

407 GALLATIN AVE | NASHVILLE, TN 37206

STRIDE

COMMERCIAL

▶ Improved & Tenant Ready ▶ 157 Ft Gallatin Ave Frontage ▶ East Nashville



# 407 Gallatin Ave

RETAIL FOR LEASE // EAST NASHVILLE // NASHVILLE, TN

# Building Overview

407 GALLATIN AVE | NASHVILLE, TN 37206

**Available SF:** 2,576 SF — Ground Floor

**Total Building:** 5,270 SF (subject suite + adjacent Sherwin-Williams)

**Lot Size:** 0.46 AC

**Availability:** Immediate

**Parking:** 18 spaces (3.42/1,000 SF) — corner of Gallatin & Ordway

**Frontage:** 157 ft on Gallatin Ave / 127 ft on Ordway Pl

**Zoning:** MUG-A (Mixed-Use General-Alternative)

**Year Built:** 1950 (Renovated 2026)

**Parcel:** 083-09-0-008

**Signage:** Building signage; high street frontage on Gallatin Ave & Ordway Pl

**Condition** White-boxed with select F&B infrastructure remaining



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# Executive Summary

## OPPORTUNITY

407 Gallatin Ave is a 2,576 SF vacant retail space on the Gallatin Ave corridor, just north of East Nashville's Five Points intersection. The space has been improved and ready for tenant design, with select F&B infrastructure in place — a flexible starting point for a bar, light-food operator, or retail user. The corner lot at Gallatin Ave and Ordway Pl offers 157 feet of street frontage, 18 dedicated parking spaces, and a fenced patio. The 1-mile trade area holds 16,346 residents with a \$102,407 median household income.



## HIGHLIGHTS

- 2,576 SF vacant, improved space — white-boxed with partial F&B infrastructure in place
- Flexible fit for bar, light F&B, or retail — minimal buildout required vs. shell space
- 157 ft of Gallatin Ave frontage on a hard corner at Ordway Pl — rare retail visibility
- 18 dedicated surface parking spaces — unusual for the Five Points corridor
- Fenced patio fronting the space — ready for outdoor dining or retail activation
- MUG-A zoning — flexible for retail, restaurant/bar, office, and more
- 1-mile trade area: 16,346 residents, \$102,407 median HH income (2025)

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# About the Space

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## AVAILABLE SPACE

- 407 Gallatin Ave — Ground Floor
- 2,576 SF — improved
- Corner lot at Gallatin Ave & Ordway Pl
- White-boxed with partial F&B infrastructure

2

## SPACE FEATURES

- Partial F&B infrastructure — head start on buildout
- Open floor plan — flexible for bar, restaurant, or retail
- Improved interior — clean slate for tenant identity
- Fenced patio fronting the space
- 157 ft Gallatin frontage / 127 ft Ordway frontage
- 18 dedicated surface parking spaces
- Building signage on Gallatin Ave and Ordway Pl

3

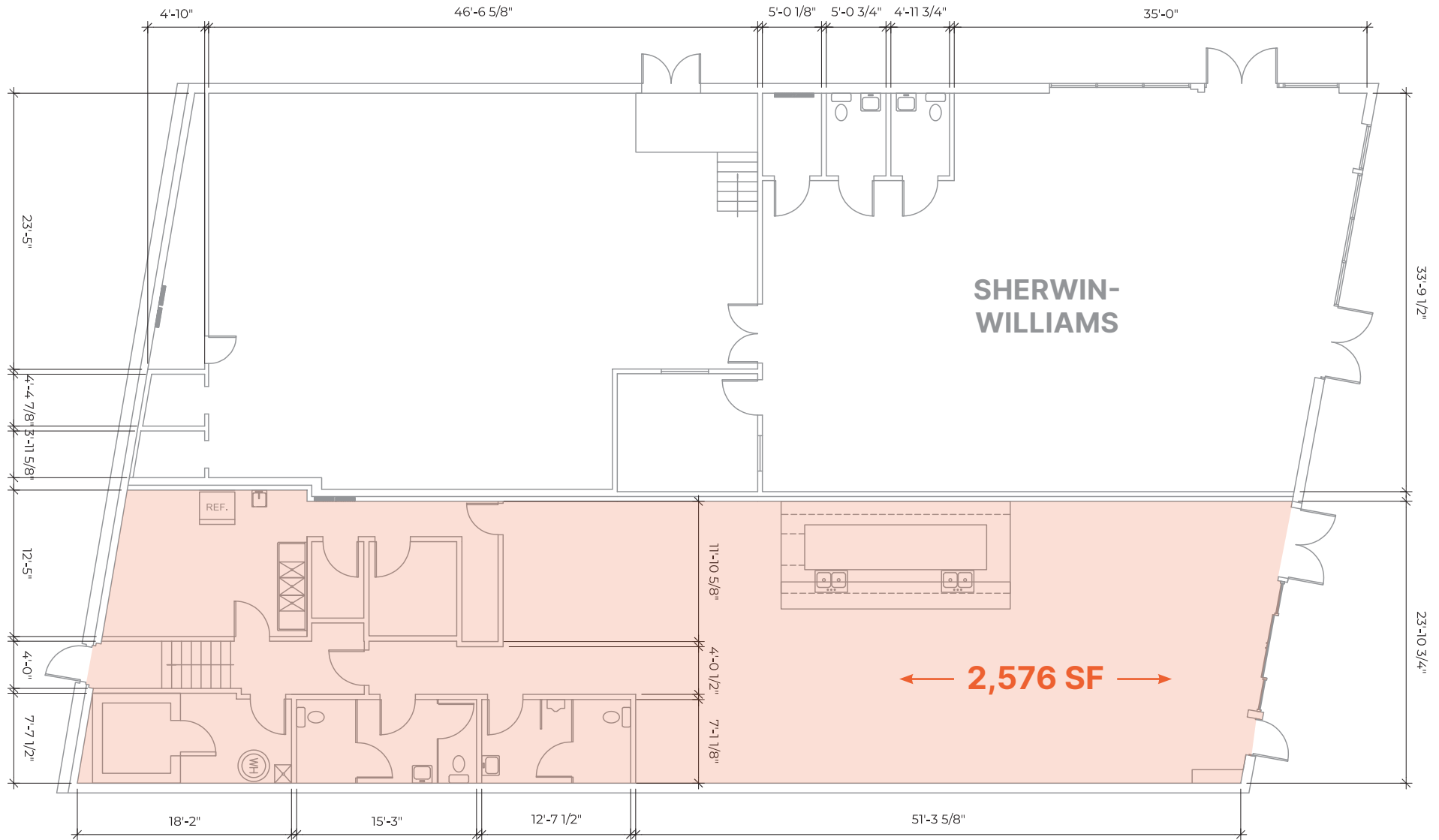
## DELIVERY & AVAILABILITY

- **Available:** Immediate
- Improved condition
- White-boxed with partial F&B infrastructure
- **Pricing & terms:** contact broker



# Floor Plan

407 GALLATIN AVE | 2,576 SF | RETAIL FOR LEASE



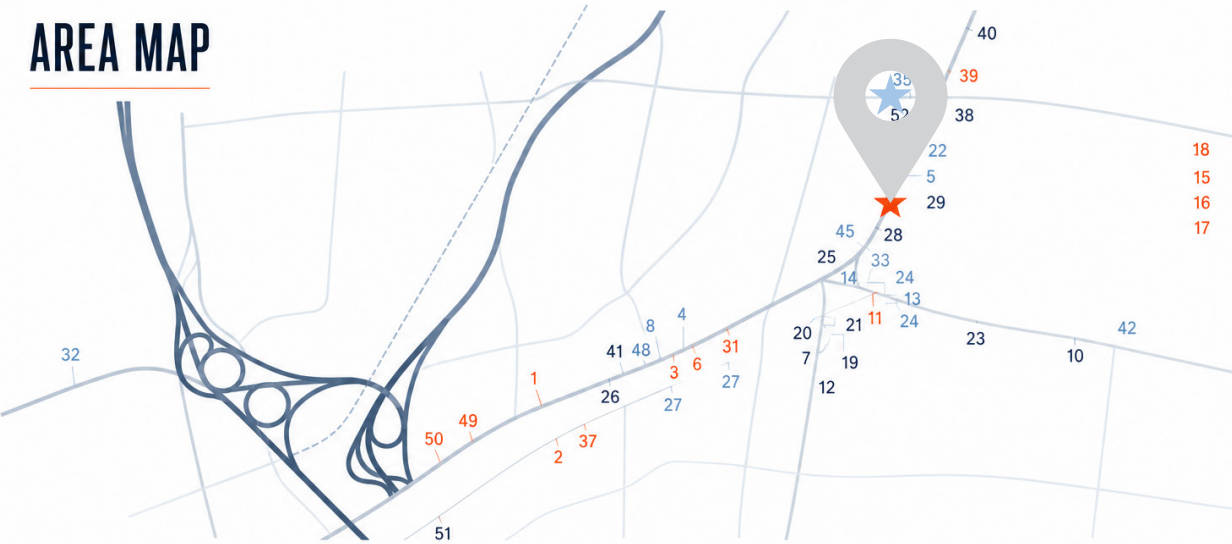
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# Location & Access

## AREA MAP



### FOOD & BEVERAGE:

- |                       |                         |                      |
|-----------------------|-------------------------|----------------------|
| 1. Love and Exile Bar | 7. Five Points Pizza    | 13. The Treehouse    |
| 2. Hawkers            | 8. Smith & Lentz        | 14. Duke's Noko      |
| 3. Butcher & Bee      | 9. Snooze AM Eatery     | 15. Jeni's Ice Cream |
| 4. Joyland            | 10. Lockeland Table     | 16. Five Daughters   |
| 5. Dino's Bar & Grill | 11. Pie Town Tacos East | 17. Two Ten Jack     |
| 6. Little Bites       | 12. BoomBozz            | 18. Rose Pepper Cai  |
| 25. Hunter's Station  | 29. Donut Distillery    |                      |
| 26. Yeast Nashville   |                         |                      |

### ENTERTAINMENT:

- |                            |                  |
|----------------------------|------------------|
| 30. East Recreation Center | 35. 80/20 Social |
| 31. Basement East          | 36. YMCA         |
| 32. Top Golf               | 37. Turnip Truck |
| 33. The Five Spot          | 38. Aldi         |
| 34. Estelle                | 39. Kroger       |
|                            | 40. Publix       |

### GROCERY:

- |   |
|---|
| 41. Waymore's Guest House & Casual Club |
| 42. The Russell                         |
| 43. Urban Cowboy                        |
| 44. Reunion Hotel                       |

### HOTELS/STR/MULTIFAMILY:

- |                     |                      |
|---------------------|----------------------|
| 45. The Outrider    | 49. Stacks on Main   |
| 46. The Eighteen    | 50. 5th and Main     |
| 47. Amplify on Main | 51. Eastside Heights |
| 48. Jolene          | 52. The Cleo         |

## DRIVE TIMES & ACCESS

Destination	Distance
Five Points (East Nashville hub)	< 0.5 miles / ~2 min
Downtown Nashville	~2 miles / ~8 min
I-24 / I-65 Access	Via Shelby Ave or Main St interchange
BNA Nashville Int'l Airport	~7 miles / ~15 min via I-40
Germantown	~2.5 miles / ~8 min
Vanderbilt / Midtown	~3 miles / ~10 min
Brentwood / Cool Springs	~16 miles / ~25 min via I-65

## SUBMARKET CONTEXT

- Hard corner at Gallatin Ave & Ordway Pl — 157 ft of visible frontage
- Less than 0.5 miles from Five Points — East Nashville's dining hub
- 18 dedicated parking spaces — a differentiator in the Five Points corridor
- Gallatin Ave is one of East Nashville's primary commercial spines
- ~2 miles to Downtown Nashville; ~7 miles to BNA via I-40

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# Amenities & Neighborhood



## ABOUT EAST NASHVILLE / GALLATIN CORRIDOR

East Nashville's Gallatin Ave corridor has emerged as one of Nashville's most dynamic retail and dining streets, anchored by Five Points and extending northeast through a dense concentration of independent restaurants, bars, coffee shops, and boutique retail. The area draws a high-spending, highly educated local demographic who actively patronize neighborhood businesses. Five Points is a cultural and social hub — walkable, loyal, and trend-setting — and a high-visibility location for brands seeking East Nashville market entry.

## NEARBY — FOOD & BEVERAGE

- Dino's Bar — bar & grill
- Rose Pepper Cantina — Mexican
- Butcher & Bee — Mediterranean
- Hawkers — Asian street food
- Five Points Pizza — pizza
- Lockeland Table — community restaurant
- Two Ten Jack — Japanese
- Edley's BBQ — barbecue
- Bar Taco — tacos & cocktails
- Jeni's Splendid Ice Creams — dessert

## NEARBY — ENTERTAINMENT, RETAIL & HOSPITALITY

- The 5 Spot — live music venue
- Basement East — live music venue
- The Lipstick Lounge — bar & cabaret
- Hunter's Station — food hall & retail
- Turnip Truck — grocer
- Urban Cowboy — boutique hotel
- The Russell — boutique hotel
- Shelby Park & Shelby Bottoms Greenway — 960-acre park

## ACCESS

- Hard corner at Gallatin Ave & Ordway Pl — 157 ft frontage
- 18 dedicated surface parking spaces on-site
- ~2 miles to Downtown; ~7 miles to BNA
- Lockbox access — contact broker to schedule showing

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# Growth Context — East Nashville Developments

## EAST NASHVILLE IS UNDER TRANSFORMATION

The Gallatin Ave corridor sits at the center of one of Nashville's most active development pipelines. Within a short drive of 407 Gallatin, over ten major projects are under construction or entitled — including Oracle's new Nashville headquarters on the East Bank, the new Titans Stadium, the PSC Metals redevelopment, and a wave of mixed-use residential and retail additions that will deliver thousands of new residents and workers to the immediate trade area over the next 3–5 years.

## SELECTED PROJECTS

Project	Description
Oracle HQ	New corporate headquarters on the East Bank — major employment driver
New Titans Stadium	Under construction on East Bank — opening 2027
PSC Metals Redevelopment	East Bank mixed-use master plan — residential, retail, public space
4th & Shelby	Mixed-use with ground-floor retail
Station East	Large-scale mixed-use — residential over retail
River North	Waterfront mixed-use development
Southern Land Co. / Lincoln Tech	Residential redevelopment
408 Woodland St	Mixed-use mid-rise, walking distance to subject
Riverchase	Residential + ground-floor retail
Eastline	Residential mid-rise
Richard Builders	Residential development

Collectively, these projects are expected to deliver thousands of new residents and workers within a 3-mile radius of 407 Gallatin Ave over the next 3–5 years, reinforcing demand for street-level retail and F&B.

Source: Nashville NDOT / Metro Planning; public developer announcements.

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# Traffic & Demographics

## TRAFFIC COUNTS

Gallatin Ave (at Calvin Ave, 0.01 mi S)	21,593 ADT (2024)
Gallatin Ave (at W Eastland Ave, 0.14 mi N)	25,433 ADT (2024)
Eastland Ave (at N 14th St, 0.27 mi E)	7,987 ADT (2023)

Source: CoStar Traffic Count Report (MPSI), April 2026. Corridor-wide counts on Gallatin Ave at the subject segment have been stable between 21,000 and 25,000 ADT since 2021.

**16,346**

POPULATION

**\$102,407**

MEDIAN HH INCOME

**6.59%**

GROWTH '20-'25

	1 MILE	3 MILE	5 MILE
2025 Population	16,346	99,250	240,196
2030 Population Projection	17,168	106,034	254,504
Population Growth 2020–2025	6.59%	16.61%	11.64%
2025 Households	7,448	47,666	107,882
2025 Median HH Income	\$102,407	\$87,102	\$74,473
2025 Avg HH Income	\$129,410	\$113,879	\$103,167
2025 Median Age	36.5	35.6	34.3
Households earning \$100K+	51.2%	43.6%	37.0%
Bachelor's Degree or Higher	47.5%	44.4%	41.1%

Source: CoStar Demographic Summary Report, ACS / Claritas base year 2025, April 2026.

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## CONTACT US

- ▷ Matt Cooper, CCIM • Cameron Bice • Lanier Wagster
- ▷ [info@stridecre.com](mailto:info@stridecre.com)
- ▷ (615) 719-8736

[STRIDECRE.COM](http://STRIDECRE.COM)

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