

EXCLUSIVE OFFERING MEMORANDUM

**EDGEFIELD**  
COMMERCIAL 



RETAIL SPACES AVAILABLE FOR LEASE

# THE GALLERY AT RIVERGATE

2021 GALLATIN PIKE N, MADISON, TN 37115

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

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**SUITE 100** / (Size: 1,831 SF)

**SUITE 130** / (Size: 900 SF)

**SUITE 164** / (Size: 1,100 SF)

**SUITE 280** / (Size: 4,000 SF)

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## THE GALLERY AT RIVERGATE

2021 GALLATIN PIKE N,  
MADISON, TN 37115

CONTACT INFO:

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**(615) 721-2515**

Prime commercial suites available for lease at **2021 Gallatin Pike N**, located in the heart of Madison, TN. This property offers four available suites—Suite 100, 130, 164, and 280—ranging from 900 SF to 4,000 SF 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 AT RIVERGATE

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

<b>100</b>	<b>VACANT UNIT</b>
108	Cellular Repairs
112	K Studio 21
116	Forever Tattoo Club
120	Staff America
124	John Michael Exclusive Wardrobe
<b>130</b>	<b>VACANT UNIT</b>
132	H&R Block
140	Scruggs Luxury Events
144	Shear Heaven Salon
148	Rivergate Alterations
160	Inglesia de Dios Mi Salvacion
<b>164</b>	<b>VACANT UNIT</b>
200	Cycle Gear
216	Arigato Sayonara Japanese Restaurant
228	Empire Clothing
236	England's Hair Salon
240	Regional Finance
244	Nashville Corporate Media
248	LD's Experience
252	Brow Beauty 19
256	Bios of Tennessee
260	Mi Bella Honduras Restaurant
268	Mirror Mirror Hair Salon and Spa
272	Dick Bundy's Regency Jewelers
276	DXL Men's Apparel
<b>280</b>	<b>VACANT UNIT</b>
<b>288</b>	<b>VACANT UNIT</b>
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

**Address:** 2021 Gallatin Pike N, Suite 100  
Madison, TN 37115

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

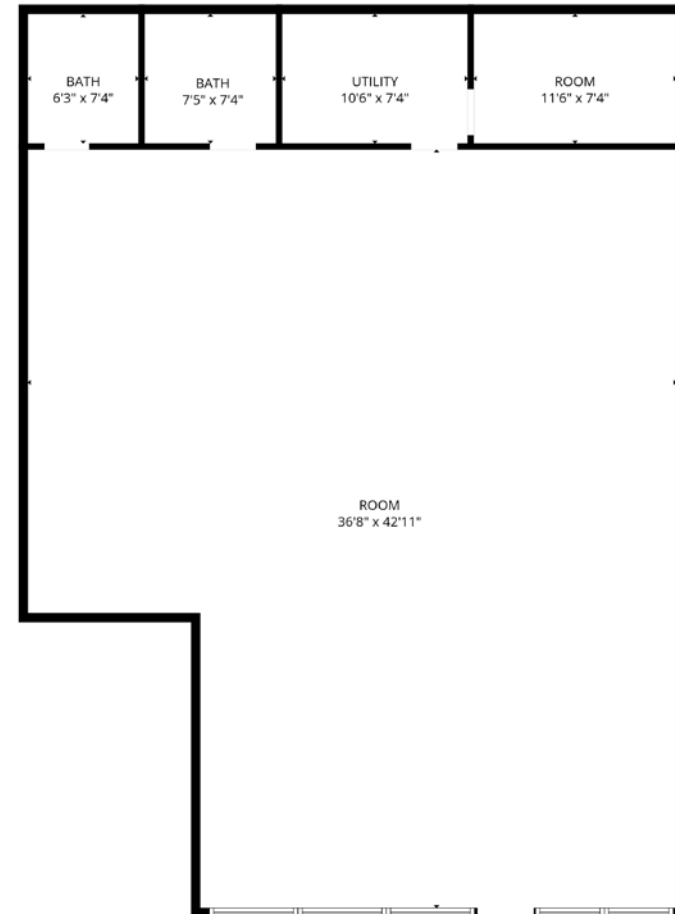
**Suite Size:** 1,831 SF

**Lease Rate:** \$18 PSF

**Available:** Immediate

### 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

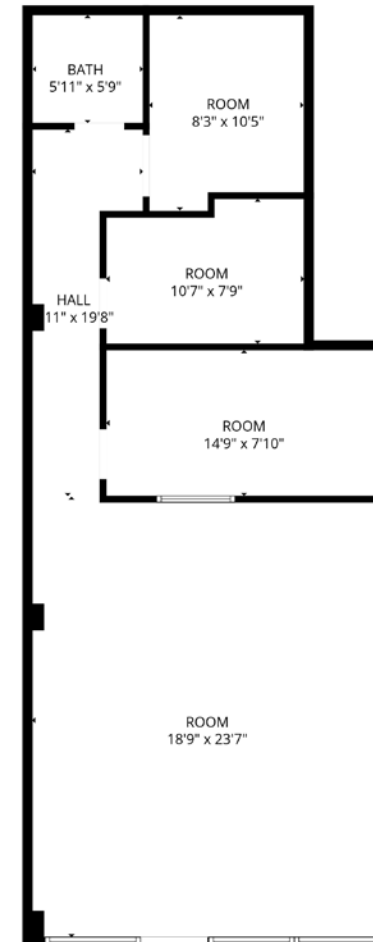


## 2021 GALLATIN PIKE N, MADISON, TN 37115 / SUITE 130

<b>Address:</b>	<b>2021 Gallatin Pike N, Suite 130 Madison, TN 37115</b>
<b>Lease Type:</b>	Triple Net (NNN)
<b>Suite Size:</b>	900 SF
<b>Lease Rate:</b>	\$25 PSF
<b>Available:</b>	Immediate

### PROPERTY HIGHLIGHTS

- 10' clear height
- One bathroom
- Three individual offices/rooms/suites
- Motorized window shades



**900 SF  
AVAILABLE**



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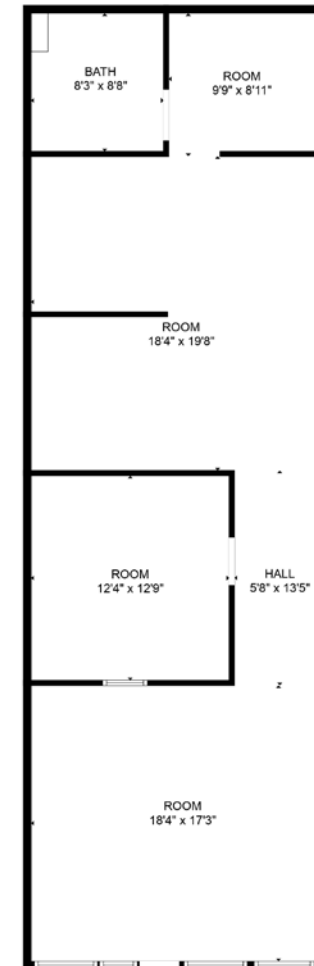
**2021 GALLATIN  
PIKE N SUITE 164**

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

<b>Address:</b>	<b>2021 Gallatin Pike N, Suite 164 Madison, TN 37115</b>
<b>Lease Type:</b>	Triple Net (NNN)
<b>Suite Size:</b>	1,100 SF
<b>Lease Rate:</b>	\$24 PSF
<b>Available:</b>	Immediate

### PROPERTY HIGHLIGHTS

- 10' clear height
- 1 bathroom
- 1 private office
- Glass front facade
- Immediate parking out front



**1,100 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

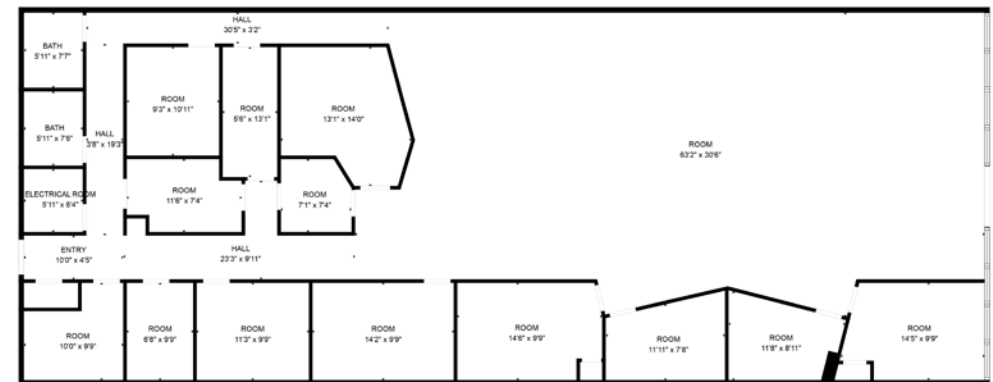
**Address:** 2021 Gallatin Pike N, Suite 280  
Madison, TN 37115

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

**Suite Size:** 4,000 SF

**Lease Rate:** \$15 PSF

**Available:** Immediate



## PROPERTY HIGHLIGHTS

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

**4,000 SF  
AVAILABLE**

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



# AERIAL MAP

# THE GALLERY AT RIVERGATE



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Nashville TN 615-255-2000



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Nashville, TN 615-255-2000

# AERIAL MAP

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