

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD 
COMMERCIAL



FOR LEASE

321 GALLATIN PIKE S, MADISON, TN 37115

CONTACT INFO:

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OVERVIEW

321 GALLATIN PIKE S,
MADISON, TN 37115

This newly remodeled freestanding building features 97 feet of frontage along the major four-lane thoroughfare of Gallatin Pike South. With a dedicated turn lane and an average daily traffic count of over 29,000 VPD, the property offers excellent visibility and convenient access. It also includes exclusive use of a 0.56-acre paved lot, secured by a rolling gate.

The property is positioned just 0.2 miles from the intersection of Gallatin Pike S and Old Hickory Blvd, 1.6 miles from I-65, and only half a mile from the Madison Station mixed-use redevelopment project. It's surrounded by major retailers such as Walmart, Kroger, Walgreens, Aldi, Dollar General, Planet Fitness, Bojangles, McDonald's, Pizza Hut, and Taco Bell.

PROPERTY DETAILS



**321 Gallatin Pike S,
Madison, TN 37115**



**Space Size:
+/- 4,200 SF**



Lot Area: +/- 0.62 acres



**Lease Rate:
\$28.57/SF**



**Lease Type:
Modified Gross (MG)**



Availability: Immediate



**Zoning:
Commercial Service (CS)**



PROPERTY HIGHLIGHTS

321 GALLATIN PIKE S,
MADISON, TN 37115



Space:

+/- 4,200 SF retail/office space

Layout:

Lower level is mostly open with minimal columns, two private rooms, and two bathrooms. Upstairs features an outdoor terrace space and two separate suites, each with two private rooms and a full bathroom.

Uses:

Retail, consumer service, financial, restaurant, office, new auto sales, self-storage, light manufacturing and small warehouse uses

Interior Features:

Recently renovated with a total of two full and two half baths, six private rooms/offices, rear double wide door, and an outdoor terrace area.

Ceiling Height:

8'-8'6" ceilings throughout

Utilities:

Water and electricity on site

Traffic Exposure:

29,000+ vehicles per day (VPD)

Proximity:

**1.6 miles to I-65 (~175,000 VPD);
less than 2 miles to Briley Pkwy (~108,000 VPD)**

PROPERTY PHOTOS

321 GALLATIN PIKE S,
MADISON, TN 37115

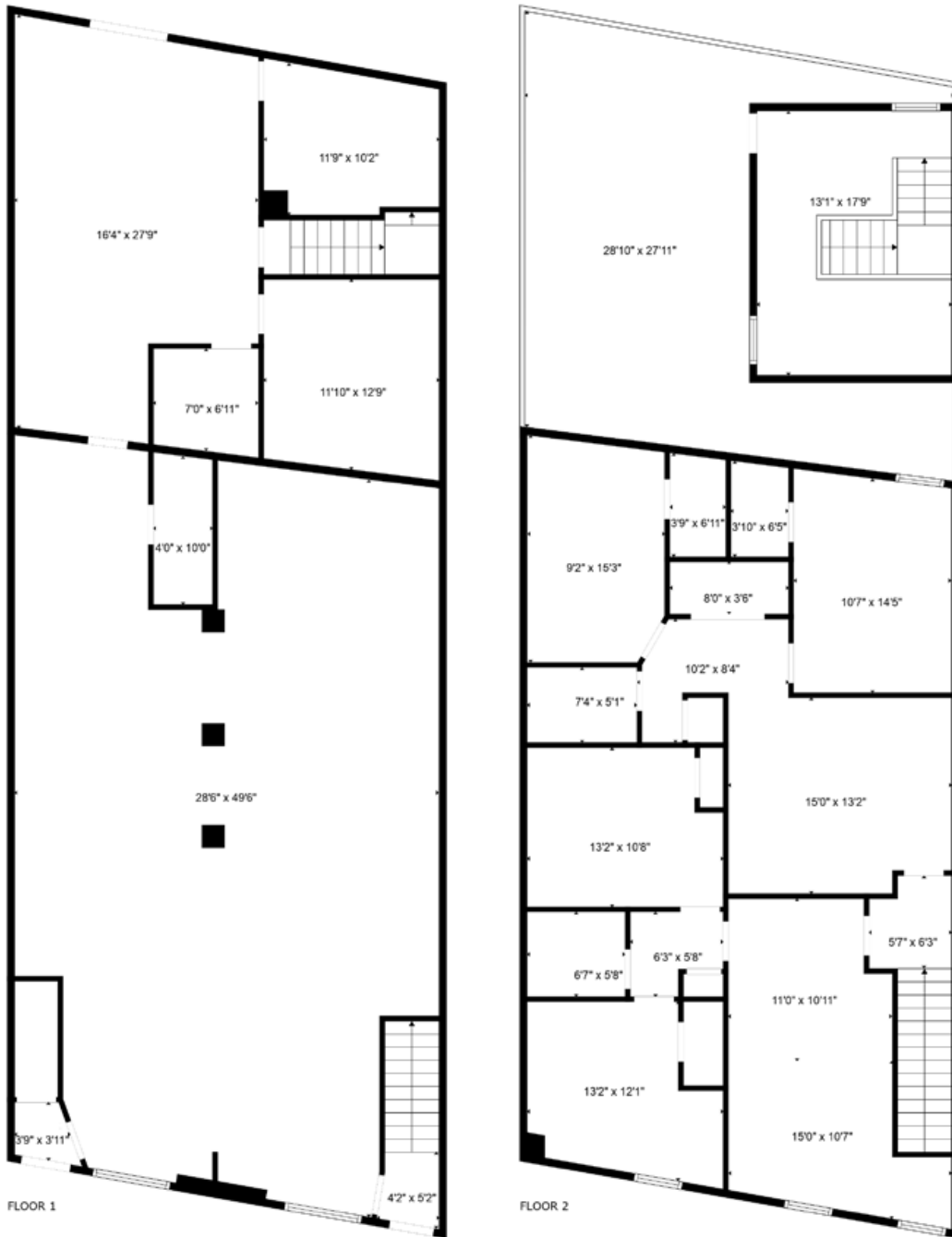






FLOOR PLAN

321 GALLATIN PIKE S,
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**+/- 4.200 SF
AVAILABLE**



NASHVILLE, TENNESSEE

Nashville continues to rank among the strongest and most resilient growth markets in the Southeast, driven by a diverse and expanding economic base. The city is nationally recognized as a hub for healthcare, higher education, music, tourism, and corporate operations, with major employers including HCA Healthcare, Vanderbilt University and Medical Center, Amazon, Oracle, and Nissan. This diversification has insulated the market from economic volatility and supports steady job creation across multiple sectors.

Population growth remains a key driver of demand, as Nashville consistently attracts new residents due to its favorable tax environment (no state income tax), strong employment opportunities, and high quality of life. In-migration from higher-cost coastal markets has fueled sustained demand for housing, hospitality, retail, and mixed-use development. Infrastructure investments, including airport expansion and downtown redevelopment, further reinforce Nashville's long-term growth trajectory.

From an investment perspective, Nashville offers a compelling combination of liquidity, rent growth potential, and long-term appreciation. Strong tourism activity, anchored by a year-round calendar of events and a thriving entertainment scene, continues to bolster hospitality and retail performance. With pro-business policies, ongoing corporate expansion, and favorable demographic trends, Nashville remains a highly attractive market for investors seeking stable cash flow and durable long-term fundamentals.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Total Population	8079	66751	158872
2029 Population	7969	66964	159780
Pop Growth 2024-2029	-1.36%	+0.32%	+0.57%
Average Age	39	38	38
2024 Total Households	3563	28754	69079
HH Growth 2024-2029	-1.77%	+0.04%	+0.48%
Median Household Income	76467	64120	61550
Avg Household Size	2.2	2.2	2.2
2024 Avg HH Vehicles	2	2	2
Median Home Value	382725	353955	337331
Median Year Built	1956	1972	1979



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