

BAKER'S CROSSING COMMERCIAL OUTPARCEL FOR SALE



OVERVIEW

ADDRESS	1460 Tulip Poplar Drive Gallatin, TN 37066
SIZE	0.5 Acres
ZONED	Commercial
LIST PRICE	\$ 395,000

LOCATION

Adjacent to Preston Park, 140 unit residential development with up to 110,000 SF retail space.

Prime location in the heart of Gallatin's Nashville Pike retail corridor

Great access to Vietnam Veteran's Blvd. (via Green Lea Blvd.) and Highway 109 (via Nashville Pike)

23 miles to downtown Nashville

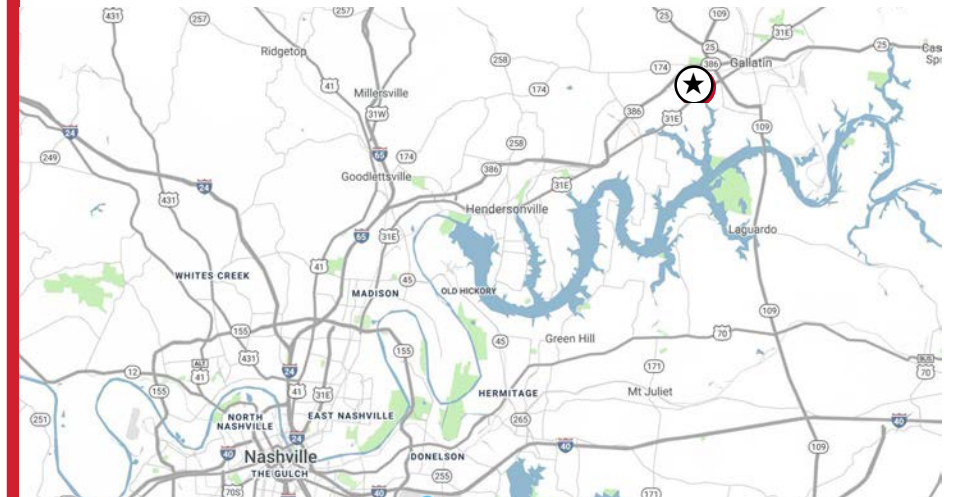
BAKER'S CROSSING

102-room Hilton Garden Inn is now complete.

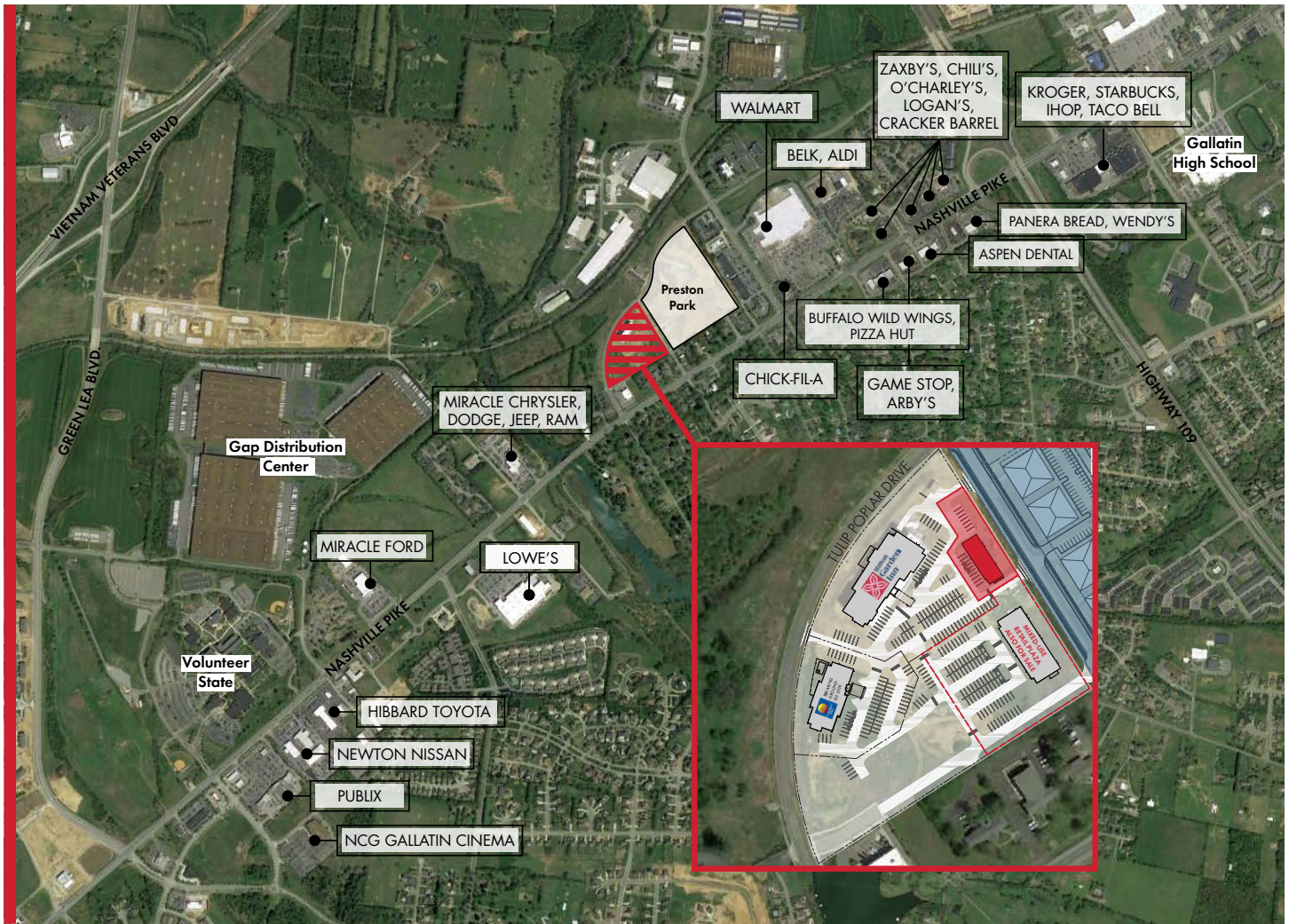
72-room Comfort Inn & Suites set to begin construction 2nd Quarter 2019

Mixed-Use Retail Plaza*, with 10,871 SF Retail space and 24 multi-family units, is currently under construction and expected to be completed by October 2019.

*Also available for sale. Can be sold with or separate from this outparcel.



POINTS OF INTEREST



DEMOGRAPHICS

POPULATION	1 MILE	2 MILE	5 MILE
2018 Population	2,708	32,330	50,307
2023 Projected Population	2,994	35,923	56,345
2018 Avg. Household Income	\$ 98,234	\$ 75,105	\$ 80,389

DAYTIME POPULATION

2018 Daytime Population	2,713	13,848	20,614
2018 Total Businesses	203	1,254	1,733

3,000 people move to Gallatin each year & 18,394 people commute to Gallatin daily.

FOR MORE INFORMATION, CONTACT

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