

5001 GALLATIN PIKE

NASHVILLE, TN 37216



PROPERTY SUMMARY



LOCATION DESCRIPTION

Introducing a premier ± 0.97 -acre infill development opportunity at one of the most prominent signalized corners along Gallatin Pike in Nashville's rapidly growing East submarket. Strategically located at the Briley Parkway eastbound interchange, this ground-up site -anchored by Dutch Bros Coffee- offers exceptional visibility and access. Traffic counts exceed 79,000 VPD on Briley Parkway and 36,000 VPD on Gallatin Pike. The surrounding trade area continues to experience strong momentum, including 3.6% household growth within one mile over the past five years and average household incomes exceeding \$100,000. Located directly across from Home Depot and just seven minutes from the iconic Grand Ole Opry, this rare development opportunity is ideally suited for a transformative BTS user seeking a high-profile presence in one of Nashville's most sought-after corridors. Estimated completion in the summer of 2027.

PROPERTY HIGHLIGHTS

- ± 0.97 -acre infill ground-up development opportunity, anchored by Dutch Bros Coffee
- Premier signalized corner along Gallatin Pike with direct access to eastbound Briley Parkway on/off ramp
- 79K+ VPD (Briley Pkwy) | 36K+ VPD (Gallatin Pike)
- Directly across from Home Depot
- 3.6% household growth within 1 mile over past 5 years
- Coming soon - summer of 2027

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.97 Acres
Lot Size:	0.97 Acres
Building Size:	6,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,777	29,834	66,141
Total Population	6,022	69,350	154,318
Average HH Income	\$100,805	\$94,723	\$96,756

TRAFFIC COUNTS

36,410 Vehicles Per Day

HOUSEHOLD GROWTH	1 MILE	3 MILES	5 MILES
2020-2025	3.6%	4.5%	4.8%



Shawn Krisher

Regional Vice President

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RENDERING



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AERIAL VIEW



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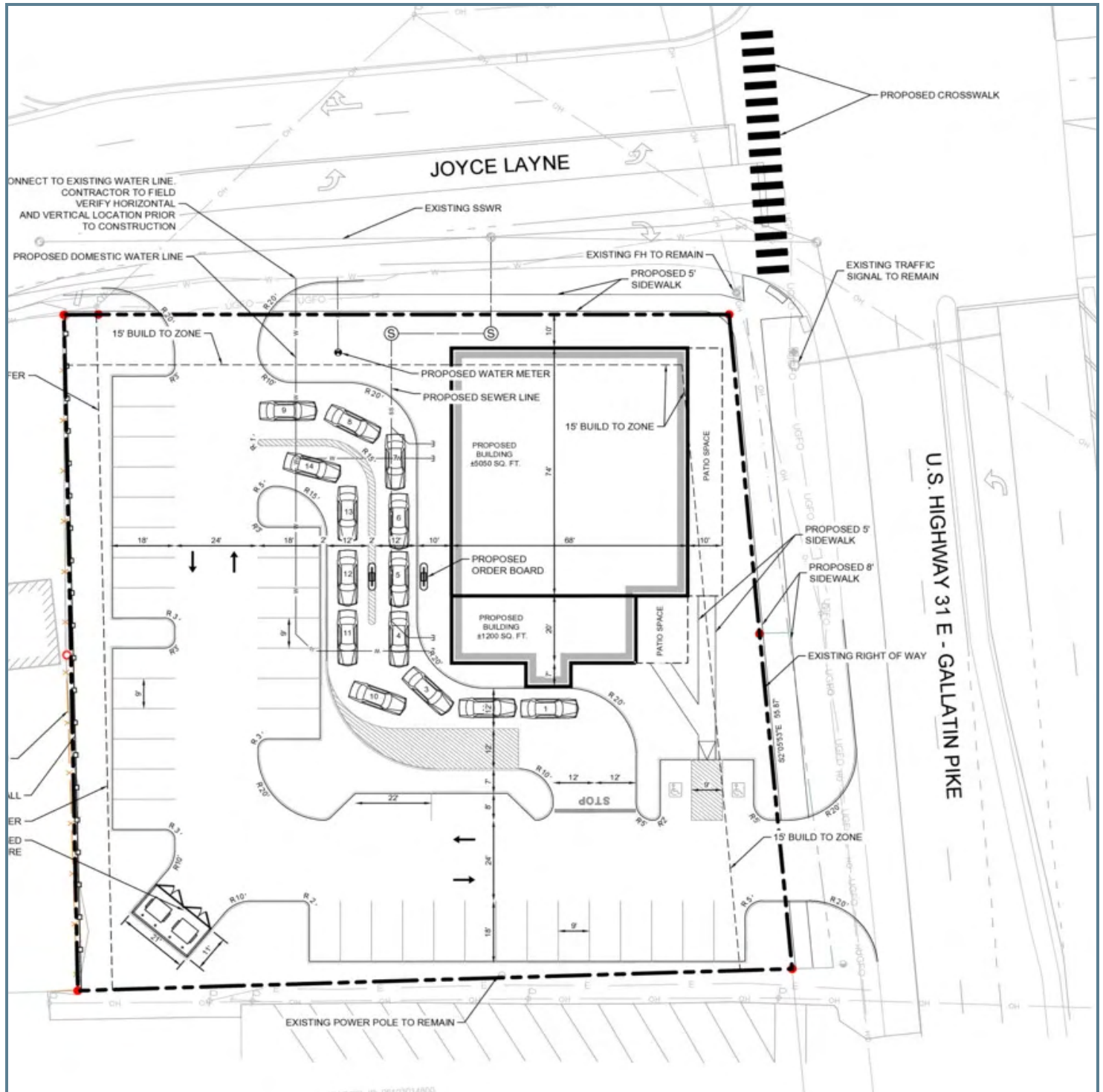
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MULTI-TENANT SITE PLAN



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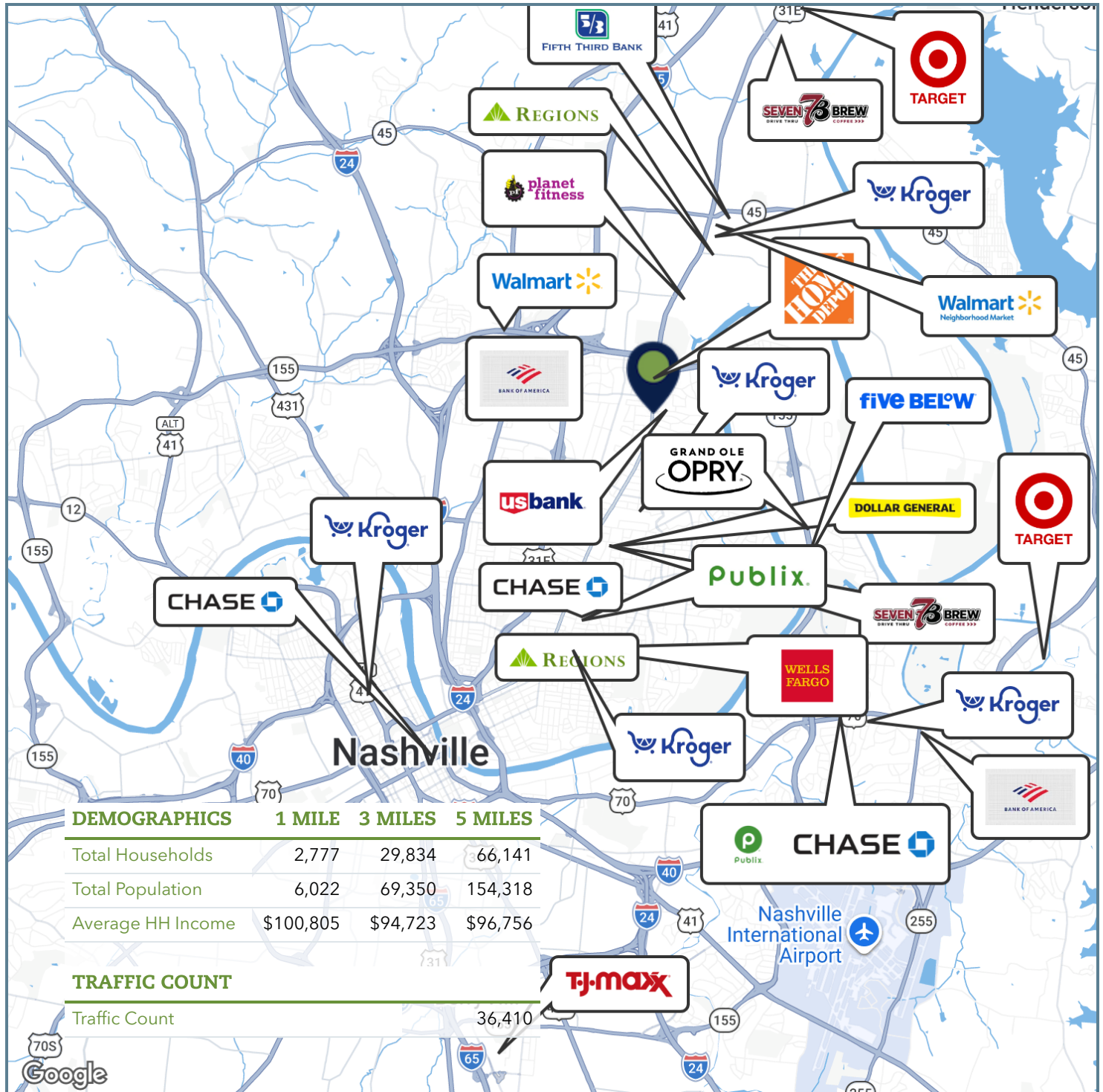
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,022	69,350	154,318
Average Age	40.5	41.3	40.6
Average Age (Male)	40.5	39.6	37.8
Average Age (Female)	42.2	45.5	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,777	29,834	66,141
# of Persons per HH	1.9	2	2.1
Average HH Income	\$100,805	\$94,723	\$96,756
Average House Value	\$453,484	\$426,883	\$412,492



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



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DOLLAR GENERAL



Why Legacy



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