



**FOR LEASE**

**4100 GALLATIN PIKE, NASHVILLE, TN 37216**

CONTACT INFO:

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# OVERVIEW

4100 GALLATIN PIKE,  
NASHVILLE TN 37216

4100 Gallatin Pike is a flexible East Nashville leasing opportunity offering prominent Gallatin Pike frontage and versatile site functionality. The ±0.22-acre parcel is improved with includes a ±250 SF concrete block structure (plumbed and powered) suitable for office, storage, or kiosk use. The fully

paved lot includes an ~800 SF canopy, lit parking, and major curb cuts at both Gallatin Pike and McAlpine Avenue.

The property's history includes three underground storage tanks (reported drained), creating strong potential for automotive-oriented tenants alongside retail, service, or contractor uses. Current occupants are on month-to-month terms, enabling both interim income and flexibility for repositioning.

Situated in the Inglewood neighborhood of East Nashville, the site benefits from steady corridor activity, immediate arterial access, and major growth drivers including the East Bank redevelopment and new Tennessee Titans stadium project, both expected to fuel demand and traffic across the Gallatin corridor for years to come.

## PROPERTY DETAILS



**4100 Gallatin Pike,  
Nashville, TN 37216**



**Space Size: +/- 250 SF  
Block Building  
(Plumbing & Electricity)**



**Lot Area:  
+/- 0.22 acres**



**Lease Rate:  
Contact Broker**



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



**Availability: Immediate**



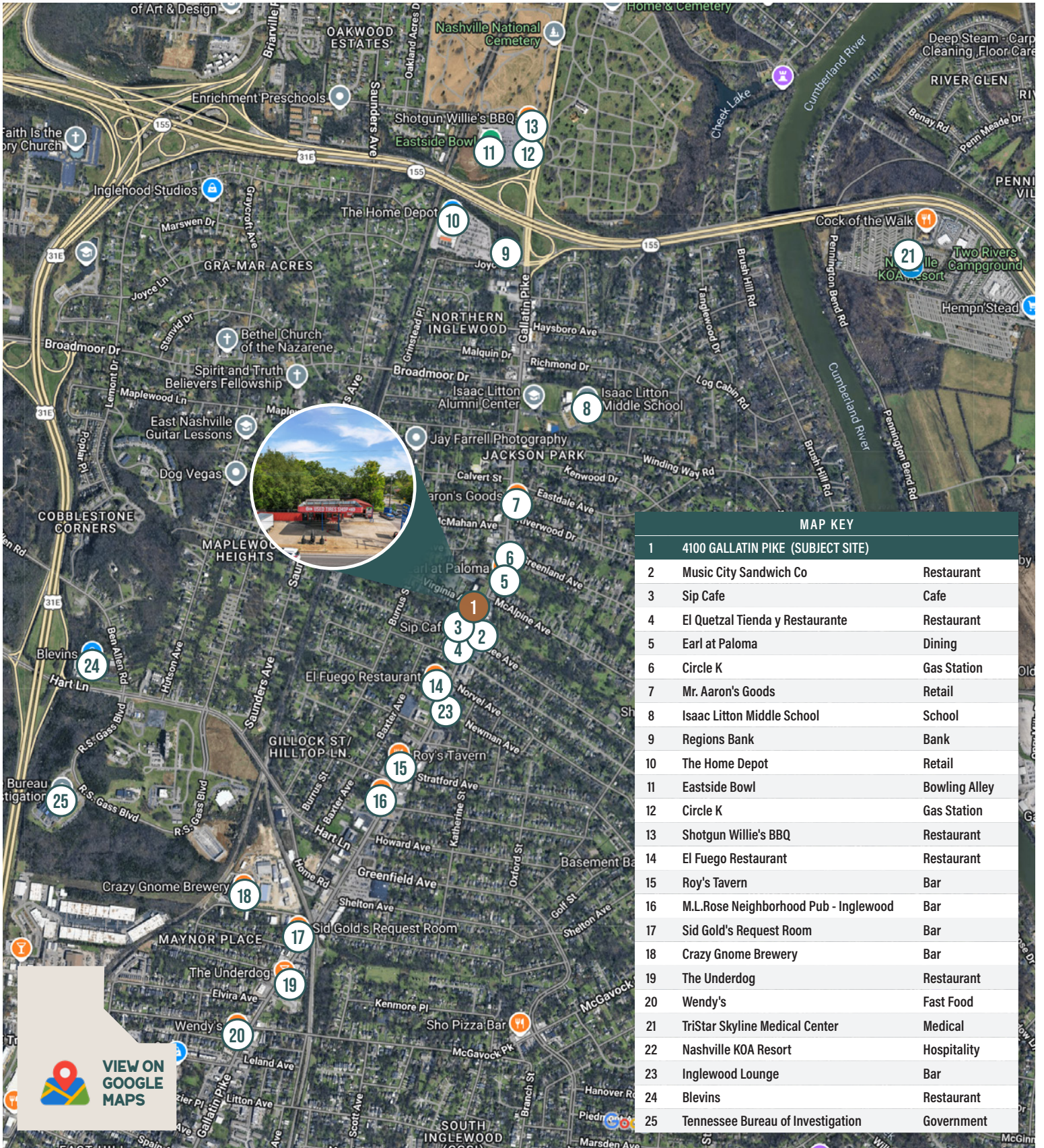
# PROPERTY HIGHLIGHTS

4100 GALLATIN PIKE,  
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**GALLATIN PIKE ( 35,893 VPD )**

<b>Frontage</b>	<b>± 111' Gallatin Pike, ± 90' McAlpine Ave Prime frontage along Gallatin Pike (4-lane highway with turn lane) Prominent building signage facing Gallatin Pike</b>
<b>Site Improvements</b>	<b>Fully Paved Lot, Lighting, ~8 00 SF Awning, Major Curb Cuts</b>
<b>Underground Tanks</b>	<b>3 Tanks Drained (1 × ~10,000 Gal, 2 × ~8,000 Gal</b>
<b>Traffic Count</b>	<b>20,000+ VPD, Four-Lane Corridor w/ Turn Lane</b>
<b>Occupancy</b>	<b>Month-to-Month (Income + Flexibility)</b>
<b>Access</b>	<b>Excellent access to Briley Parkway Ilington Pkwy, Briley Pkwy, I-65, and I-24</b>
<b>Nearby Development</b>	<b>Less Than 2 Miles to East Bank Redevelopment &amp; New Titans Stadium (2027 Delivery)</b>



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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