



**FOR LEASE**

**4805 GALLATIN PIKE, NASHVILLE, TN 37216**

CONTACT INFO:

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4805 Gallatin Pike N offers  $\pm 2,024$  SF of medical/office space in the heart of Inglewood/East Nashville. With poured concrete construction, brick exterior, dedicated operatories, multiple entries, and medical gas infrastructure, this property is ideal for medical professionals, dental users, or office tenants seeking high-visibility space along a key Nashville corridor.

## LEASING POSITIONING

- **Turnkey Medical/Dental:** Existing operatories, medical equipment, and infrastructure in place
- **Flexible Use:** Suitable for medical, dental, or professional office tenants
- **Strategic Corridor:** High-visibility location in Inglewood/East Nashville, minutes to Briley Pkwy and downtown Nashville

## PROPERTY DETAILS



**4805 Gallatin Pike,  
Nashville, TN 37216**



**Space Size: +/- 2,024 SF  
(upper + lower levels)**



**Lot Area: +/- 0.17 acres**



**Lease Rate: Contact Broker**



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



**Availability: Immediately**



**Zoning: Mixed Use Limited  
(MUL-A)**



# PROPERTY HIGHLIGHTS

4805 GALLATIN PIKE  
NASHVILLE, TN 37216



<b>Year Built:</b>	<b>1960</b>
<b>Stories:</b>	<b>2 (with seperate entries)</b>
<b>Parking:</b>	<b>11+ on-site spaces (freshly paved)</b>
<b>Construction:</b>	<b>Poured concrete, brick exerior</b>
<b>Utilities:</b>	<b>Heavy power (3-phase, 200 amp, 240V)</b>
<b>Medical Infrasccture:</b>	<b>Compressed air, CO, nitrous</b>

# PROPERTY PHOTOS

4805 GALLATIN PIKE  
NASHVILLE, TN 37216



## BUILDING / LAYOUT DOWNSTAIRS

- Spacious office (15.5' x 16')
- Kitchenette
- Three bathrooms (1 full, 2 half)
- 7.5' drop ceiling
- Dual entry/exit access

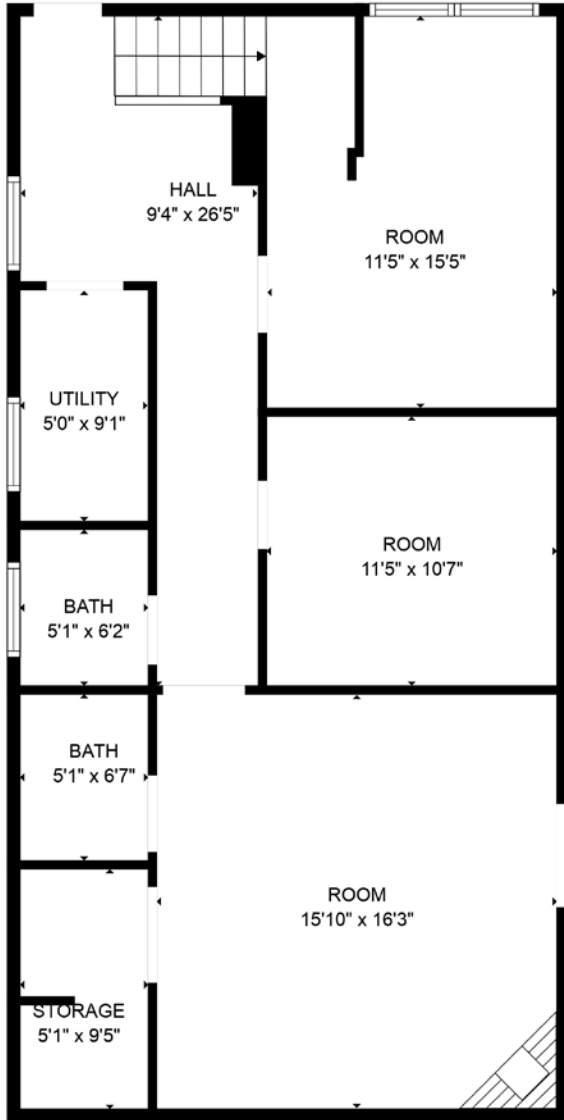
## BUILDING / LAYOUT UPSTAIRS

- Four fully plumbed operatories with sinks
- Reception/waiting area with natural light
- Kitchenette + half bath
- 7' ceiling in hallways / 8' in operatories
- Separate entry/exit

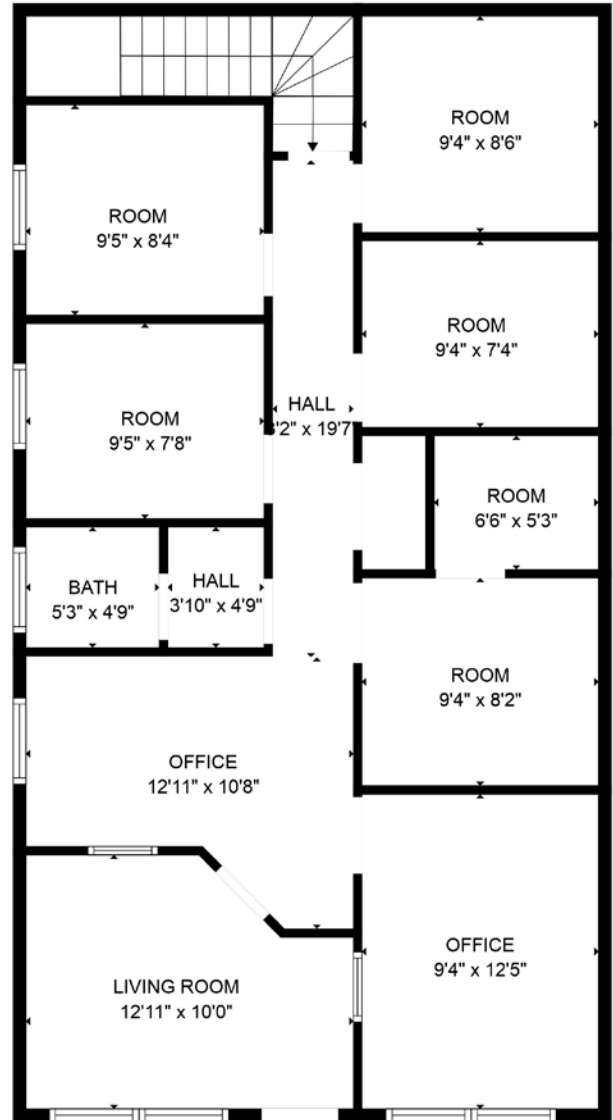


# FLOOR PLAN

4805 GALLATIN PIKE  
NASHVILLE, TN 37216



**FLOOR 1**



**FLOOR 2**

**+/- 2,400 SF  
AVAILABLE**



VIEW ON  
GOOGLE  
MAPS

## NASHVILLE, TENNESSEE

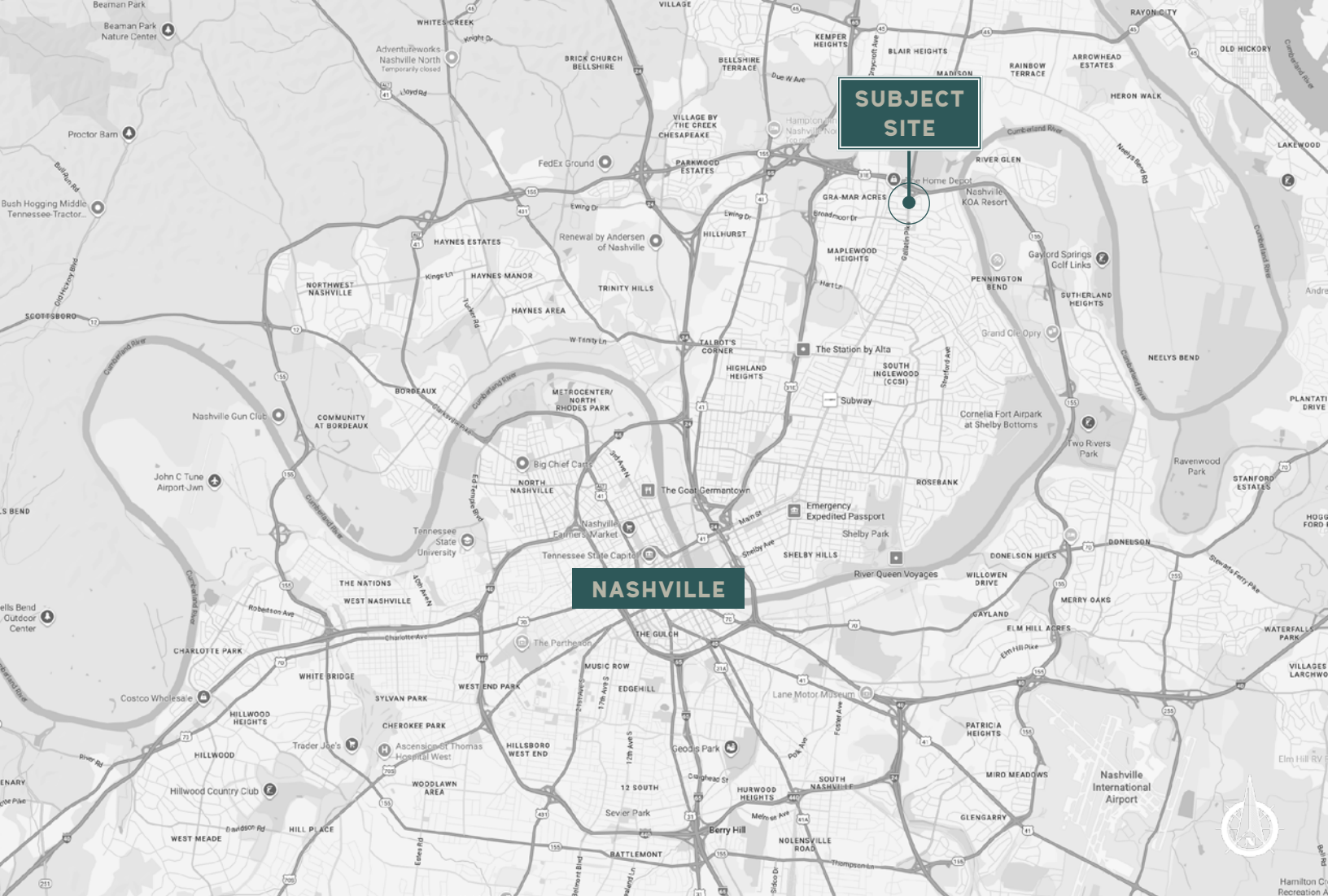
Nashville continues to rank among the strongest and most resilient growth markets in the Southeast, driven by a diverse and expanding economic base. The city is nationally recognized as a hub for healthcare, higher education, music, tourism, and corporate operations, with major employers including HCA 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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