

EXCLUSIVE OFFERING  
MEMORANDUM

**EDGEFIELD**   
COMMERCIAL



**FOR LEASE**

**4009 GALLATIN PIKE, NASHVILLE, TN 37216**

CONTACT INFO:

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# OVERVIEW

4009 GALLATIN PIKE  
NASHVILLE, TN 37216

## PROPERTY SUMMARY

4009 Gallatin Pike offers ±3,618 SF of freestanding office or service-oriented commercial space located along one of East Nashville's most established corridors. Positioned on a ±0.48-acre parcel with ample on-site parking, the property provides strong visibility, easy access, and a functional interior layout suitable for professional office, medical, service, or specialty commercial users.

The building features a mix of open work areas and private offices, including a large rear open area measuring approximately 38' × 34', additional open space behind the front foyer, three private offices, a kitchenette/breakroom, and two restrooms. Ceiling heights reach approximately 10 feet throughout most of the building, creating a bright and open work environment, with a lower ceiling height at the rear entrance hallway.

Constructed of brick masonry and built in 1965, the property offers durability, flexibility, and generous parking capacity—approximately 39 spaces—making it well suited for high-employee or client-facing uses. The space is expected to be available toward the end of March, with potential for earlier occupancy if needed.

## PROPERTY DETAILS



**4009 Gallatin Pike,  
Nashville, TN 37216**



**Lease Rate: \$33.50/SF**



**Space Size: +/- 3,618 SF**



**Lot Area: +/- 0.48 acres**



**Lease Type: Triple Net (NNN)**



**Availability: Immediate**



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



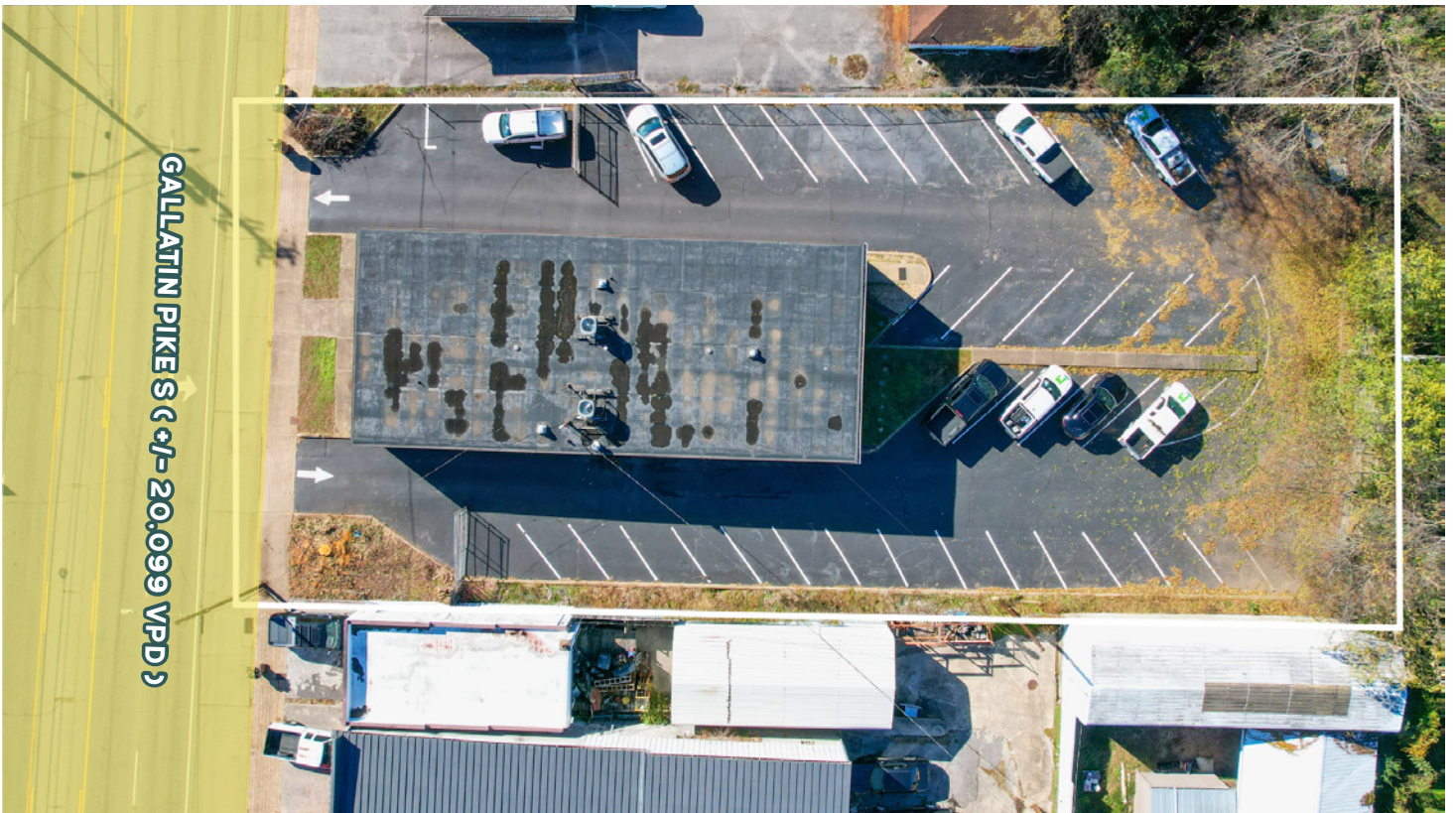
**GALLATIN PIKE S ( +/- 20,099 VPD )**

# PROPERTY HIGHLIGHTS

4009 GALLATIN PIKE  
NASHVILLE, TN 37216



<b>Space:</b>	<b>+/- 3,618 SF retail/office space</b>
<b>Layout:</b>	<b>Large rear open area measuring approximately 38' x 34'; additional open space behind the front foyer, three private offices, a kitchenette/breakroom, and two restrooms</b>
<b>Uses:</b>	<b>Moderate intensity mixture of residential, retail, restaurant, and office uses</b>
<b>Ceiling Height:</b>	<b>9.5'</b>
<b>Utilities:</b>	<b>Water and electric available on site</b>
<b>Traffic Exposure:</b>	<b>~20,099 VPD</b>
<b>Proximity:</b>	<b>Close proximity to Briley Parkway (~108,233 VPD) and I-65 (~175,628 VPD)</b>
<b>Ceiling Heights (Main Areas):</b>	<b>Approx. 10'</b>
<b>Rear Hallway Ceiling:</b>	<b>Approx. 8'</b>



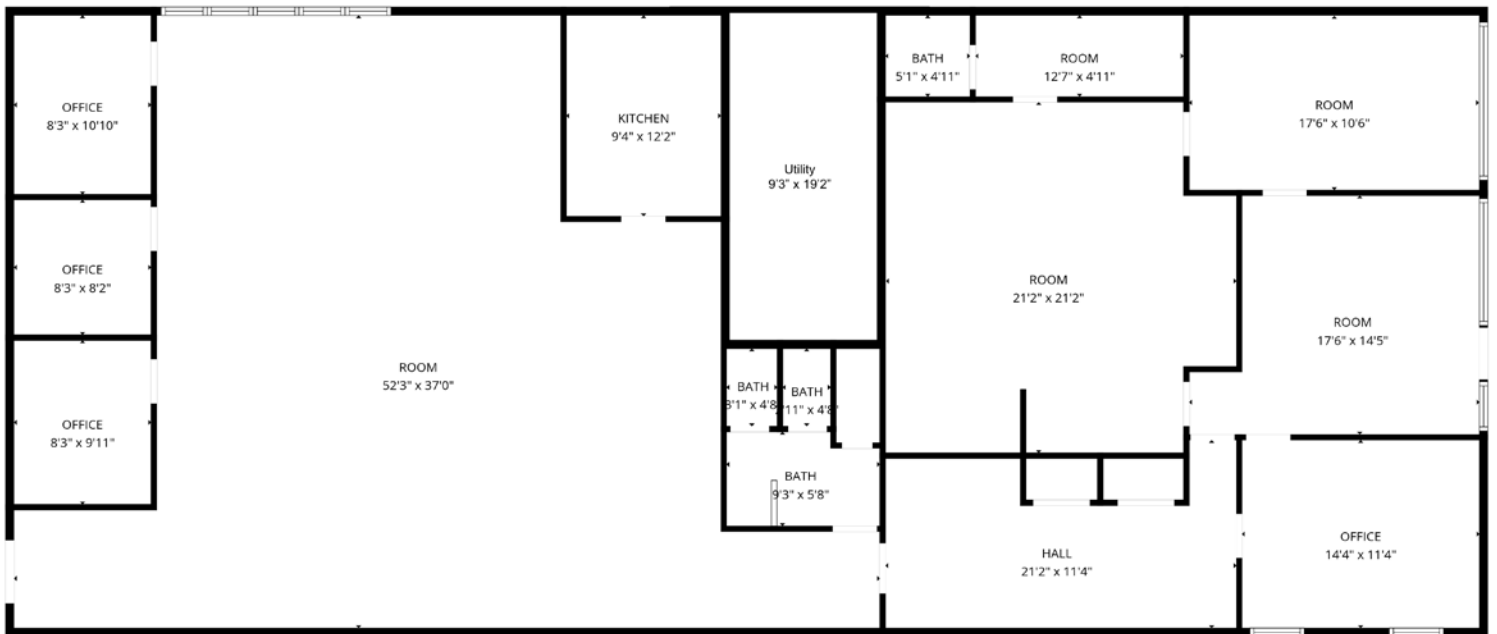
# PROPERTY PHOTOS

4009 GALLATIN PIKE  
NASHVILLE, TN 37216



# FLOOR PLAN

4009 GALLATIN PIKE  
NASHVILLE, TN 37216



**+/- 3.681 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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