

FOR LEASE | RETAIL  
721-970 Gallatin Pike S | Madison, TN 37115



# MADISON SQUARE SHOPPING CENTER

AVAILABLE FOR LEASE  
1,200 SF - 5,510 SF

FUTURE  
REDEVELOPMENT

FUTURE  
REDEVELOPMENT  
±1.74 Acre Site  
Ground Lease or  
Build-to-Suit



## Contact Us:

**WOODY WIDENHOFER**  
+1 615 850 2795  
woody.widenhofer@colliers.com

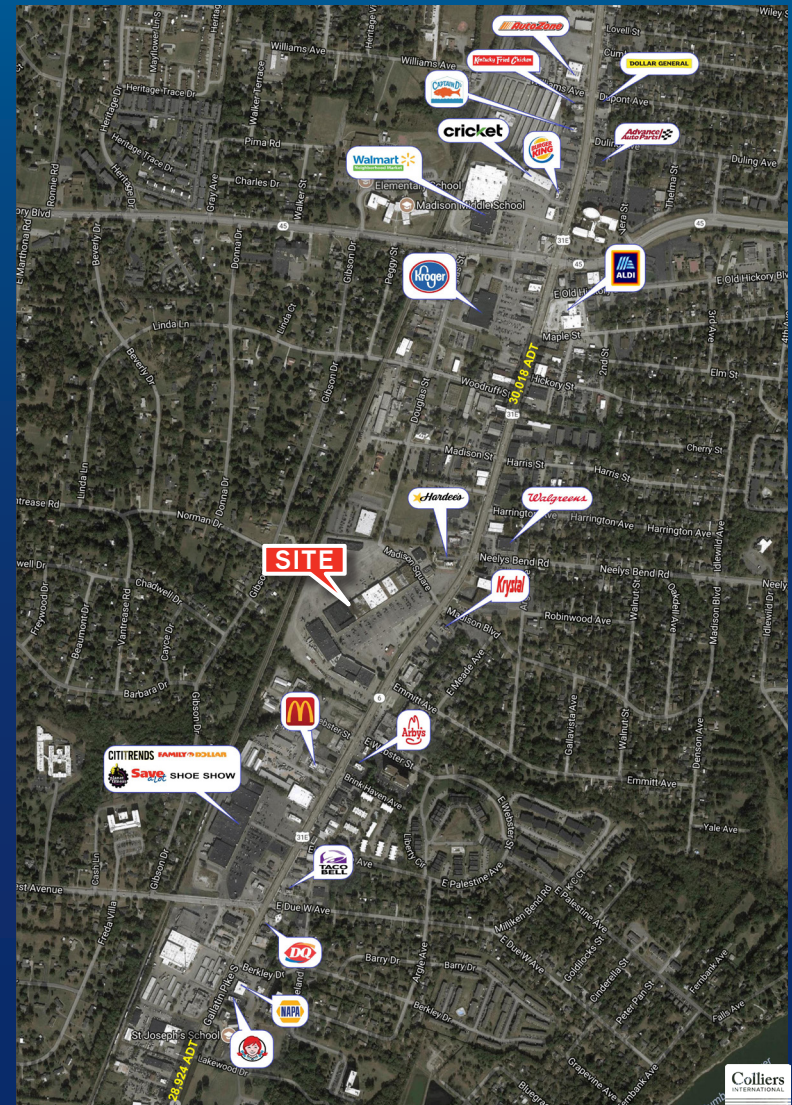
COLLIERS INTERNATIONAL  
615 3rd Avenue S  
Suite 500  
Nashville, Tennessee 37210  
www.colliers.com/nashville  
+1 615 850 2700





# BUILDING AMENITIES

- › 331,615 SF Community Center with an attractive mix of local and national tenants which include: Dollar General, Dollar Tree, Sherwin Williams, Rent-a-Center, H&R Block, and CSL Plasma
- › 1,200 SF - 5,510 SF Available for Lease
- › Former Shoney's parcel - ±1.74 acres for ground lease or build-to-suit
- › Located at signalized entrance in the high traffic retail corridor of Madison, TN along Gallatin Pike with over 30,000 VPD
- › Sufficient parking with dedicated pylon signage
- › ±124,000 population within 5 mile radius
- › Consumer expenditures within 5 miles totaling \$2.73B

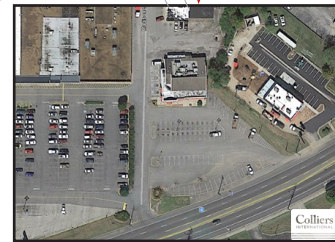


Demographics			
	1 MILE	3 MILE	5 MILE
Population	9,469	55,981	124,574
Average Family Income	\$47,503	\$60,850	\$62,215
Traffic	30,018 VPD (2017) on Gallatin Pk S		

# SITE PLAN



A-1a	My Avocado Market	15,264
A-1b	Dollar General	12,500
A-2	Roots Hair & Beauty	5,200
A-3	CSL Plasma	15,400
A-4	Dollar Tree	10,415
A-5	Cuban Bakery	3,020
A-7	EZ Pawn	11,450
A-8	H&R Block	3,850
A-9	Sherwin Williams	5,134
A-10	Self Service Laundry	9,250
A-11	K&S Beauty	2,750
A-13	Rent-a-Center	5,000
A-14	First Finance Company	2,500
A-15	Boost Mobile	1,050
A-16	Madison Trophy	1,100
A-20	Jewel of Distinction	2,110
A-23	Maintenance Office	940
A-25	Circle Players	6,800
A-26	Hibachi's Buffet / Sushi Bar	14,450
B-1	Barber & Style College	6,250
B-2	Kingdom Love Worship Ctr	5,000
B-5	Ligon's Family Hair Salon	4,450
B-8	Madison Furniture Outlet	30,000
B-9	Furniture Store	11,613
B-13	Madison Trophy	2,142
<b>B-15</b>	<b>AVAILABLE</b>	<b>4,300</b>
B-18	Bestway Rent-to-Own	7,500
B-21	State of Tennessee	21,083
BB-4	J.O.B. Billiards	12,350
BB-8	Halloween Express	30,000
BB-10	Waller Furniture	3,300
BB-11-20	Halloween Express	29,914
C-1	Covenant of the Cross	8,802
<b>C-2</b>	<b>AVAILABLE</b>	<b>5,510</b>
C-3	Rock the Bellz Entertainment	5,340
C-6	Covenant of the Cross	4,200
C-7	Hair Posium	1,200
<b>C-8</b>	<b>AVAILABLE</b>	<b>1,200</b>
C-9	Christian Life Baptist Church	2,000
<b>OP1</b>	<b>AVAILABLE</b>	<b>±1.74 ac</b>
OP2	Bank of America	5,320



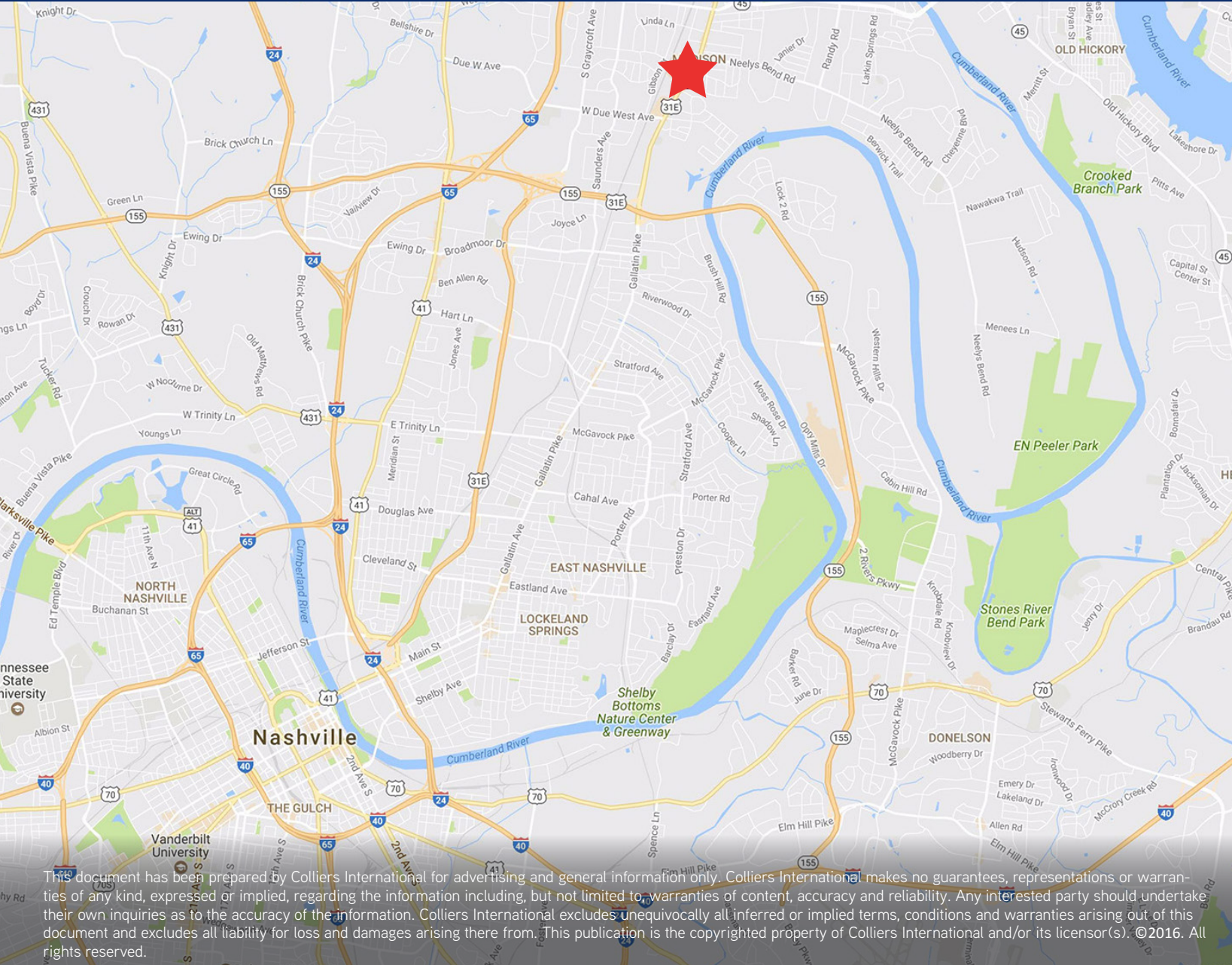
Former Shoney's Parcel  
±1.74 acres  
for Ground Lease or Build-to-Suit



FOR LEASE | RETAIL  
721-970 Gallatin Pike S | Madison, TN 37115



# MADISON, TN



Contact Us:

**WOODY WIDENHOFER**

+1 615 850 2795

woody.widenhofer@colliers.com

**COLLIERS INTERNATIONAL**  
615 3rd Avenue S  
Suite 500  
Nashville, TN 37210  
[www.colliers.com/nashville](http://www.colliers.com/nashville)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.