

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD 
COMMERCIAL



FOR SALE

5001 & 5003 GALLATIN PIKE, NASHVILLE, TN 37216

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5001 & 5003 OVERVIEW

5001 & 5003 GALLATIN PIKE,
NASHVILLE, TN 37211

PROPERTY SUMMARY

5001 and 5003 Gallatin Pike present a rare opportunity to acquire two adjacent freestanding commercial assets along one of East Nashville's most active and rapidly evolving corridors. Positioned on a combined ± 0.97 -acre site with substantial frontage along Gallatin Pike, the properties offer immediate functionality with long-term redevelopment upside in a high-growth submarket.

The portfolio consists of two complementary buildings: a single-story office structure at 5001 Gallatin Pike and a larger, multi-level office building at 5003 Gallatin Pike. Both assets are well-suited for owner-users, investors, or groups seeking to establish a presence along a high-visibility corridor with strong underlying fundamentals.

With favorable MUL-A zoning across both parcels, the site supports a wide range of commercial and mixed-use applications. As investment activity continues to reshape the Gallatin Pike corridor and surrounding East Nashville neighborhoods, this offering provides the scale, frontage, and positioning rarely available in a single acquisition.

PROPERTY DETAILS



**5001 & 5003 Gallatin Pike,
Nashville, TN 37211**



**Total Building Size:
+/- 5,328 SF**



**Total Land Area:
+/- 0.97 Acres (combined)**



**Sale Price:
\$2,650,000**



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



5001 OVERVIEW

5001 GALLATIN PIKE,
NASHVILLE, TN 37211

PROPERTY HIGHLIGHTS

Building Size: +/- 1,758 SF

Lot Size: +/- 0.58 Acres

Layout: Single-story building with multiple private offices and support areas.

Features: Two fireplaces, kitchenette, updated windows, LED lighting, and efficient layout for immediate use.


Parking: Approx. 6-8 spaces of rear lot parking.

PROPERTY DETAILS

 **5001 Gallatin Pike,
Nashville, TN 37211**

 **Space Size: +/- 1,758 SF**

 **Lot Area: +/- 0.53 acres**

 **Year Built: 1951**

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



5001 PROPERTY PHOTOS

5001 GALLATIN PIKE,
NASHVILLE, TN 37211



PROPERTY HIGHLIGHTS

Building Size: +/- 3,570 SF

Lot Size: +/- 0.44 Acres

Layout: Three-level building with office and support space across main level, upper level, and lower level.


Features: Hard corner positioning, multiple entrances, rear patio, abundant natural light, and flexible multi-level configuration.


Parking: Approx. 13-15 spaces of rear lot parking.


PROPERTY DETAILS

 **5003 Gallatin Pike,
Nashville, TN 37211**

 **Space Size: +/- 3,570 SF**

 **Lot Area: +/- 0.44 acres**

 **Year Built: 1950**

 **Stories: 3 Story (main level,
upper level, lower level)**

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



5003 PROPERTY PHOTOS

5003 GALLATIN PIKE,
NASHVILLE, TN 37211



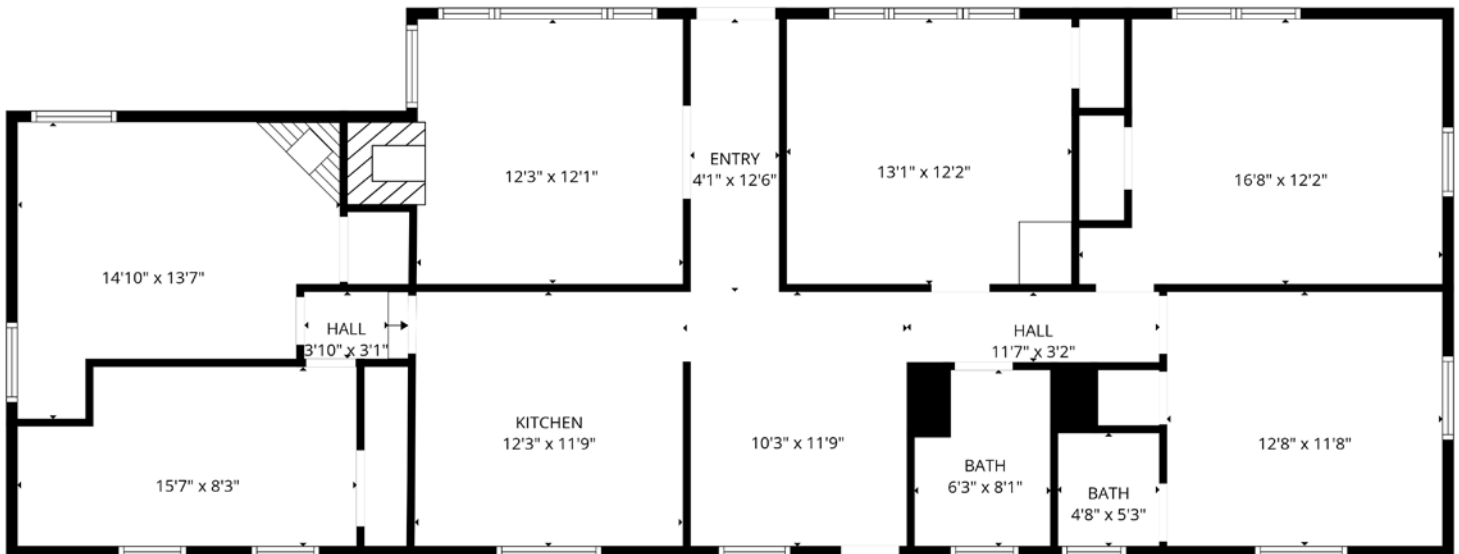
5003 PROPERTY PHOTOS

5001 & 5003 GALLATIN PIKE,
NASHVILLE, TN 37211



5001 FLOOR PLAN

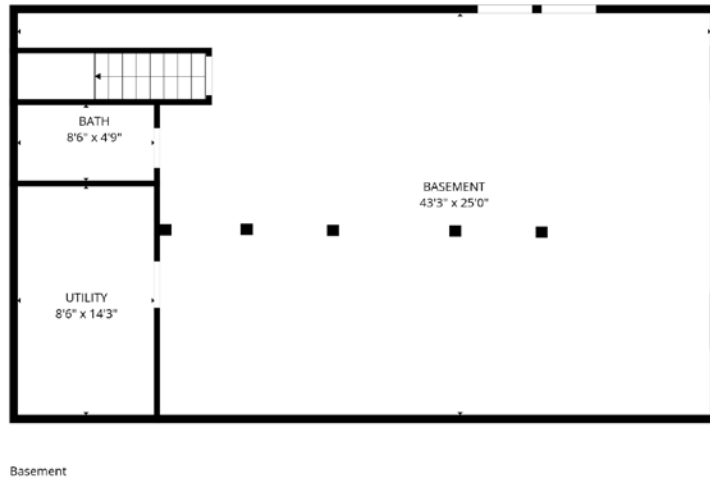
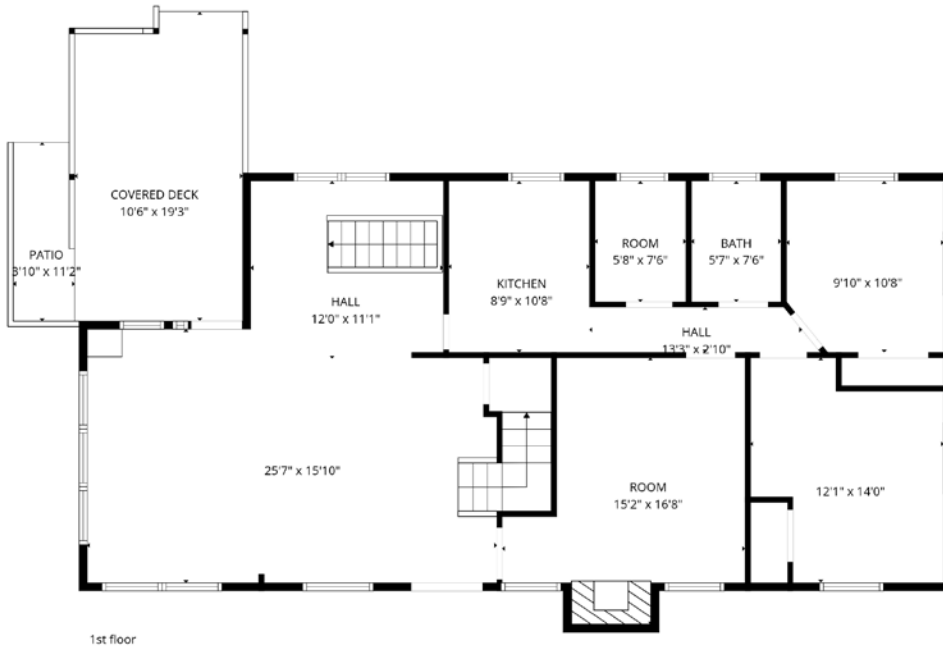
5001 GALLATIN PIKE,
NASHVILLE, TN 37211



**+/- 1.758 SF
AVAILABLE**

5003 FLOOR PLAN

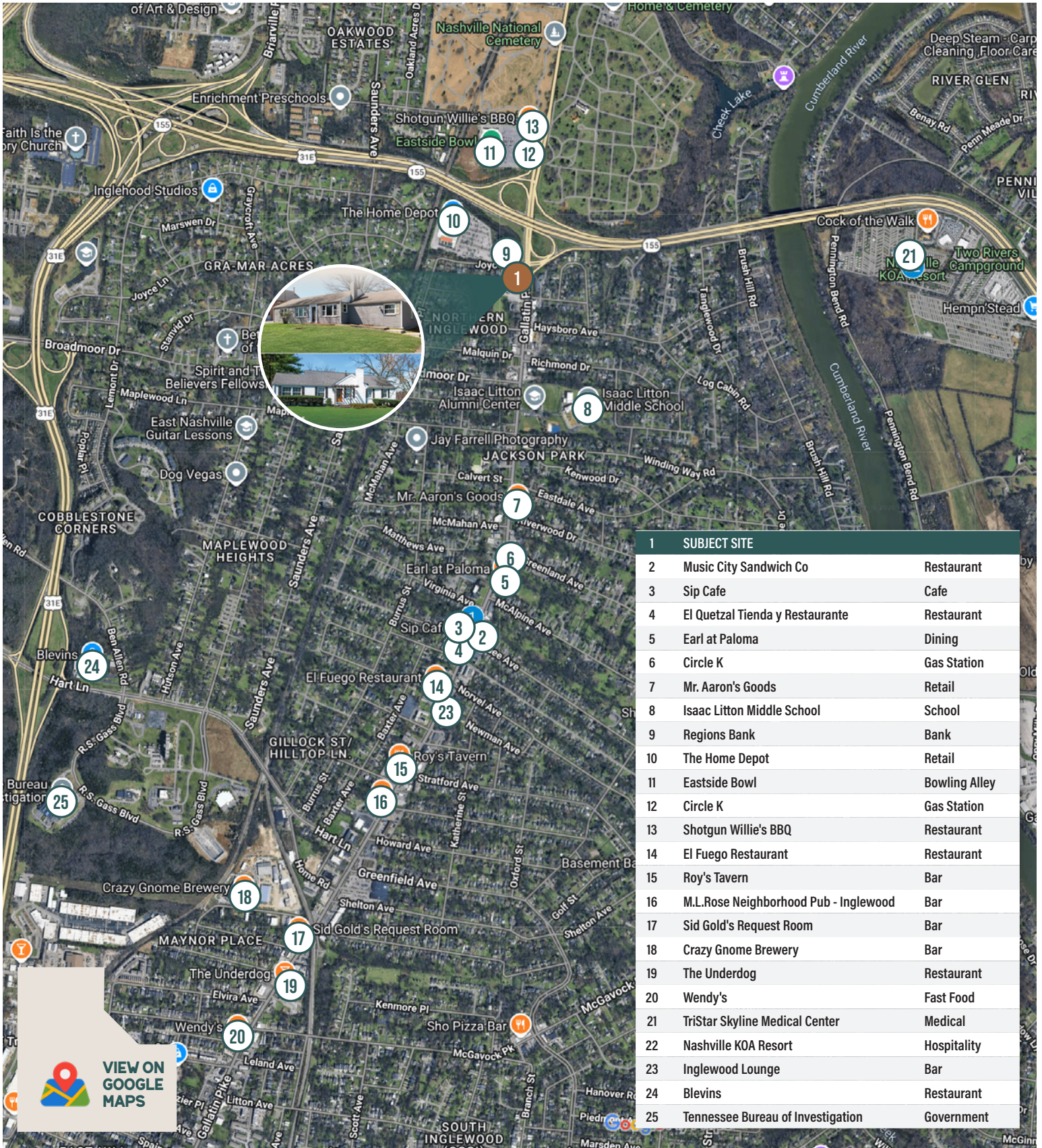
5003 GALLATIN PIKE,
NASHVILLE, TN 37211



**+/- 3,570 SF
AVAILABLE**

LOCATION MAP

5001 & 5003 GALLATIN PIKE,
NASHVILLE, TN 37211



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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