

EXCLUSIVE OFFERING MEMORANDUM



RETAIL SPACES AVAILABLE FOR LEASE

MADISON SQUARE SHOPPING CENTER

721 MADISON SQUARE, MADISON, TN 37115

www.edgefieldcommercial.com

TABLE OF CONTENTS

UNIT 872 / (Size: $\pm$ 2,500 SF)

UNIT 900 / (Size: $\pm$ 21,083 SF)

UNIT 969 (OUTPARCEL) / (Size: $\pm$ 5,320 SF)

UNIT 970 / (Size: $\pm$ 6,250 SF)

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RETAIL SPACES
AVAILABLE FOR LEASE

MADISON SQUARE SHOPPING CENTER

**721 MADISON SQUARE,
MADISON, TN 37115**

CONTACT INFO:

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EXECUTIVE SUMMARY

MADISON SQUARE SHOPPING CENTER

Madison Square Shopping Center is one of the largest and most established neighborhood retail destinations serving the Madison and North Nashville trade area. Encompassing approximately 325,000 square feet across multiple retail buildings situated on more than 32 acres, the center offers a diverse mix of national, regional, and local tenants while providing a variety of leasing opportunities for retailers, restaurants, medical users, service providers, fitness concepts, and entertainment operators.

Strategically positioned along Gallatin Pike, Madison Square benefits from exceptional visibility, multiple points of ingress and egress, abundant parking, and convenient access to I-65, Briley Parkway, Rivergate, Goodlettsville, and Downtown Nashville. As Madison continues to experience significant public and private investment, the corridor is attracting new residential development, commercial reinvestment, and growing consumer demand, further strengthening the center's position as a premier retail destination.

With multiple suite sizes and configurations available, Madison Square Shopping Center offers businesses the opportunity to establish a presence within one of North Nashville's most recognizable commercial corridors.



◆ Established Neighborhood Shopping Center

One of Madison's largest and most recognizable retail destinations serving the North Nashville trade area.

◆ Flexible Leasing Opportunities

Four available suites ranging from inline retail to a freestanding outparcel building, accommodating a variety of retail, restaurant, medical, office, fitness, and service-oriented users.

◆ Regional Accessibility

Convenient access to Gallatin Pike, I-65, Briley Parkway, Rivergate Parkway, and Downtown Nashville.

◆ Visibility

Excellent exposure within one of Madison's primary commercial corridors.

◆ Parking

Ample surface parking throughout the center.

◆ Diverse Tenant Mix

Established retail destination serving a broad mix of daily-needs retail, dining, service, and professional businesses.

◆ Growing Trade Area

Located within one of Nashville's fastest-evolving commercial corridors benefiting from continued residential growth, commercial investment, and corridor revitalization.

◆ Multiple Configurations

Opportunities ranging from traditional inline retail to a highly visible freestanding outparcel building.



UNIT 872

Address:	721 Madison Square, Unit 872 Madison, TN 37115
Lease Type:	Triple Net (NNN)
Suite Size:	±2,500 SF
Lease Rate:	\$15 PSF NNN (\$3.90/SF OPEX)
Available:	08/01/2026

PROPERTY HIGHLIGHTS

- Glass front facade
- Fully sprinkled
- Large Windows
- 11.5 ft ceilings
- Kitchenette
- Two bathrooms
- Rear door access



**±2,500 SF
AVAILABLE**

UNIT 872



UNIT 900

Address: 721 Madison Square, Unit 900
Madison, TN 37115

Lease Type: Triple Net (NNN)

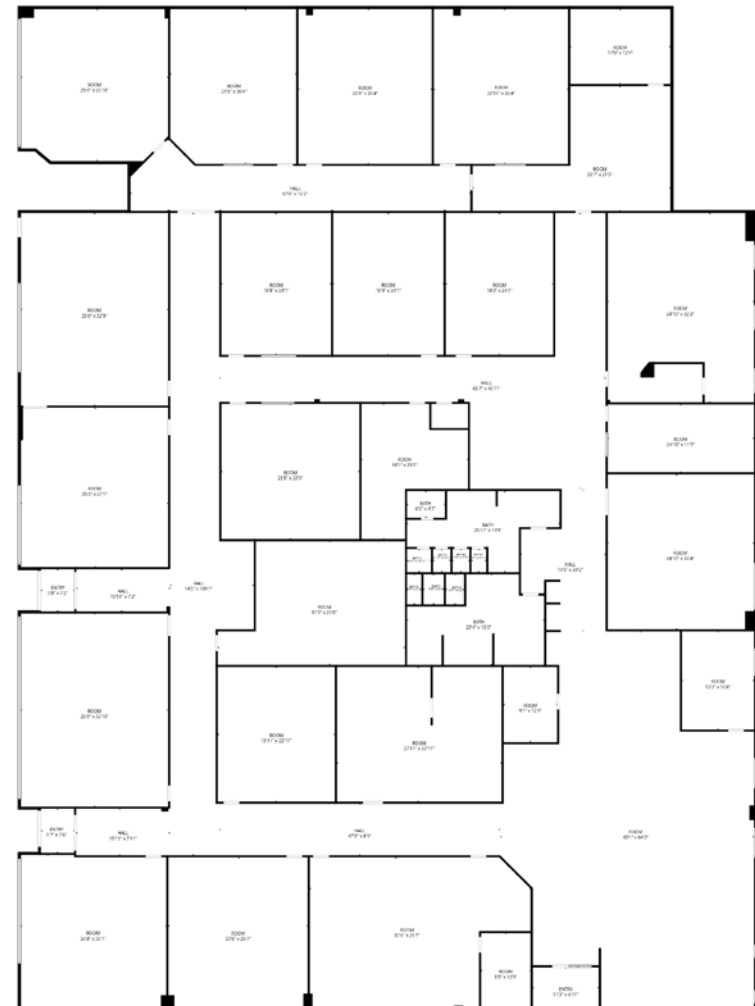
Suite Size: ±21,083 SF

Lease Rate: \$9 PSF NNN (\$3.90/SF OPEX)

Available: 03/01/2027

PROPERTY HIGHLIGHTS

- Full glass storefront facade
- Fully sprinkled
- Approx. 9 ft ceilings
- Ample natural light throughout
- Multiple access points
- Multiple restrooms



**±21,083 SF
AVAILABLE**

UNIT 900

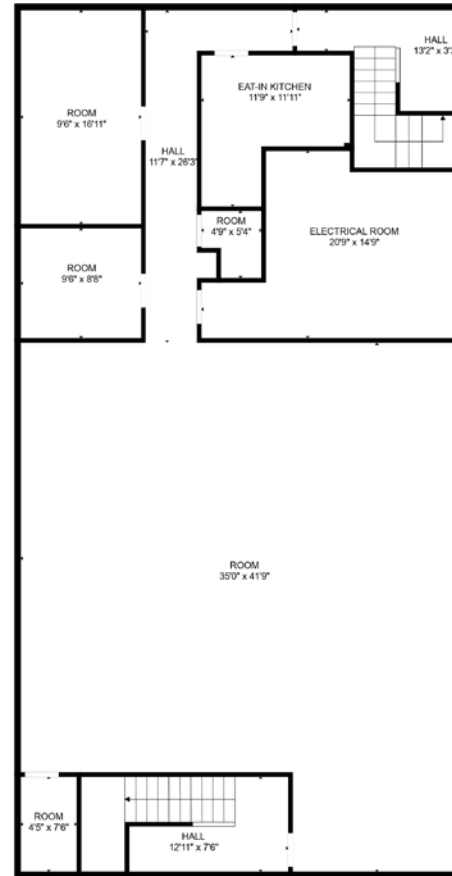


UNIT 969

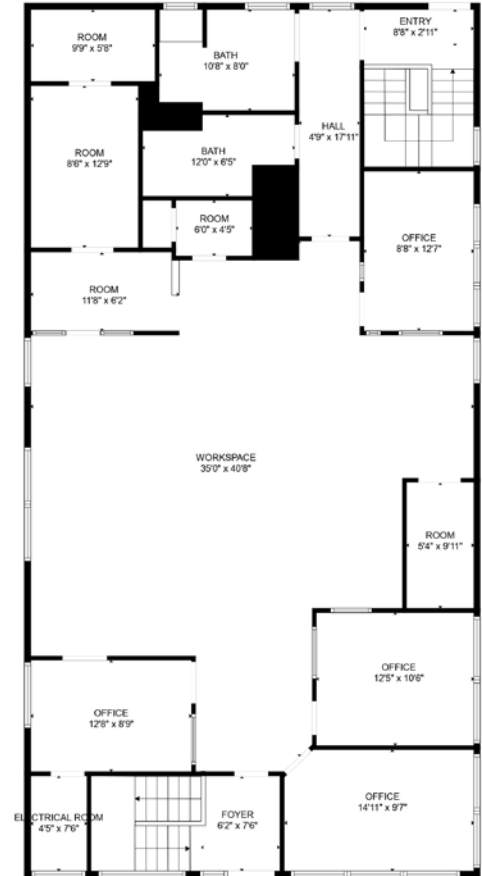
Address:	721 Madison Square, Unit 969 Madison, TN 37115
Lease Type:	Triple Net (NNN)
Suite Size:	±5,320 SF
Lease Rate:	\$11.50 PSF NNN (\$3.90/SF OPEX)
Available:	08/01/2026

PROPERTY HIGHLIGHTS

- Single-tenant outparcel
- Stand-alone pylon signage
- Two story
- Approx. 10 ft ceilings throughout
- Three-phase power
- Two bathrooms
- Functional Drive-Thru Configuration



FLOOR 1



FLOOR 2

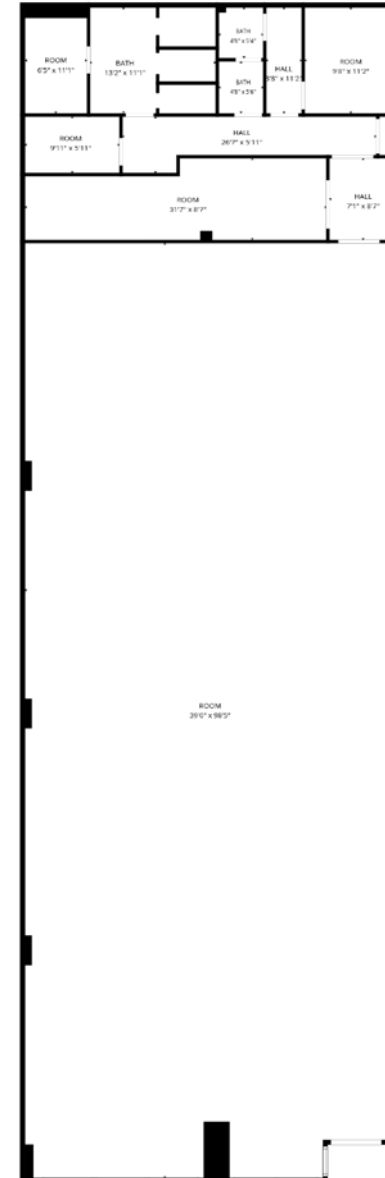
**±5,320 SF
AVAILABLE**

UNIT 969 (OUTPARCEL)



Address:	721 Madison Square, Unit 970 Madison, TN 37115
Lease Type:	Triple Net (NNN)
Suite Size:	±6,250 SF
Lease Rate:	\$13 PSF NNN (\$3.90/SF OPEX)
Available:	08/01/2026

- Glass front facade
- Prep area with three compartment sink
- Approx 12.5 ft clear height
- Two bathrooms
- Open Floor Plan
- Minimal Columns Throughout



**±6,250 SF
AVAILABLE**

UNIT 970

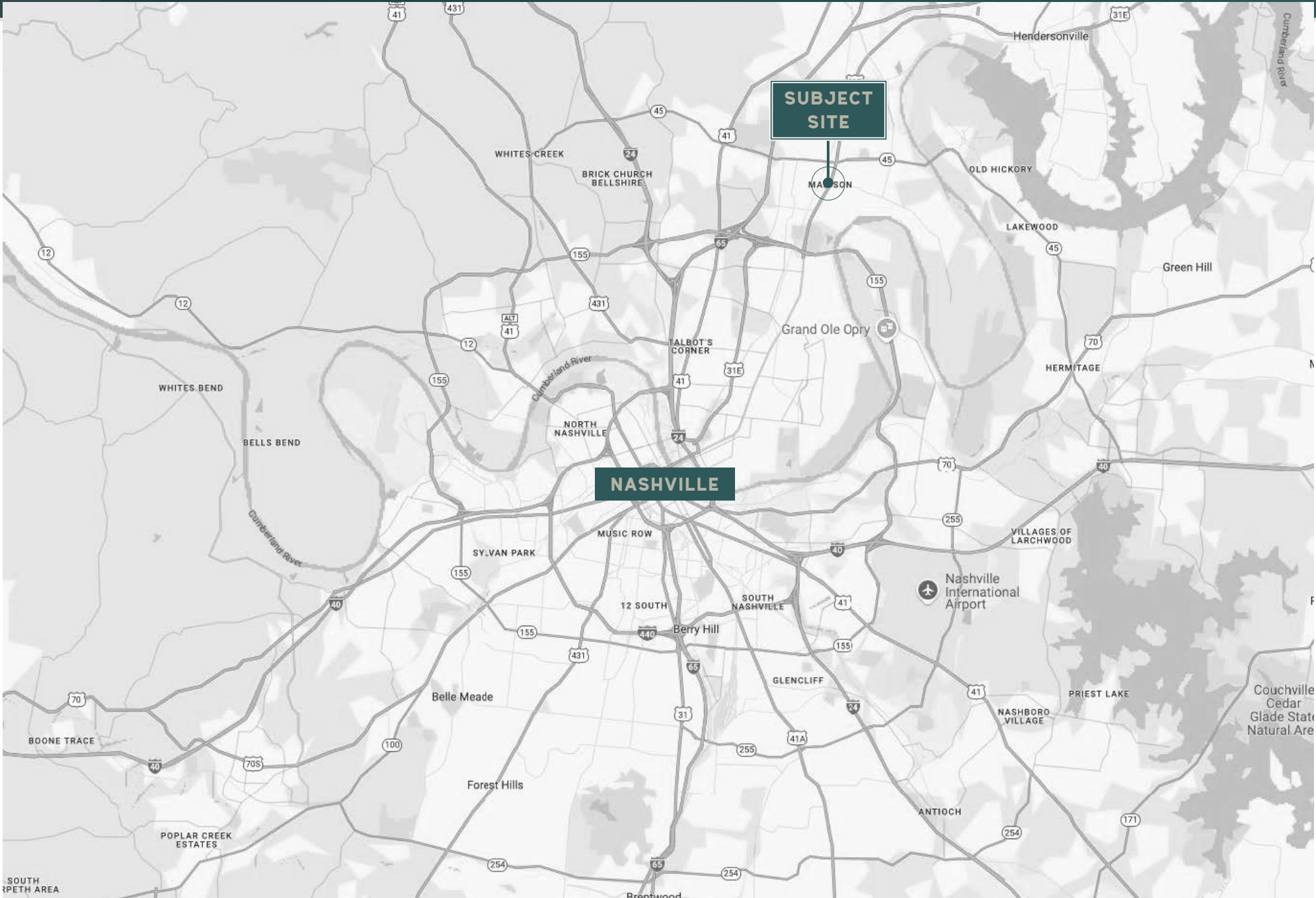




LOCATION MAP

MADISON SQUARE SHOPPING CENTER







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