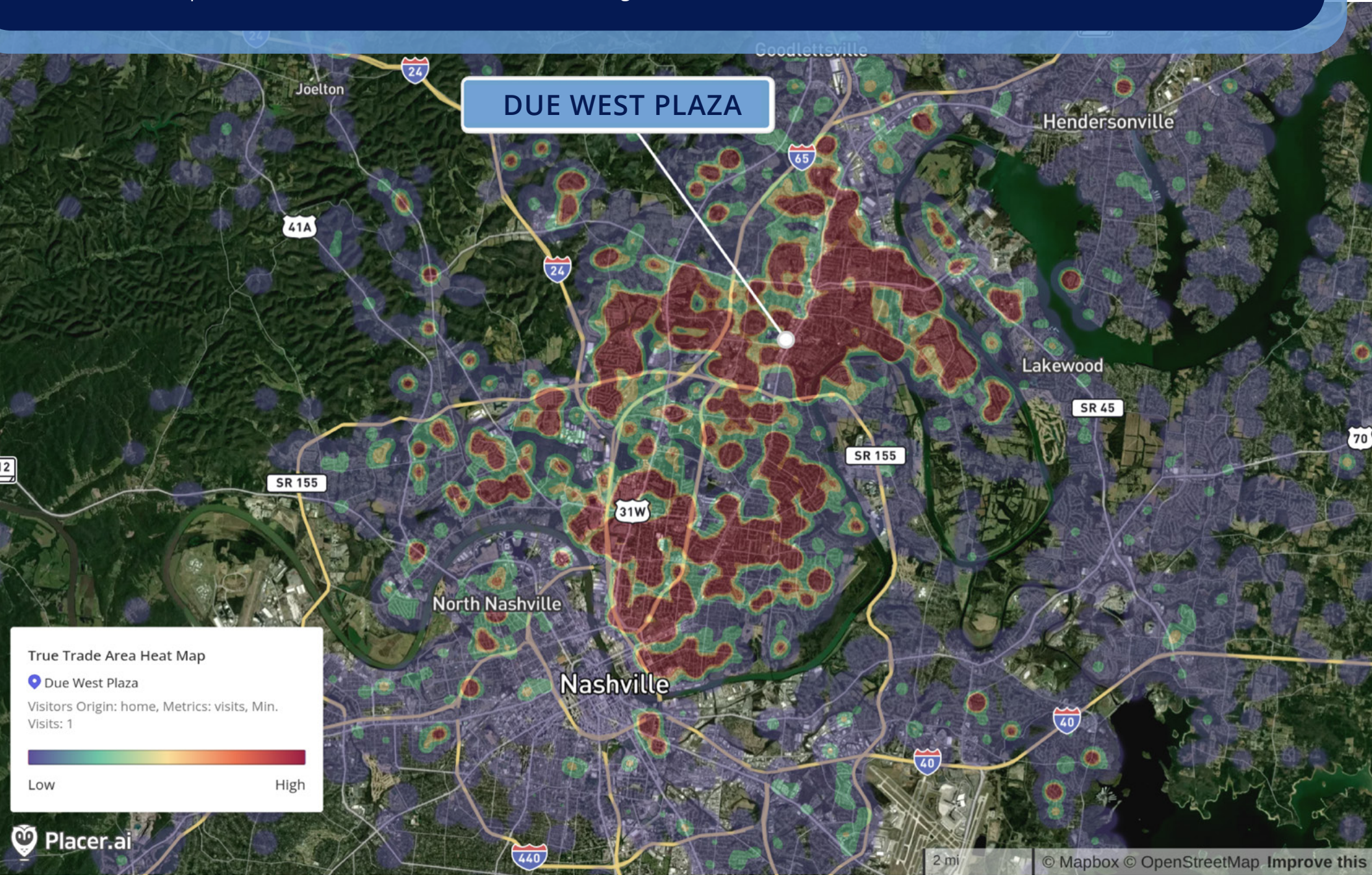


PROPERTY HIGHLIGHTS

- 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

A REGIONAL CUSTOMER DRAW

Visitor analytics reveal a trade area that stretches across several of Nashville's most densely populated northern submarkets, with significant customer origination from Madison, East Nashville, North Nashville, and the Rivergate areas. This expansive draw underscores Due West Plaza's position as a well-established retail destination and provides tenants access to a deep and diverse customer base from across the greater Nashville market.



RETAIL LANDSCAPE



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

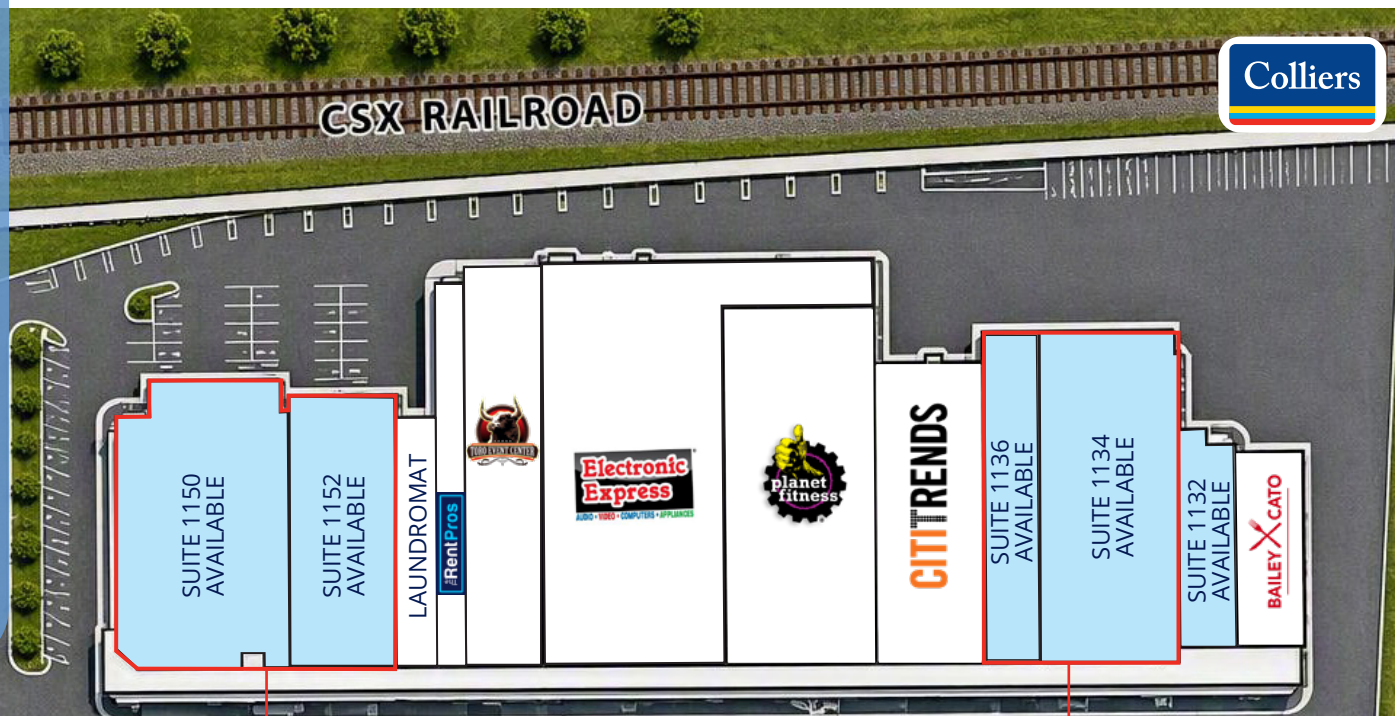


DUE WEST AVENUE - 10,858 VPD

GALLATIN PIKE S - 37,011 VPD

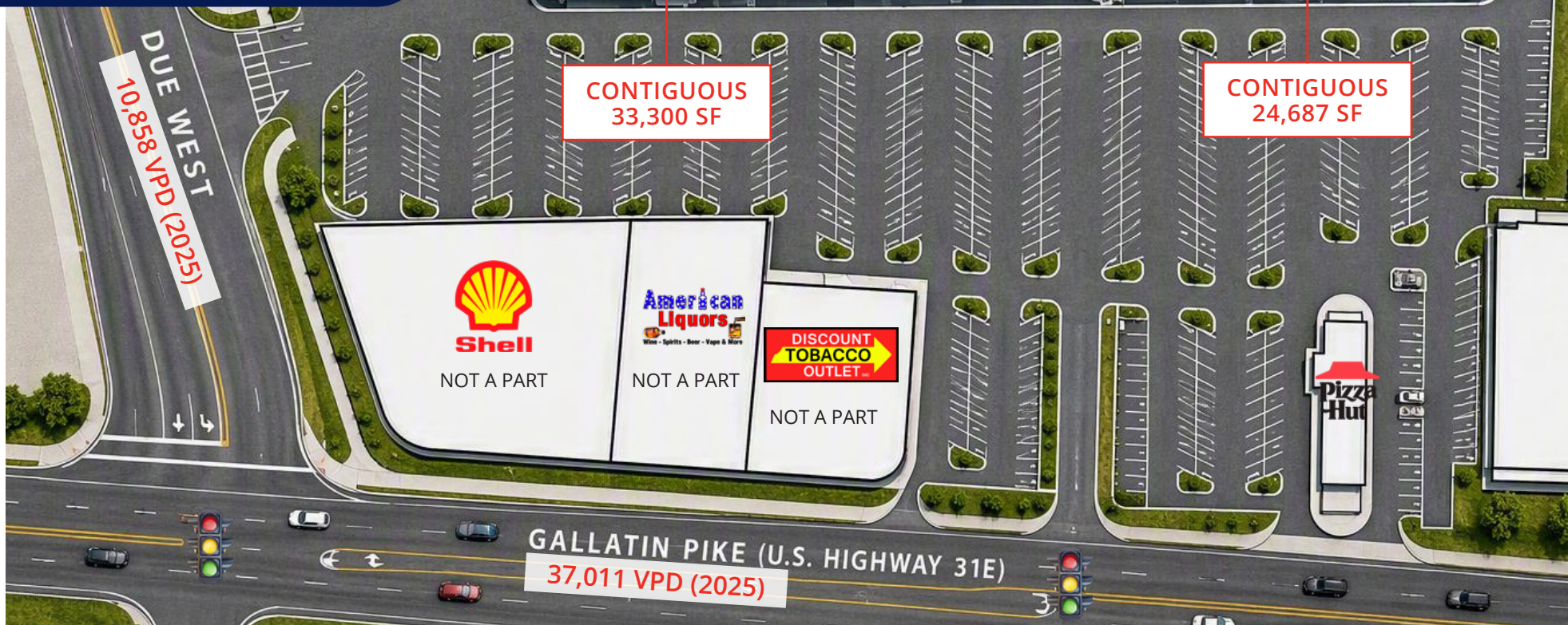
TENANT ROSTER

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





GALLATIN PIKE S

DUE WEST AVENUE

ANCHOR SPACE
AVAILABLE

END-CAP
ANCHOR SPACE
AVAILABLE

PARCEL UNDER
CONTRACT WITH
A MULTI-FAMILY
DEVELOPER

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

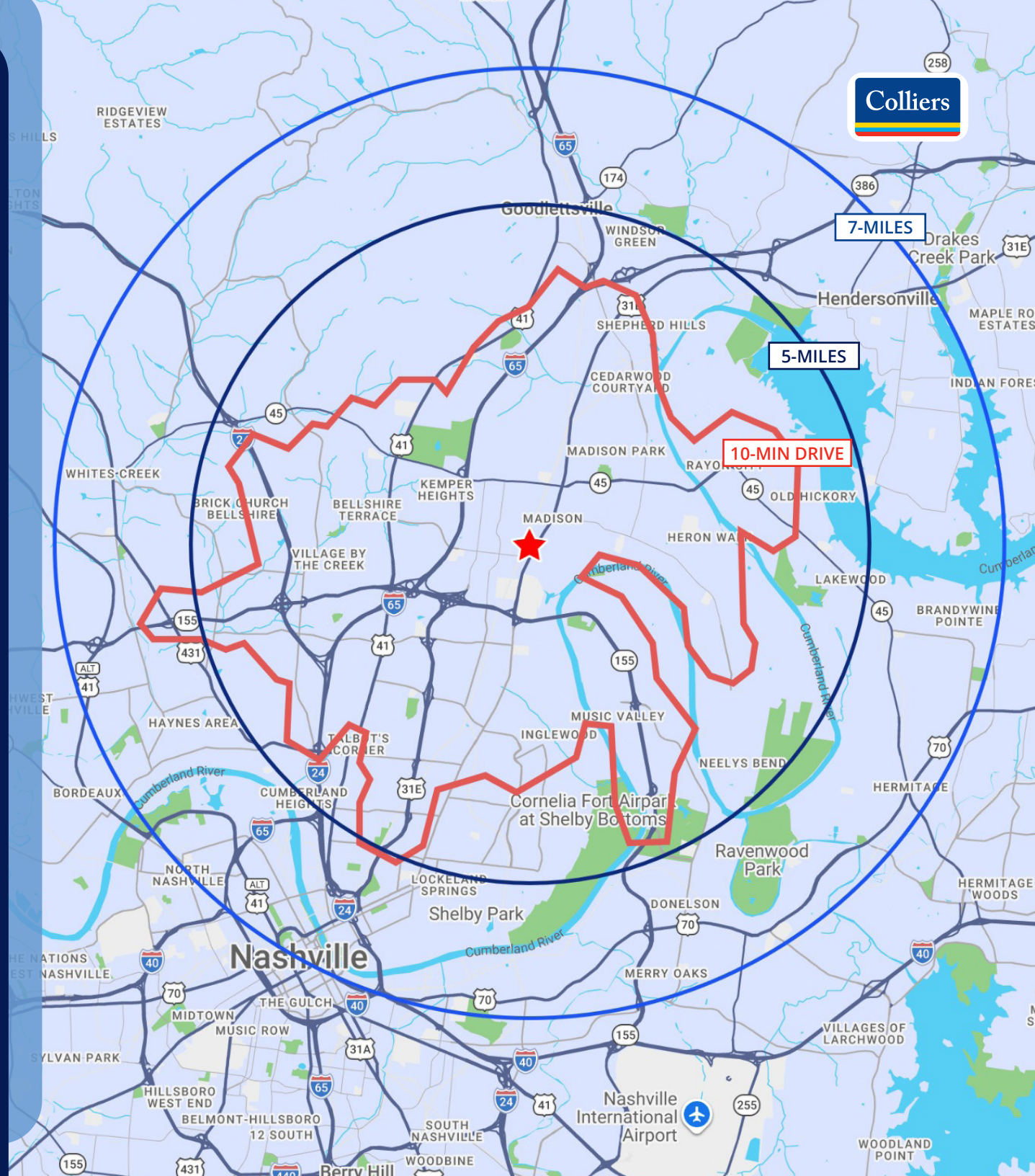
5 MI	96,368
7 MI	215,844
10 MIN	60,912

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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