

BIG STATION CAMP PLAZA II

RETAIL/OFFICE For Lease, Ground Lease, or Build-to-Suit



BIG STATION PLAZA II

Springdale Lane

Big Station Camp Blvd

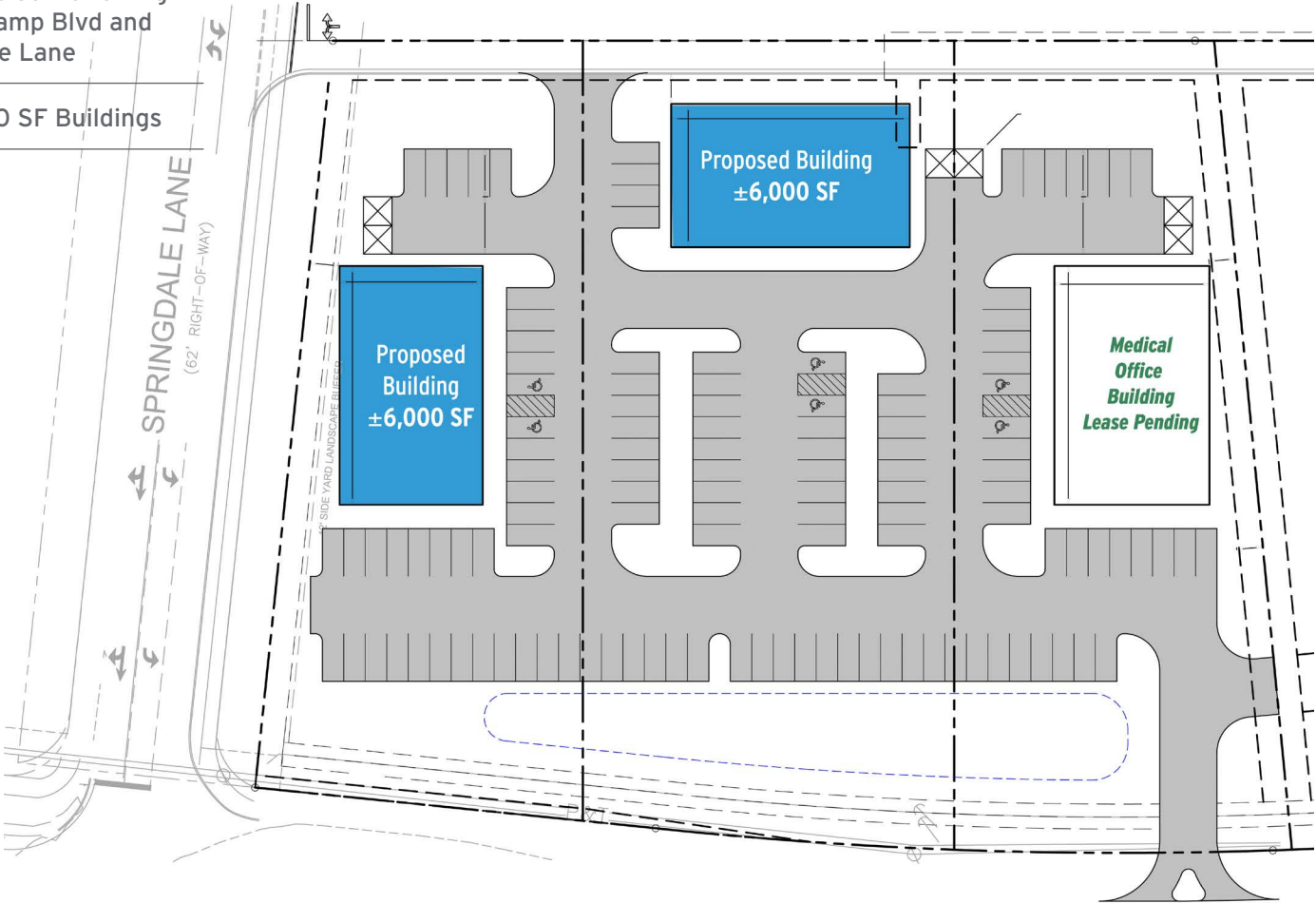


SOUTHEAST VENTURE

OVERVIEW

Big Station Camp Plaza II is a lease, ground lease and build-to-suit opportunity on a 3-acre site, planned for three buildings. Two buildings, each up to 6,000 SF, are available for retail or office use. The site is part of the larger Big Station Camp Plaza development, which also includes Big Station Camp Plaza I, a two-building in-line retail project currently under construction with delivery expected Q3 2026.

LOCATION	Southeast Corner of Big Station Camp Blvd and Springdale Lane
OPPORTUNITY	Two 6,000 SF Buildings



TRADE AREA

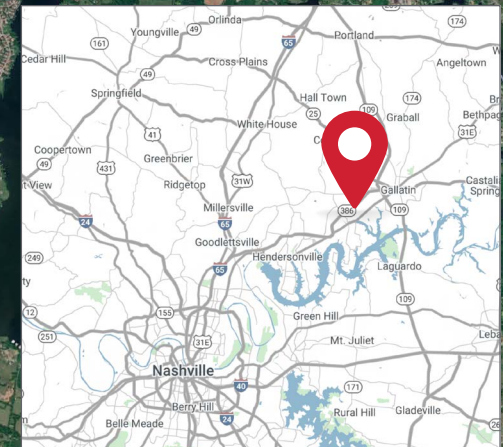
- Ideal location near a newly proposed grocery store, surrounded by numerous single-family, multi-family, and townhome home developments that are currently under construction or completed
- Centrally located between Hendersonville and Gallatin, making this a highly visible and highly trafficked retail location
- Located directly across from Big Station Camp Elementary, Middle, and High School (estimated 2,850 students)

HEAVY RESIDENTIAL
GROWTH AREA

BIG STATION CAMP
PLAZA I

BIG STATION CAMP
PLAZA II

DOWNTOWN GALLATIN



RESIDENTIAL GROWTH



DISCOVER GALLATIN



Perfectly positioned just northeast of Nashville, Gallatin blends small-town charm with rapid residential and economic growth, making it an ideal destination for retail success. This vibrant community is at the heart of Sumner County and offers a dynamic mix of history, recreation, and commerce.

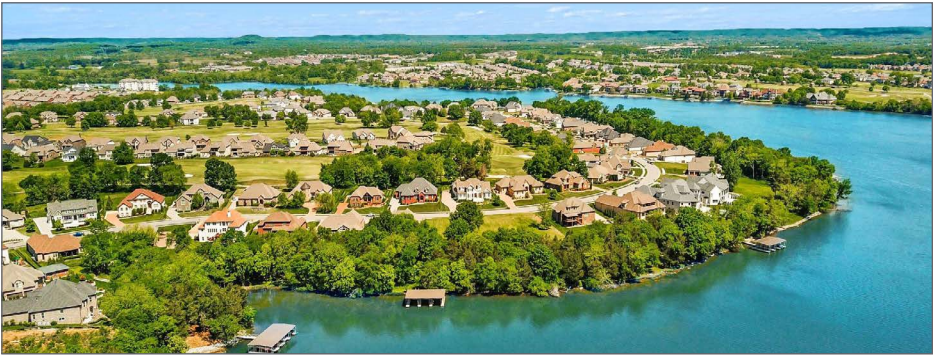


With its close proximity to Hendersonville and easy access to major highways, Gallatin is a key player in Middle Tennessee’s expansion. The area is experiencing a surge in residential development, attracting new families and businesses eager to take advantage of its welcoming atmosphere and economic opportunities.



DEMOGRAPHICS

	3 MILE	5 MILE
2024 POPULATION	30,903	75,678
2029 POPULATION PROJECTION	36,461	84,572
2024 AVG. HOUSEHOLD INCOME	\$146,740	\$137,912
2029 AVG. HOUSEHOLD INCOME PROJECTION	\$161,071	\$154,359



FOR MORE INFORMATION, CONTACT

JON PETTY

615.743.9387

jpetty@southeastventure.com

SHANE BOWEN

615.804.9540

sbowen@southeastventure.com