SHOP SPACE, OUTPARCELS & HOTEL LOTS AVAILABLE

ANCHORED

WINDSONG

At Tennessee Highway 109 & South Water Avenue

1200 SOUTH WATER AVENUE GALLATIN, TN 37066

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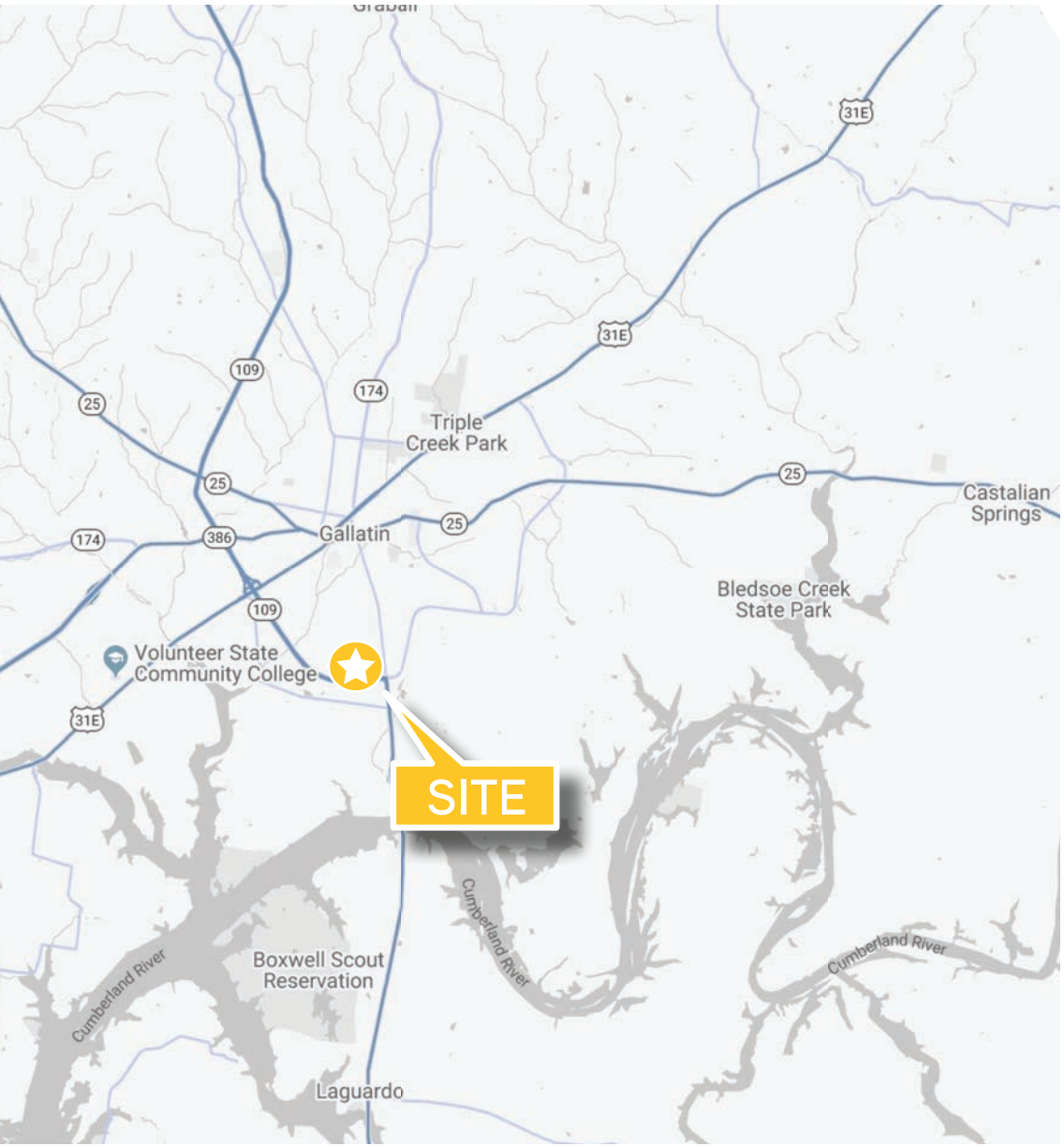

SITE FEATURES

- 126 acre mixed-use development comprising of a Publix Supermarket anchored shopping center and ±450 residential units
- 31,550 SF of shop space for lease and 8 outparcels for sale, ground lease, or BTS
- The residential component consists of ±450 units that will include a mix of single-family residences and townhouses bringing a projected 1,800 residents to the Windsong Development
- Strategic location positioned at Highway 109 and South Water Avenue. Gallatin is one of Nashville's fastest growing submarkets with more than a 15% population increase in the last 5-years
- Tennessee Highway 109 is currently being widened to 5 lanes and is the primary bypass route on the East side of Nashville between I-40 and I-65
- Strong average household incomes in excess of $75,336
- Population of 47,239 within 5-miles
- 28,885 VPD on TN Highway 109

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,744	30,416	47,239
Daytime Population	3,939	28,475	34,988
Total Annual Retail Expenditure	$72.15M	$291.56M	$497,38M
Average HH Income	$60,341	$66,040	$75,336

Publix

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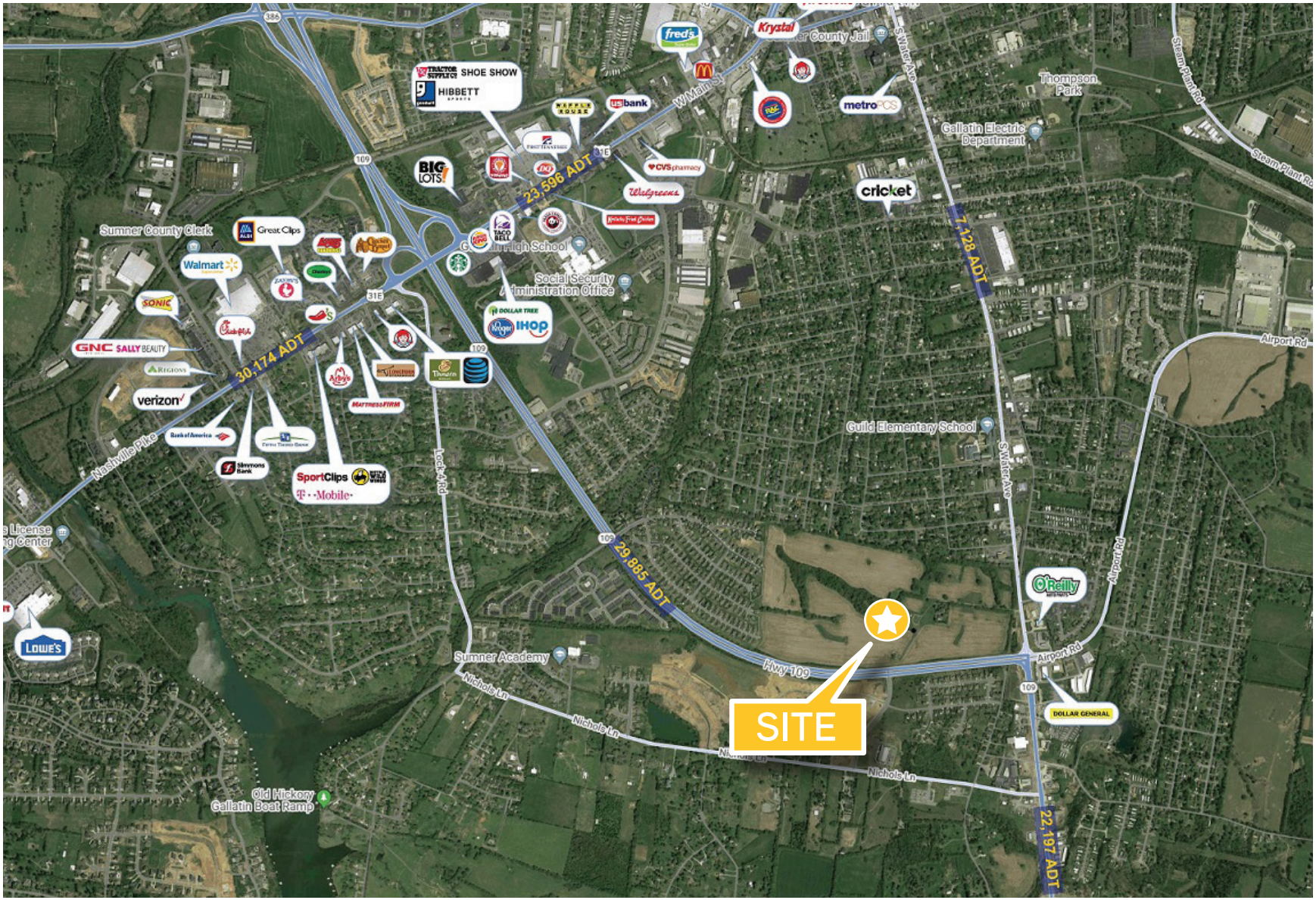

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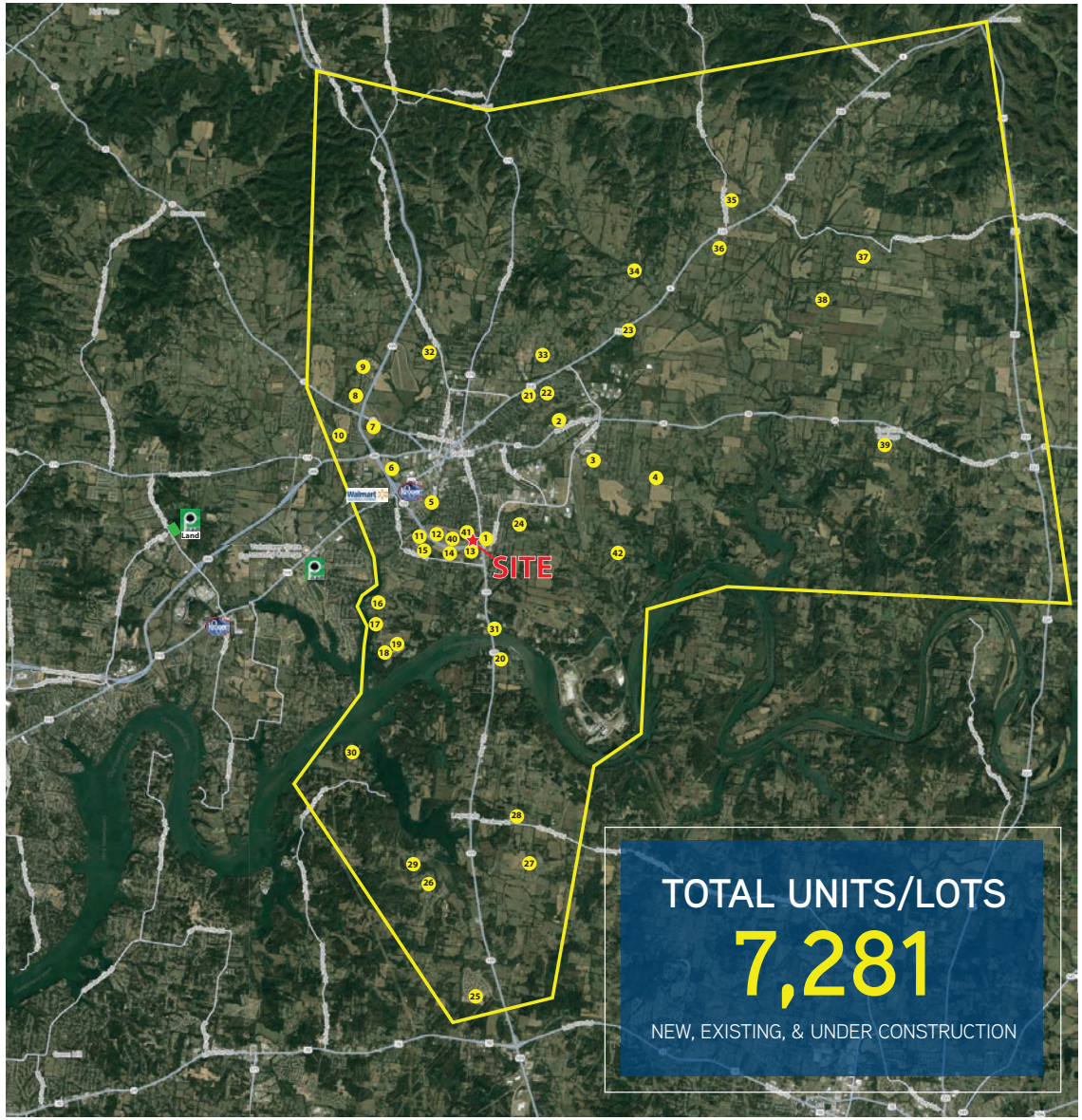
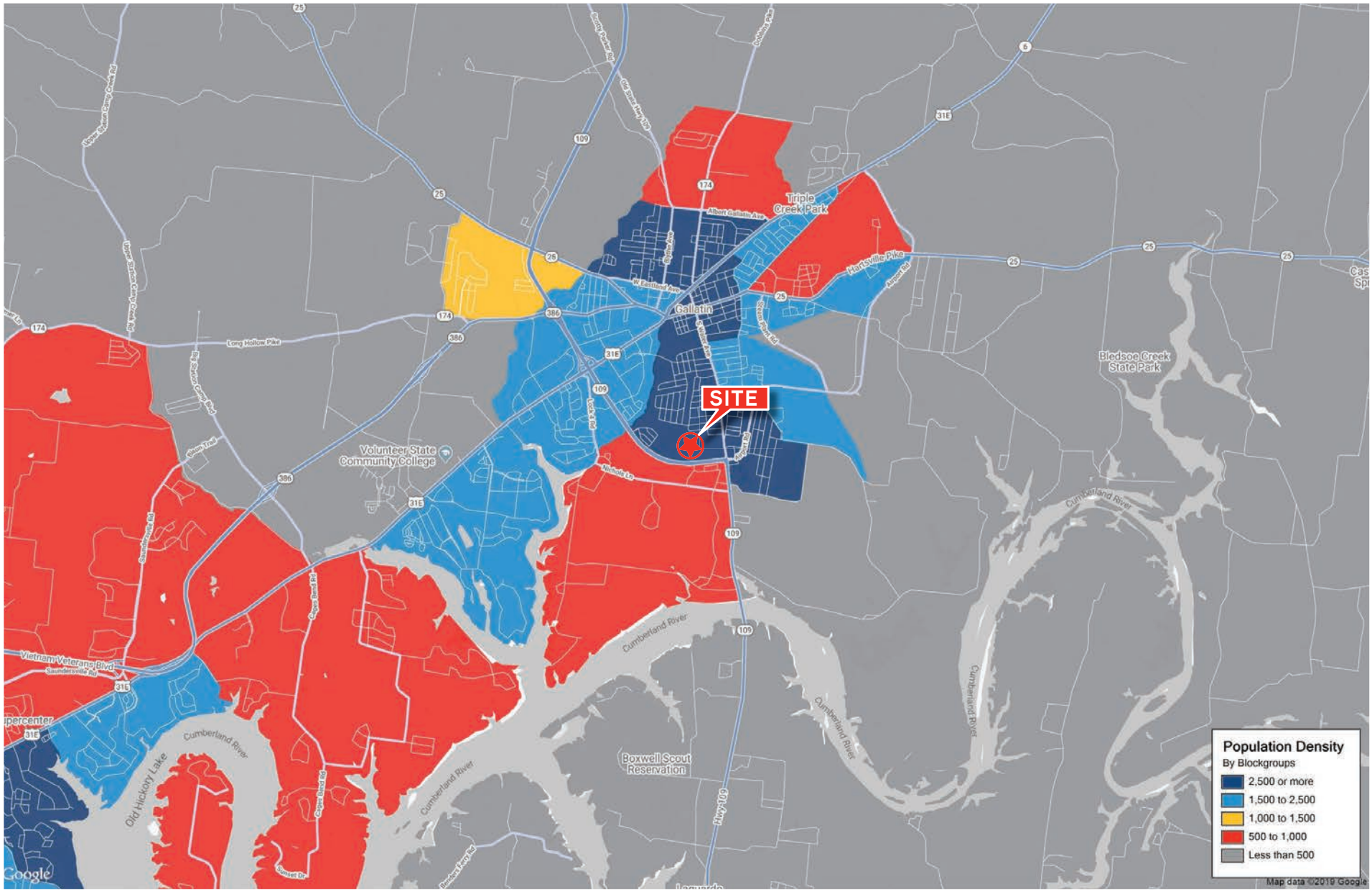
Subdivision Growth Map

Map #	Name of Development	Buildout # of Units	Current # of Units	# of Units Under Construction
1	Kendra Village	22	0	22
2	Enoch Hills Phase 1	50	6	7
3	Cairo Landing	73	47	3
4	Spencer Springs	52	35	4
5	Overlook Apartments (1/2/3 BRs)	96	0	96
6	The Residences at Gallatin Apts (1/2/3/ BRs)	188	0	188
7	Fairway Heights Phase 1	50	50	0
	Fairway Heights Phase 2 (platted)	72	0	0
8	Twin Eagles South (grading sts/utilities)	32	1	0
9	Twin Eagles North (incl 70 Ac new plat)	621	402	18
10	Fairway Farms/Meadow Glen (67 Ac new plat)	163	0	0
11	Lenox Place Phase 7 (55+)	24	24	0
12	Elk Acres (final phase Rvan Ave, Leah Ct)	39	38	0
13	Clear Lake Meadows (final phase Bothwell Place)	66	65	1
14	Patterson Farms (grading sts/utilities)	208	0	0
15	Clear Lake Meadows West (grading sts new Ph)	50	22	0
16	Mariners Cove (lakefront, grading sts/utils)	52	0	0
17	Lake Park (lakefront, final phase)	5	3	0
18	Parks of Cumberland North (grading new Ph)	35	18	3
19	Parks of Cumberland South	127	79	45
20	Cherokee	14	0	7
21	Ray Estates (SF homes)	14	10	0
	Ray Estate (Villas)	27	12	6
22	Faraway Hills	20	19	0
23	Oak Hill	230	39	1
24	Langley Estates (proposed)	40	0	0
25	Spence Creek	473	430	38
26	Ridgewater Estates new Phase	34	27	1
27	Autumn Creek--Ph 1 blt out, Ph 2 grading streets	113	62	0
28	Heritage Highlands	145	145	0
29	Camelot Cove	33	31	0
30	Spenlake	26	24	0
31	Bay Watch Pointe	6	2	0
32	Langford Farms (rezoning, in contract $2.95MM)	262	0	0
33	Grandview Estates	109	99	2
34	Creekview Estates	19	16	0
35	Thoroughbred Crossing	55	54	0
36	Shiloh (Phs 1 & 2)	84	44	8
37	Pinnacle Farms all Phases	177	177	0
38	Emerald Acres	90	90	0
39	Wynnewood Farms	26	25	0
40	Patterson PUD SF	250	0	0
41	Patterson PUD MF	350	0	0
42	Hidden Cove Estates	58	55	0
***	Above List is representative of the trade area			
		4,680	2,151	450



Population Density Map



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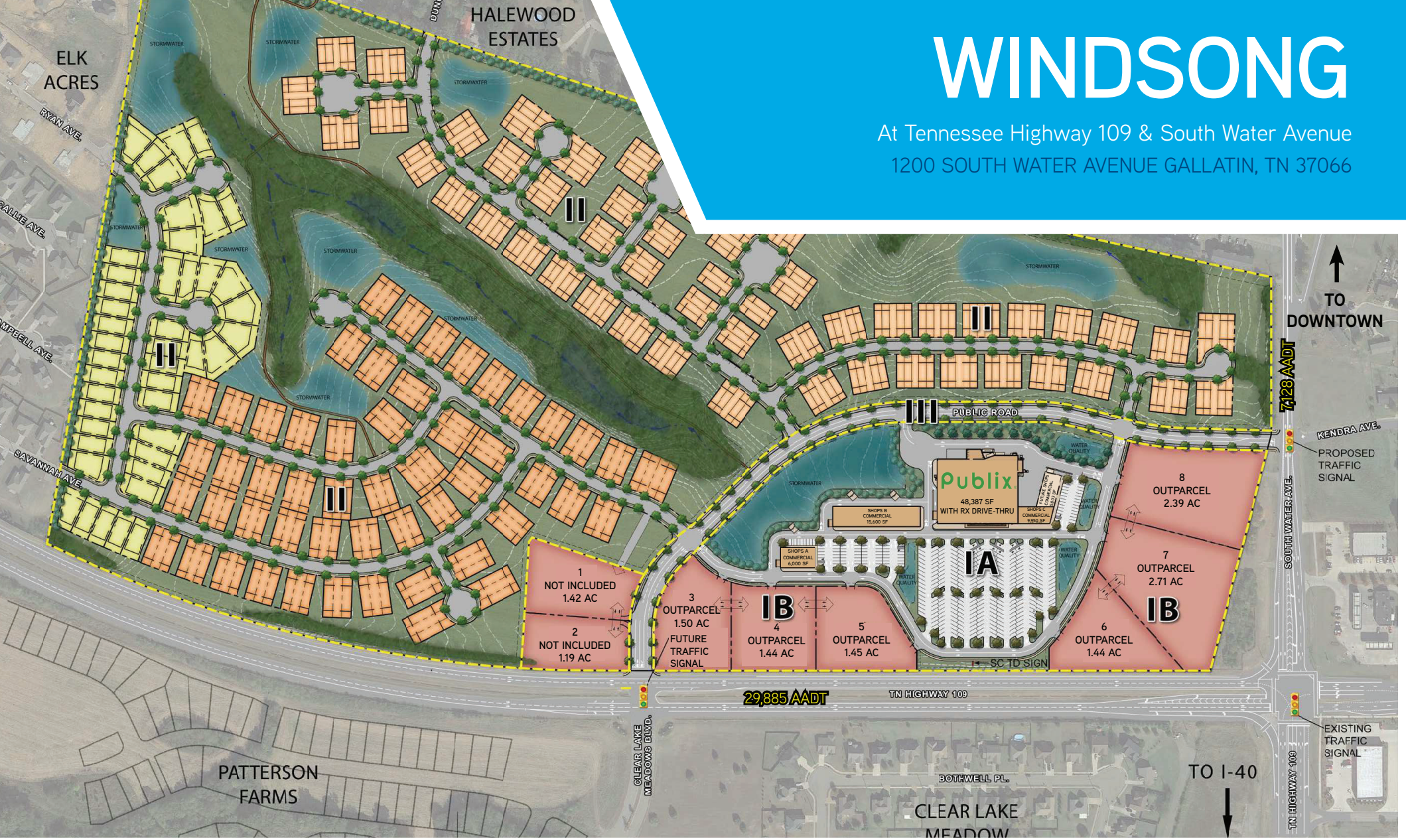

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