

EXCLUSIVE OFFERING MEMORANDUM

**EDGEFIELD**  
COMMERCIAL



RETAIL SPACES AVAILABLE FOR LEASE

# THE GALLERY SHOPPING CENTER

2021 GALLATIN PIKE N, MADISON, TN 37115

[www.edgefieldcommercial.com](http://www.edgefieldcommercial.com)

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## SUITE 100

(Property Information, Floor Plan & Photos)

## SUITE 130

(Property Information, Floor Plan & Photos)

## SUITE 164

(Property Information, Floor Plan & Photos)

## SUITE 280

(Property Information, Floor Plan & Photos)

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RETAIL SPACES  
AVAILABLE FOR LEASE

# THE GALLERY SHOPPING CENTER

2021 GALLATIN PIKE N,  
MADISON, TN 37115

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Prime commercial suites available for lease at **2021 Gallatin Pike N**, located in the heart of Madison, TN. This property offers seven available suites—Suite 100, 130, 160, 164, and 280—ranging in size to accommodate a variety of business needs, from retail and office spaces to service-oriented establishments.

Situated on a highly visible, high-traffic stretch of Gallatin Pike, the property enjoys excellent exposure to both foot and vehicle traffic. The surrounding area is home to a mix of retail, dining, and residential properties, creating a vibrant commercial atmosphere and offering great potential for customer engagement.

Each suite offers flexible lease terms and can be customized to suit your specific requirements. With easy access to major roads and close proximity to Nashville, these spaces provide an excellent opportunity for businesses looking to establish a presence in a busy, growing area.



# SITE PLAN

# THE GALLERY SHOPPING CENTER

\* SITE PLAN IS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.

|            |                              |
|------------|------------------------------|
| <b>100</b> | <b>VACANT UNIT</b>           |
| 108        | Diverse Mobile               |
| 112        | Invictus Barber              |
| 116        | Forever Tattoo Club          |
| 120        | Staff America                |
| 124        | John Michael Wardrobe        |
| <b>130</b> | <b>VACANT UNIT</b>           |
| 136        | H&R Block                    |
| 140        | Max Scruggs                  |
| 144        | Amy Hooper                   |
| 148        | Rivergate Alterations        |
| 160        | Iglesia de Cristo Madison    |
| <b>164</b> | <b>VACANT UNIT</b>           |
| 200        | Cycle Gear                   |
| 216        | Arigato Sayonara             |
| 228        | Empire Clothing              |
| 236        | England's                    |
| 240        | Regional                     |
| 244        | Brandy Rogers                |
| 248        | LD's Xperience               |
| 252        | John Michael Wardrobe        |
| 256        | Bios of Tennessee            |
| 260        | Mi Bella Honduras Restaurant |
| 264        | Mirror Mirror Salon          |
| 272        | Regency Jewelers             |
| 276        | DXL                          |
| <b>280</b> | <b>VACANT UNIT</b>           |
| 288        | Chela Beauty Supply          |
| 292        | Chela Beauty Supply          |
| 296        | Longhorn Steakhouse          |





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2021 GALLATIN  
PIKE N SUITE 100

## 2021 GALLATIN PIKE N, MADISON TN 37115 / SUITE 100

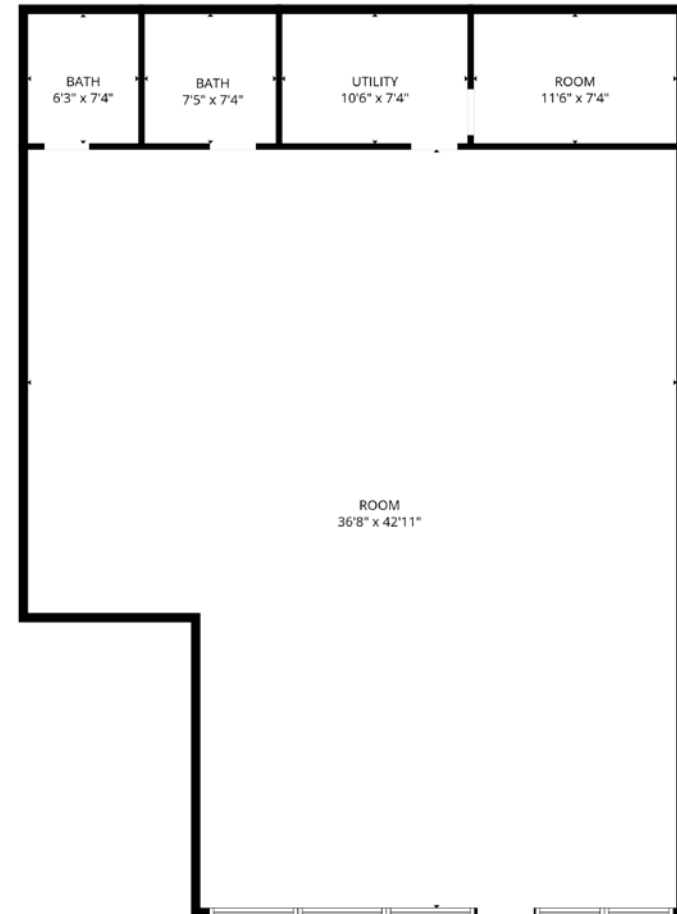
|                    |  |
|--------------------|--|
| <b>Address:</b>    | <b>2021 Gallatin Pike N, Suite 100<br/>Madison, TN 37115</b> |
| <b>Lease Type:</b> | Triple Net (NNN)   |
| <b>Suite Size:</b> | 1,831 SF   |
| <b>Lease Rate:</b> | \$18 PSF   |
| <b>Available:</b>  | Immediate  |

### PROPERTY DESCRIPTION

Located along the highly trafficked Gallatin Pike, Suite 100 offers a prime commercial space in Madison, TN. This suite benefits from excellent visibility and accessibility, situated in a bustling area with a mix of retail, dining, and service-oriented businesses nearby. The property is ideal for retail or office use, providing easy access to both residential neighborhoods and major roadways, enhancing foot traffic and customer reach.

### PROPERTY HIGHLIGHTS

- Full glass front facade
- 10' clear height
- 50'x29' wide
- Open floor plan
- 2 bathrooms
- Utility closet



**1,831 SF  
AVAILABLE**

## 2021 GALLATIN PIKE N, MADISON TN 37115 / SUITE 100





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2021 GALLATIN  
PIKE N SUITE 130

## 2021 GALLATIN PIKE N, MADISON TN 37115 / SUITE 130

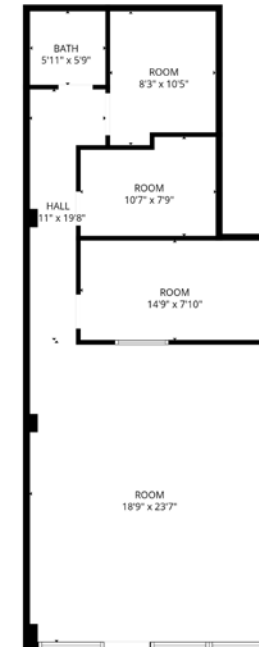
|                    |  |
|--------------------|--|
| <b>Address:</b>    | <b>2021 Gallatin Pike N, Suite 130<br/>Madison, TN 37115</b> |
| <b>Lease Type:</b> | Modified Gross (MG)  |
| <b>Suite Size:</b> | 900 SF   |
| <b>Lease Rate:</b> | \$22 PSF   |
| <b>Available:</b>  | Immediate  |

### PROPERTY DESCRIPTION

Located along the highly trafficked Gallatin Pike, Suite 130 offers a prime commercial space in Madison, TN. This suite benefits from excellent visibility and accessibility, situated in a bustling area with a mix of retail, dining, and service-oriented businesses nearby. The property is ideal for retail or office use, providing easy access to both residential neighborhoods and major roadways, enhancing foot traffic and customer reach.

### PROPERTY HIGHLIGHTS

- 10-foot ceilings
- One bathroom
- Three individual offices/rooms/suites
- Water fountain and new thermostat system installed
- Motorized window shades
- Front foyer area measures 19 1/2 x 23 1/2



**900 SF  
AVAILABLE**



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2021 GALLATIN  
PIKE N SUITE 164

## 2021 GALLATIN PIKE N, MADISON TN 37115 / SUITE 164

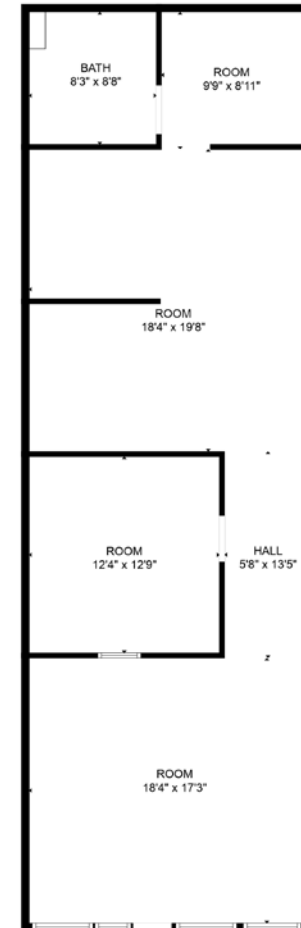
|                    |  |
|--------------------|--|
| <b>Address:</b>    | <b>2021 Gallatin Pike N, Suite 164<br/>Madison, TN 37115</b> |
| <b>Lease Type:</b> | Triple Net (NNN)   |
| <b>Suite Size:</b> | 1,100 SF   |
| <b>Lease Rate:</b> | \$21 PSF   |
| <b>Available:</b>  | Immediate  |

### PROPERTY DESCRIPTION

Located along the highly trafficked Gallatin Pike, Suite 164 offers a prime commercial space in Madison, TN. This suite benefits from excellent visibility and accessibility, situated in a bustling area with a mix of retail, dining, and service-oriented businesses nearby. The property is ideal for retail or office use, providing easy access to both residential neighborhoods and major roadways, enhancing foot traffic and customer reach. For more details on space size, layout, and availability, prospective tenants are encouraged to inquire directly with local real estate agents.

### PROPERTY HIGHLIGHTS

- 58'x39.5' wide
- 3 front doors
- Separate meters
- 6 offices
- 2 bathrooms
- Utility closet



**3,815 SF  
AVAILABLE**

## 2021 GALLATIN PIKE N, MADISON TN 37115 / SUITE 164





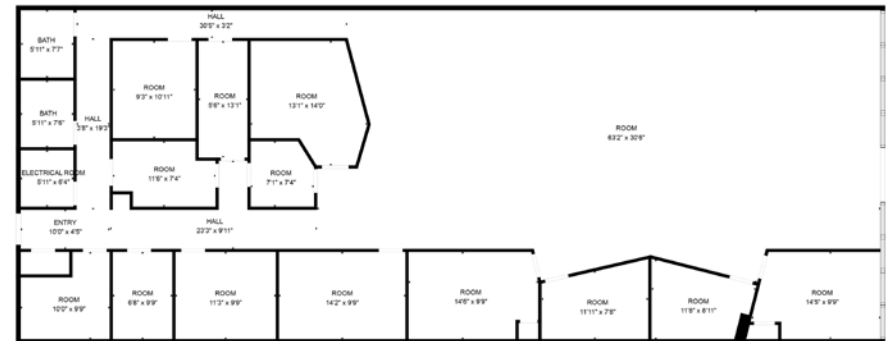
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**2021 GALLATIN  
PIKE N SUITE 280**

## 2021 GALLATIN PIKE N, MADISON, TN 37115 / SUITE 280

|                    |  |
|--------------------|--|
| <b>Address:</b>    | <b>2021 Gallatin Pike N, Suite 280<br/>Madison, TN 37115</b> |
| <b>Lease Type:</b> | Triple Net (NNN)   |
| <b>Suite Size:</b> | 4,000 SF   |
| <b>Lease Rate:</b> | \$15 PSF   |
| <b>Available:</b>  | Immediate  |



### PROPERTY DESCRIPTION

Located along the highly trafficked Gallatin Pike, Suite 280 offers a prime commercial space in Madison, TN. This suite benefits from excellent visibility and accessibility, situated in a bustling area with a mix of retail, dining, and service-oriented businesses nearby. The property is ideal for retail or office use, providing easy access to both residential neighborhoods and major roadways, enhancing foot traffic and customer reach. For more details on space size, layout, and availability, prospective tenants are encouraged to inquire directly with local real estate agents.

**4,000 SF  
AVAILABLE**

### PROPERTY HIGHLIGHTS

- 13' to roof deck
- 11.5' clear height
- 99.5'x38.5' wide
- 10 offices
- 2 bathrooms
- Full glass front facade
- Rear exit door

2021 GALLATIN PIKE N, MADISON TN 37115 / SUITE 280



# AERIAL MAP

# THE GALLERY SHOPPING CENTER



**MCHENRY CENTER | 14,305 SF**

- Hobby Lobby
- Burlington Coat Factory
- five BELOW
- BAM! BOOKS-A-MILLION
- Panera
- Arbys
- Jersey Mikes SUBS

- Starbucks
- Tyson

- Crocker Barrel
- planet fitness
- UNITED STATES POSTAL SERVICE
- Waffle House
- Kroger

- Walgreens
- Publix
- SUN TAN CITY
- Bojangles

**RIVERGATE MALL**

Proposed mixed-use development  
17,000 SF of retail, 120-room hotel, 340 residential units

OPENED FEBRUARY 2024

**BJS**

**SHOPPES AT RIVERGATE | 172,000 SF**

- DOLLAR GENERAL
- Gabe's
- ASHLEY
- Sleep Outfitters
- AMERICAN SIGNATURE FURNITURE
- COOK-OUT
- DSW DESIGNER SHOE WAREHOUSE

- REGIONS
- JARED
- Firestone
- WASH ROLL
- chili's
- MIDAS
- RED LOBSTER
- CHIPOTLE
- McDonald's

**TARGET**

OPENS DECEMBER 2024

**SPROUTS FARMERS MARKET**

GALLATIN PIKE N: 21,474 VPD

- Walgreens
- TD
- Valvoline
- Steak Shake
- POPEYES

- T-Mobile
- MEN'S WEARHOUSE
- Krispy Kreme
- Starbucks
- verizon

**THE GALLERY**

**MARKETPLACE AT RIVERGATE**  
111,879 SF

- HARBOR FREIGHT
- PLATO'S CLOSET
- Electronic Express
- goodwill
- BRAND EXPRESS

**NORTHSIDE FESTIVAL**  
93,684 SF

- THE VITAMIN SHOPPE
- PET SMART
- OLLIE'S
- IHOP

**RIVERGATE STATION | 240,318 SF**

- ANYTIME FITNESS
- TJ-maxx
- bealls
- H&R BLOCK
- DUTCH BROS
- CHASE
- WHATABURGER
- Olive Garden

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# AERIAL MAP

# THE GALLERY SHOPPING CENTER



**BNA** Nashville International Airport

**OPRY MILLS MALL | 1.2 MILLION SF**

REGAL, NIKE, Bass Pro Shops, TJ-maxx, H&M, DAVE & BUSTERS, SEPHORA, Bath & Body Works, OLD NAVY, verizon

**GAYLORD OPRYLAND**  
RESORT & CONVENTION CENTER  
Nashville

Walmart, Kroger, Firestone, Walgreens, Bojangles, THE HOME DEPOT, planet fitness, ALDI, Auto Zone, Valvoline

DOWNTOWN NASHVILLE

**RIVERGATE STATION | 240,318 SF**

ANYTIME FITNESS, H&R BLOCK, DUTCH BROS, TJ-maxx, CHASE, bealls, WHATABURGER, Olive Garden

**LOWE'S**  
amazon

**MCHENRY CENTER | 14,305 SF**

HOBBY LOBBY, Panera Bread, Burlington Coat Factory, Arby's, five BELOW, BAMI! BOOKS-A-MILLION, Jersey Mike's Subs

Walgreens, Valvoline, TD, Steak Shake, Popeyes

T-Mobile, Starbucks, MEN'S WEARHOUSE, Krusty Kreme Doughnuts, verizon

**THE GALLERY**

**MARKETPLACE AT RIVERGATE**  
111,879 SF

HARBOR FREIGHT, PLATO'S CLOSET, Electronic Express, goodwill, Panda Express

**RIVERGATE MALL**  
Proposed mixed-use development  
17,000 SF of retail, 120-room hotel, 340 residential units

REGIONS, JARED, MIDAS, Firestone, WASH/ROLL, chili's, RED LOBSTER, CHIPOTLE MEXICAN GRILL, McDonald's

# AERIAL MAP

# THE GALLERY SHOPPING CENTER



**ROSS** DRESS FOR LESS  
**KOHL'S**  
**Kroger**  
**Starbucks**  
**ULTRA BEAUTY**  
**Chick-fil-A**  
**Panera**  
**HomeGoods**  
**petco**  
**Panera**  
**TARGET**

**COSTCO WHOLESALE**

TriStar Hendersonville  
MEDICAL CENTER

**REGAL** **HOBBY LOBBY** **BUFFALO WILD WINGS**  
**Michaels** **PETSMART** **BARNES & NOBLE**  
**Marshalls** **Walmart** **ALDI** **TRUE HOME DEPOT**  
**sam's club** **LOWE'S**

HENDERSONVILLE

**NORTHSIDE MARKETPLACE | 189,401 SF**

**OLD NAVY** **DICK'S SPORTING GOODS** **BIG LOTS**  
**ROOMS TO GO** **DOLLAR TREE** **BEST BUY**

**Walmart** **ZAXBY'S**  
**MATTRESS FIRM** **TRACTOR SUPPLY CO.**  
**FIVE GUYS** **Academy DRESSING ROOMS**

**NORTHSIDE FESTIVAL | 93,684 SF**

**OLLIE'S GOOD STUFF CHEF** **THE VITAMIN SHOPPE**  
**IHOP** **PETSMART**

**SHOPPES AT RIVERGATE | 172,000 SF**

**DOLLAR GENERAL** **Sleep Outfitters** **COOK OUT**  
**Gabe's** **ASHLEY** **AMERICAN SIGNATURE FURNITURE** **DSW DESIGNER SHOE WAREHOUSE**

OPENS  
DECEMBER 2024  
**SPROUTS FARMERS MARKET**

**MARKETPLACE AT RIVERGATE | 111,879 SF**

**HARBOR FREIGHT** **PLATO'S CLOSET** **goodwill**  
**Electronic Express** **STUDIO EXPRESS**

OPENED  
FEBRUARY 2024  
**BJS**

**TARGET**

**THE GALLERY**

**RIVERGATE MALL**  
Proposed mixed-use development  
17,000 SF of retail, 120-room hotel, 340 residential units

**T Mobile** **Starbucks**  
**MEN'S WEARHOUSE** **verizon**  
**Krispy Kreme**

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