

FOR SALE

Single-Tenant Net-Leased Investment



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FALL 2026

**1004 Gallatin Ave.
Nashville, TN 37206**

1004 GALLATIN AVE., NASHVILLE, TN 37206

Executive Summary

This offering presents a rare opportunity to acquire a single-tenant net-leased retail investment on the Gallatin Avenue corridor in Nashville, TN. The $\pm$ 2,400 SF freestanding building with a $\pm$ 3,500 SF outdoor patio sits on a $\pm$ 9,148 SF (0.21 AC) infill parcel and is 100% leased to Buffalo Exchange, a national resale-apparel retailer, under a corporate-guaranteed NNN lease. With five (5) years remaining on the primary term, in a low vacancy submarket, this asset offers a durable, low-management income stream backed by a national credit tenant who sought out this location in a rapidly growing and appreciating area.

Lease Snapshot	
Tenant	Buffalo Exchange
Guaranty	Corporate
Lease Type	NNN
Annual Rent	\$86,400
Rent / PSF	\$36.00
Term Remaining	5 Years w/ option to renew
Asking Price	\$1,572,000

Property Specifications	
Building Size	$\pm$ 2,400 SF
Lot Size	$\pm$ 0.21 AC (9,148 SF)
Year Built/Renovated	1961/2026
Construction	Masonry
Zoning	MUG
Parking	9 Surface Spaces
Submarket	East Nashville
Property Taxes	\$11,319.02



buffaloexchange.com



About the Tenant

Founded in 1974 in Tucson, Arizona, by Kerstin and Spencer Block, Buffalo Exchange pioneered the resale fashion industry, buying, selling and trading clothing and accessories for over 50 years. The company operates more than 40 stores nationally, remains privately held and family-run, with Kerstin's daughter, Rebecca Block, continuing to run the company as CEO. The buy-sell-trade model sources inventory locally, so each store reflects its neighborhood's fashion and culture, driving loyal, largely Gen Z/millennial foot traffic.



Doubling Down on Nashville: 2nd Location

1004 Gallatin Ave. is Buffalo Exchange's 2nd Nashville store, joining the existing Elliston Place location (open since 2016). East Nashville has a reputation as a vintage/resale hub and Gallatin Ave. has become the neighborhood's primary commercial corridor, with growing restaurant, bar, and independent retail shops pushing north from Five Points and Eastwood. This aligned perfectly with Buffalo Exchange's site criteria targeting destination shopping areas near independent clothing, vintage/resale, and local boutique, bookstore, record store, restaurant and coffee shop uses...they seek locations where people want to be.



Investment Highlights

Corporate-Guaranteed National Tenant: Buffalo Exchange, a 40+ unit national resale-apparel chain, guarantees the lease at the corporate level, not a single-location operator, and the subject property is their 2nd location in Nashville which validates the strength of this trade area. (www.BuffaloExchange.com)

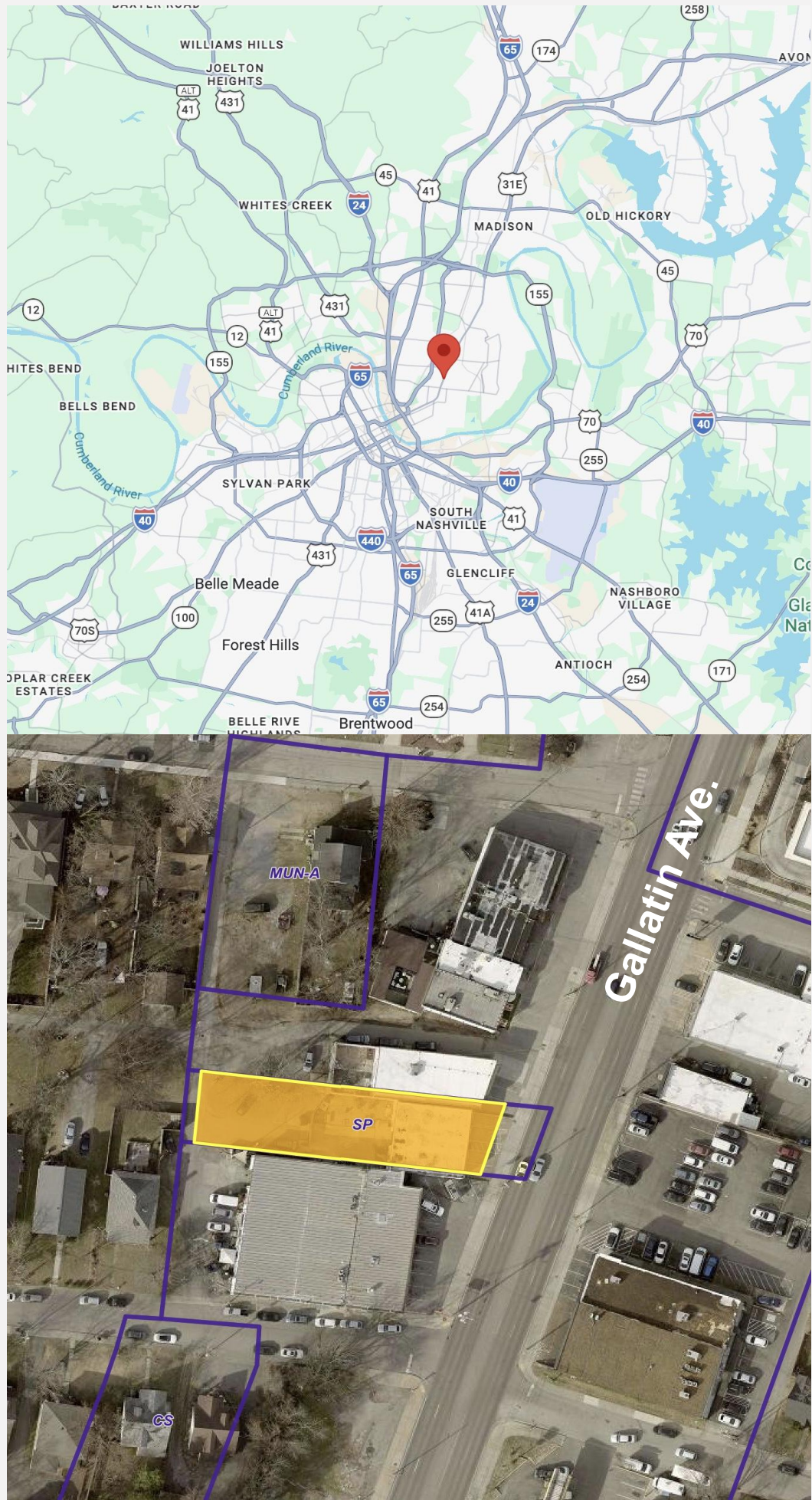
Rent Growth Tailwind: Submarket asking retail rents rose 5.8% year-over-year

High-Traffic Infill Corridor: Gallatin Ave. carries over 25,000 vehicles per day at the property, with nearby arterials seeing up to ~55,000 VPD.

Strong, Growing Trade Area with a median household income of \$104,121 within one mile and population and household growth both projected above 6% through 2030, this is an area experiencing strong growth.

The Opportunity: East Nashville is experiencing rising discretionary spending power, increasing tenant demand, fast lease-up, and rent growth that has consistently outpaced the national average.

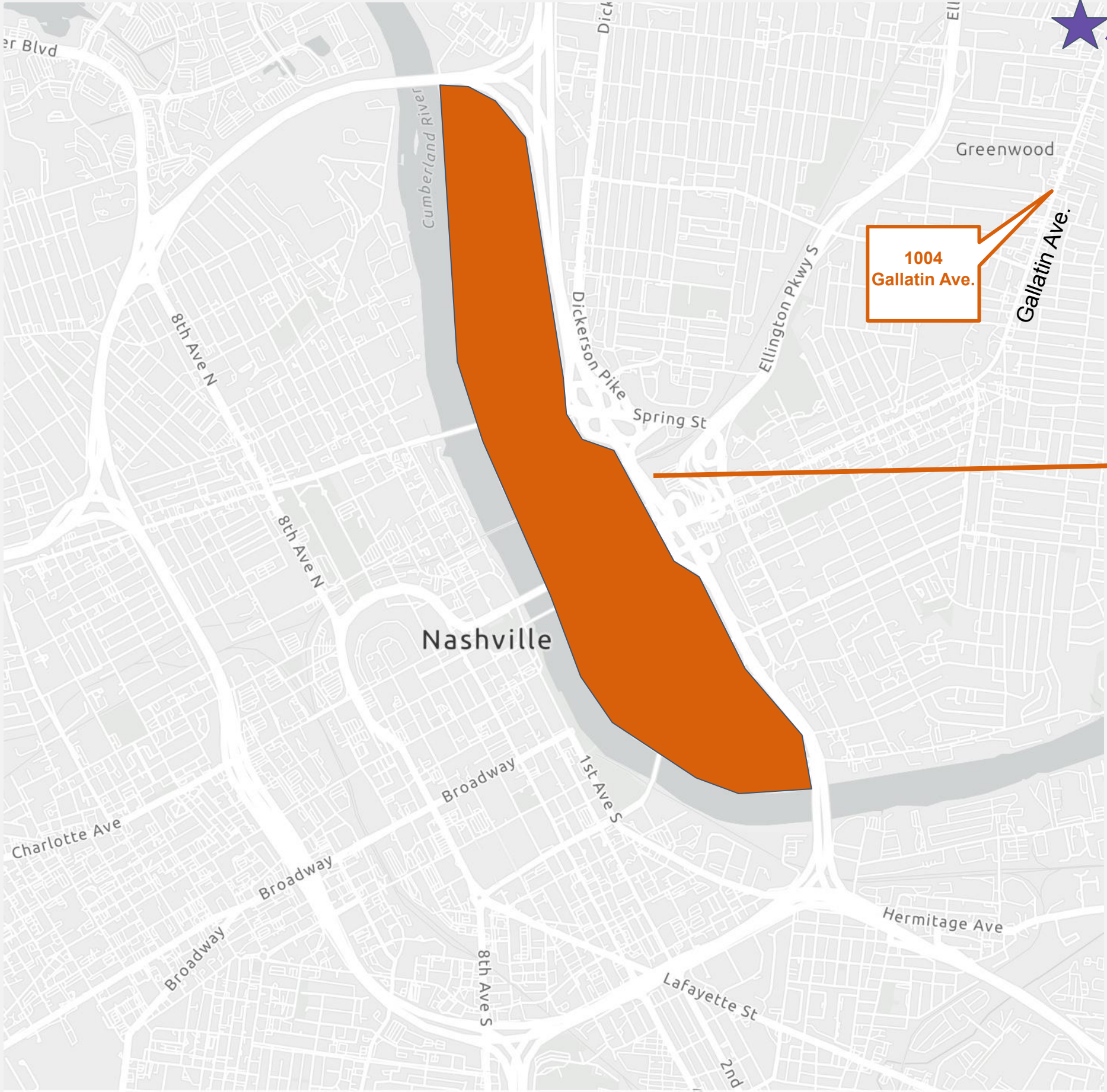
Location



Retail Map



Bookended by Major Developments



Southern Land Company: SLC will redevelop the Lincoln College of Technology campus into a mixed-use community. The development will consist of 800 multi-family homes, 150 single-family homes, and approximately 300,000 square feet of commercial space.

East Bank Development: at full buildout, the 550 acre East Bank will develop vacant scrapyards and parking lots into a densely-populated, walkable urban waterfront district featuring residential and office towers, hotels, parks, and cultural centers like the new Tennessee Performing Arts Center. Anchored by Oracle's \$4.5B HQ and the New Nissan Stadium, home of the Tennessee Titans, which are drawing major corporate investment eastward. Oracle just leased 116,000+ SF at Neuhoff District, Starbucks committed 250,000 SF, and In-N-Out, TikTok, and Amazon have made huge moves in the market. East Nashville sits directly in the path of this influx.

Demographics



	1 MILE	3 MILES
Population	16,037	91,575
Households	7,246	42,325
Median Age	36.2	36.0
Median HH Income	\$104,121	\$87,720
Daytime Employees	4,730	84,935
Pop. Growth '25–'30	+6.12%	+6.40%
HH Growth '25–'30	+6.69%	+7.19%

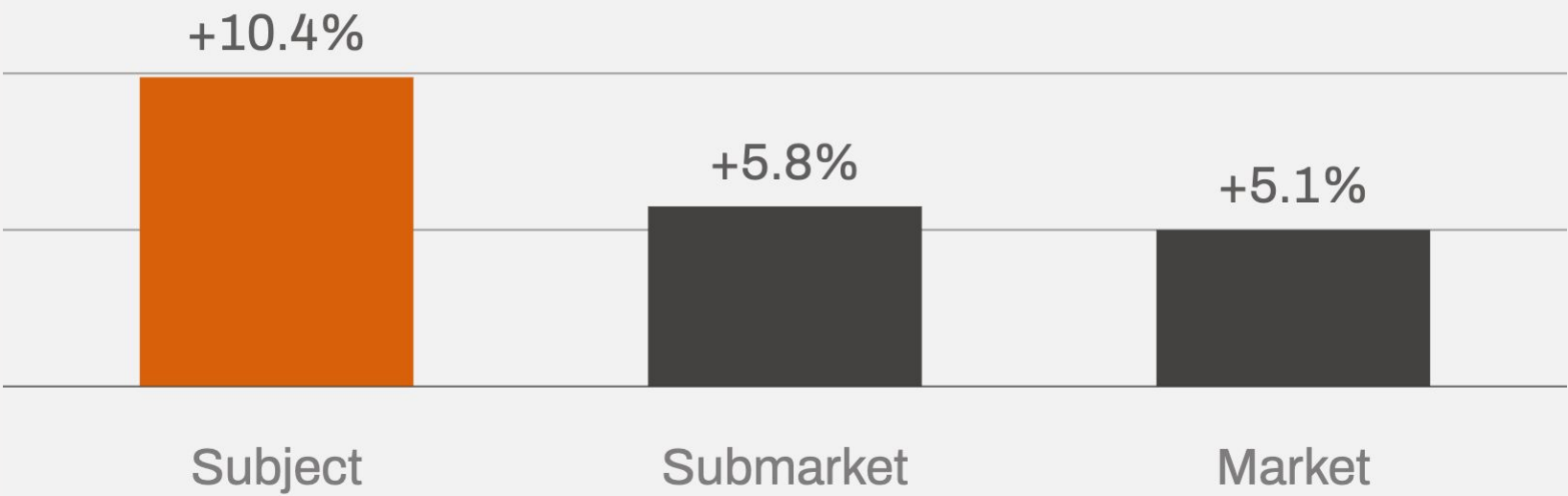
East Nashville at a Glance

East and North Nashville's Gallatin Avenue corridor has emerged as one of the city's most active infill retail submarkets, benefiting from proximity to Downtown, dense surrounding residential growth, and sustained investor demand for well-leased small-format retail.

Population Growth



Asking Rent Growth (YoY)





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Nashville, Tennessee 37206

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