

FOR LEASE > RETAIL SPACE

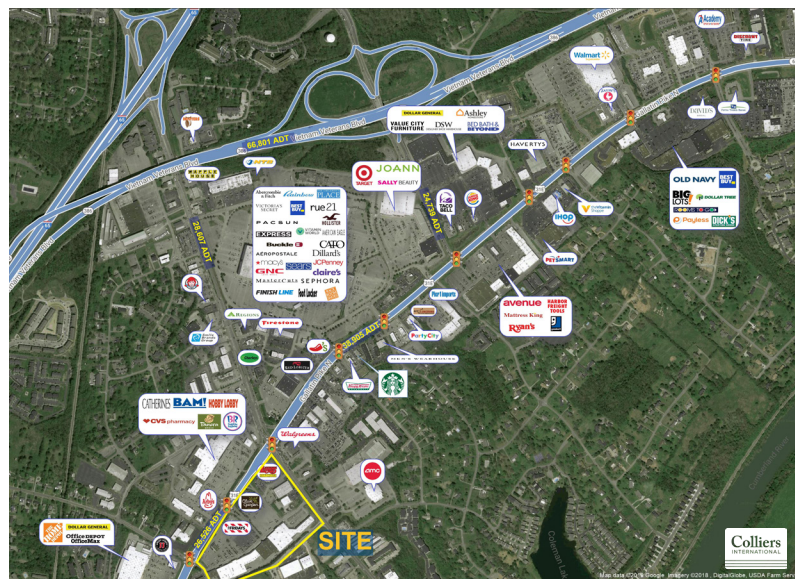
Rivergate Station

1699 GALLATIN PIKE NORTH, MADISON, TN 37115



Site Features

- > 240,318 SF regional shopping center
- > Located in Nashville's regional trade area across from Rivergate Mall with 2 signalized entrances
- > Traffic counts: 26,526 on Gallatin Road
29,703 on Myatt Drive
- > Major retailers in the trade area include Walmart, JCPenney, Dillard's, Hobby Lobby, Books-a-Million, Old Navy, Ashley Furniture, DSW, Dick's, Target, Macy's and more
- > Estimated 2019 CAM, RE taxes and Insurance: \$2.73/SF NNN

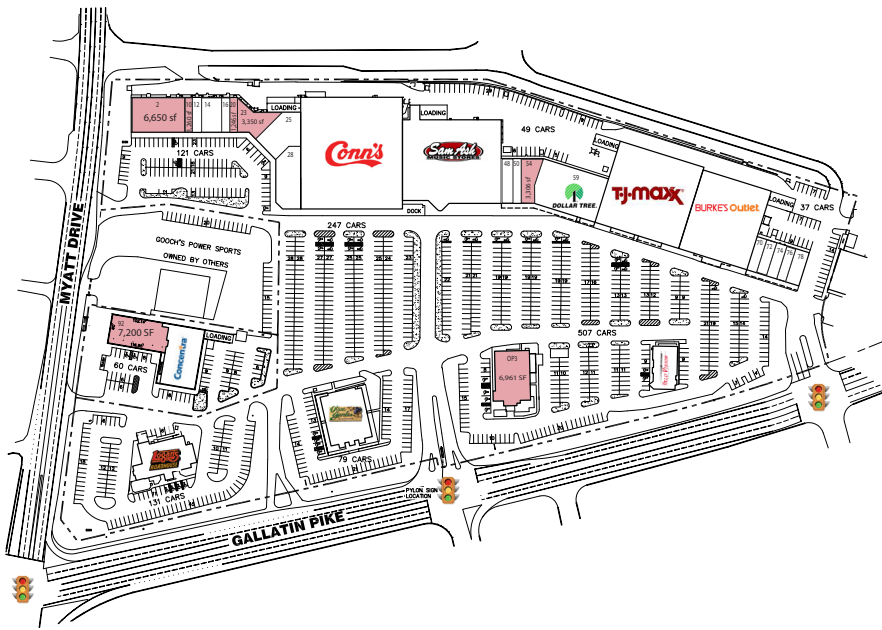


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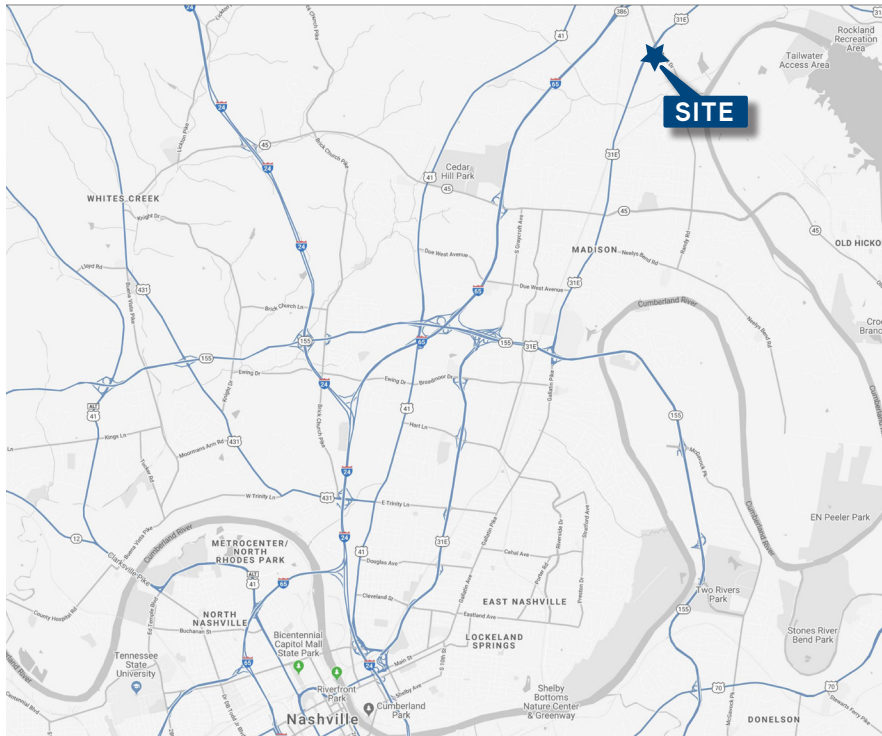
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Site Plan



Location



Tenants

SUITE	TENANT	SF
2	AVAILABLE	6,650
10	AVAILABLE	1,260
12	Sun Loan	1,680
14	Cosmo Prof	2,520
16	Labor Ready	1,420
20	AVAILABLE	1,246
23	AVAILABLE	3,350
25	Cycl Gear	5,000
28	Sewing & Vacuum Center	6,200
Anch	Conn's Appliances	45,900
Anch	Sam Ash Music	34,700
48	XOXO Nails	2,000
50	Super Cuts	1,620
54	AVAILABLE	3,306
59	Dollar Tree	11,690
Anch	TJ Maxx	30,000
Anch	Burke's Outlet	23,925
70	Boost Mobile	1,400
72	Freeway Insurance	1,400
74	Greek Restaurant	1,400
76	World Finance	1,400
78	Dominos Pizza	2,100
92	AVAILABLE	7,200
94	Concentra	9,120
OP1	Logan's Roadhouse	6,000
OP2	Olive Garden	9,098
OP3	AVAILABLE	6,961
OP4	Value Vision	4,000

Demographics (2019)

	3 MILE	5 MILE	10 MILE
Population	41,620	105,485	350,347
Average HH Income	\$55,575	\$68,125	\$75,332
Traffic	26,526 VPD (2017) on Gallatin Pike before Rivergate Parkway		

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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