

10,368 SF New Multi-Tenant Retail Center Delivering Q1 2027

FOR
LEASE

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



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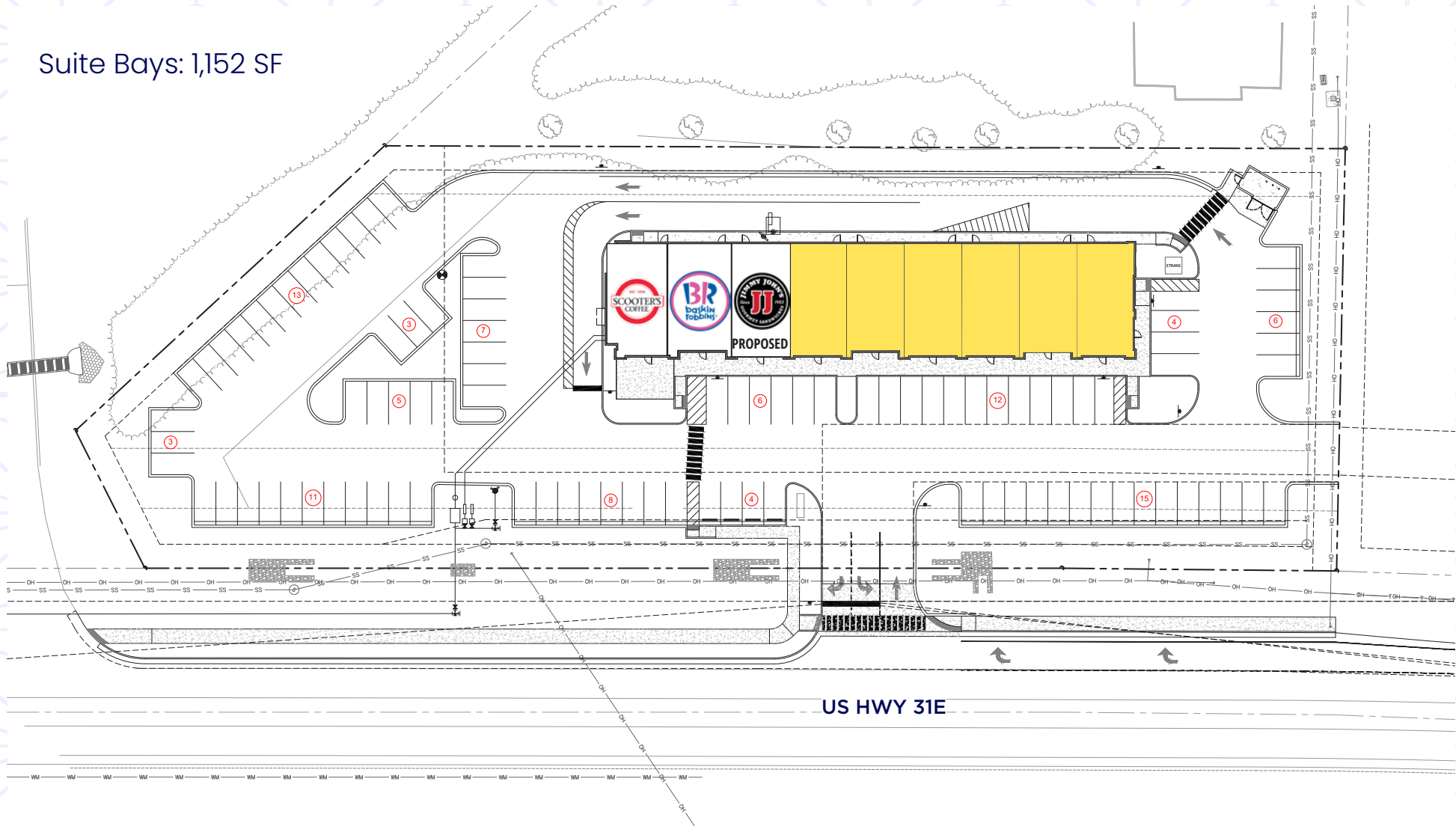
PROPERTY HIGHLIGHTS

- New retail strip center delivering Q1 2027
- 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

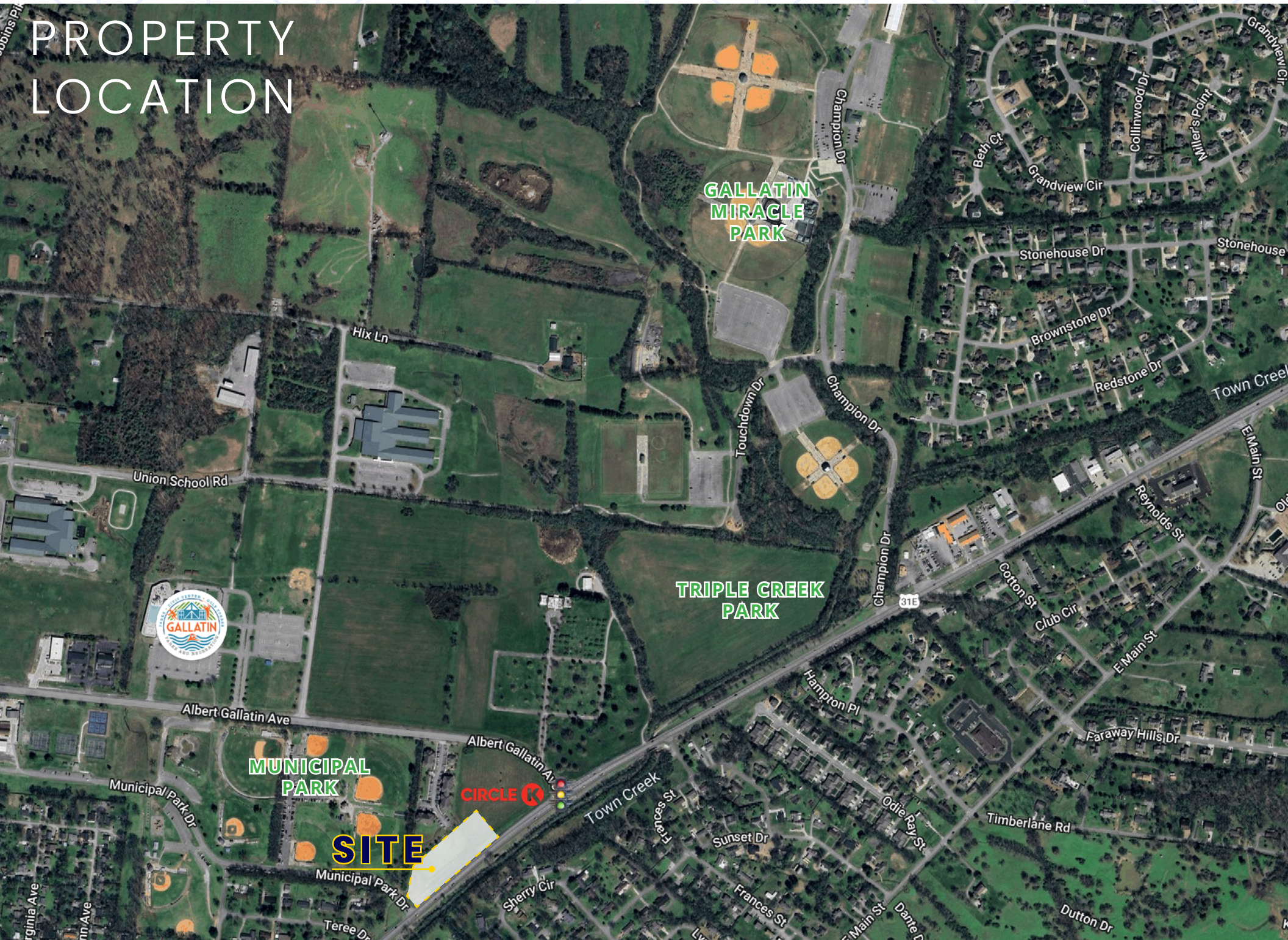


PROPERTY SITE PLAN

Suite Bays: 1,152 SF



PROPERTY LOCATION



Nexus
*** TENNESSEE

±1,600
Residences
Planned

6,492 VPD

DOLLAR GENERAL

SITE

O'Reilly
AUTO PARTS

ACE

AutoZone

15,747 VPD

MOOYAH
BURGERS - PIZZA - SALADS

Walgreens FOOD LION FAMILY DOLLAR

SONIC

Arby's

SUBWAY

Hardee's

SAVE A LOT

CAPTAIN D'S

Walmart
Supercenter

McALISTER'S
SWEET

Tanera
BREAD

T

GNC

GameStop

PIZZA

PAPA MURPHY'S
Slow to make pizza

Arby's

belk

O'Charleys

Chili's

ROADHOUSE

Chick-fil-A

LONGHORN
STEAKHOUSE

SONIC

Wendy's

Jack-in-the-Box

ALDI

Pizza Hut

WYFFO WILD WINGS

ZAXBY'S

ALDI

Pizza Hut

WYFFO WILD WINGS

ZAXBY'S

Dutch Bros

Andy's
Frozen Custard

MARCO'S
PIZZA

LOWE'S

DISCOUNT
TIRE

35,606 VPD

Kroger
ReStore
The Habitat for Humanity

OLLIE'S
GOOD VALUE MEAT

Valvoline

Starbucks

DQ

goodwill

SHOE SHOW

POPEYES

TACO BELL

PANDA EXPRESS

BIG LOTS!

Waffle House

BURGER KING

DOLLAR TREE

HIBBETT
SPORTS

Kellogg Fried Chicken

Dominos

CVS pharmacy

TRACTOR
SUPPLY CO.

Walgreens

bealls

SHERWIN-WILLIAMS

Publix

Valvoline

Dutch Bros

O'Reilly
AUTO PARTS

DOLLAR GENERAL

Krystal

Firestone

NAPA

boost
mobile

HARBOR FREIGHT

McDonald's

Little Caesars

SUBWAY

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

FOR LEASE

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C O N T A C T

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