

3201 Gallatin Pike | Nashville, TN 37206



- **Building Size - 8,004 SF**
- **Lot Size - 1.04 Acres**
- **Traffic Count - 23,712 ADT**
- **Lease Rate - Please Inquire**
- **Ample Parking**

Positioned on a prominent 1.04-acre corner along Gallatin Pike, this highly visible 8,004 SF building benefits from 23,712 ADT and multiple points of ingress and egress, providing excellent accessibility and exposure. The immediate 1-mile trade area includes over 12,500 residents, expanding to more than 76,000 within 3 miles, supported by strong average household incomes exceeding \$ 115,000. The area features a young, highly educated demographic with continued population growth and over \$3.3 billion in consumer spending, making this location ideally suited for retail, restaurant, or service-oriented users seeking to capture dense, affluent East Nashville demand.



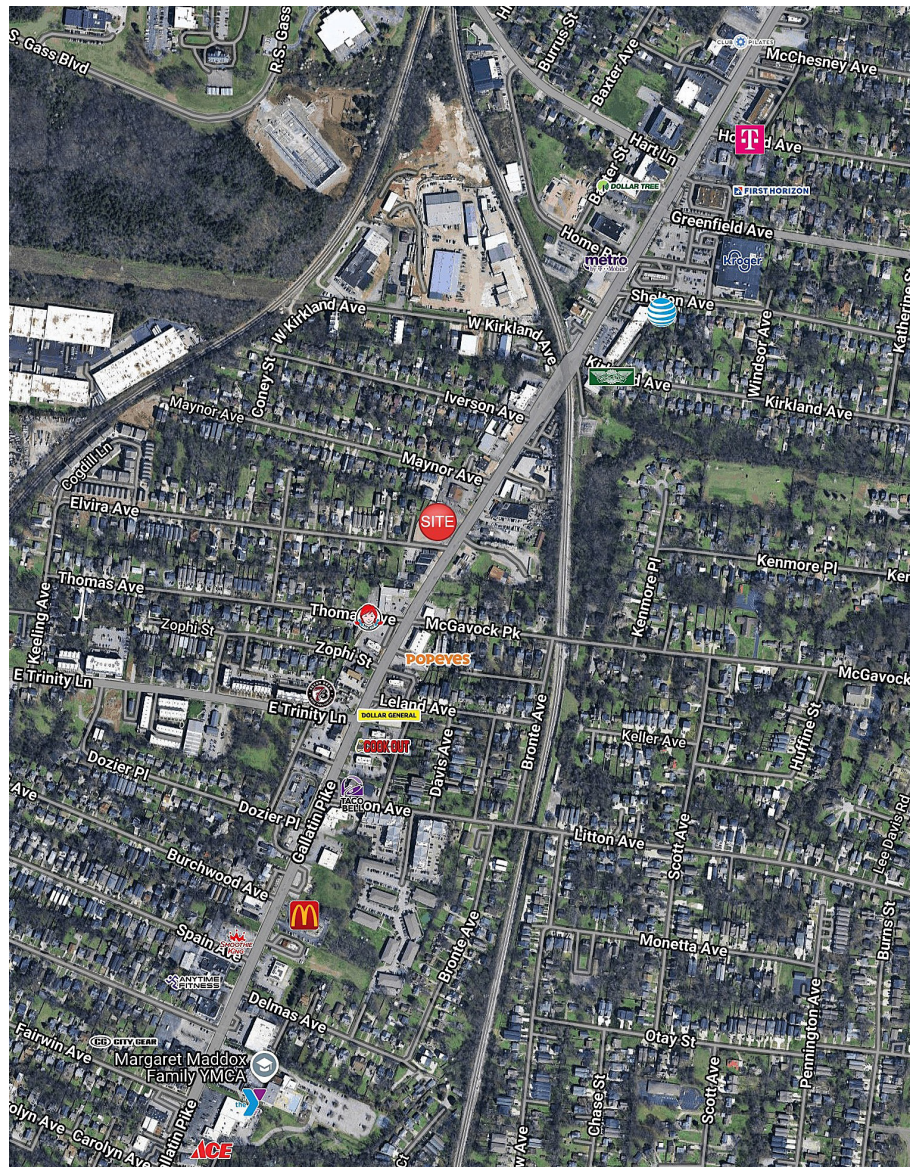
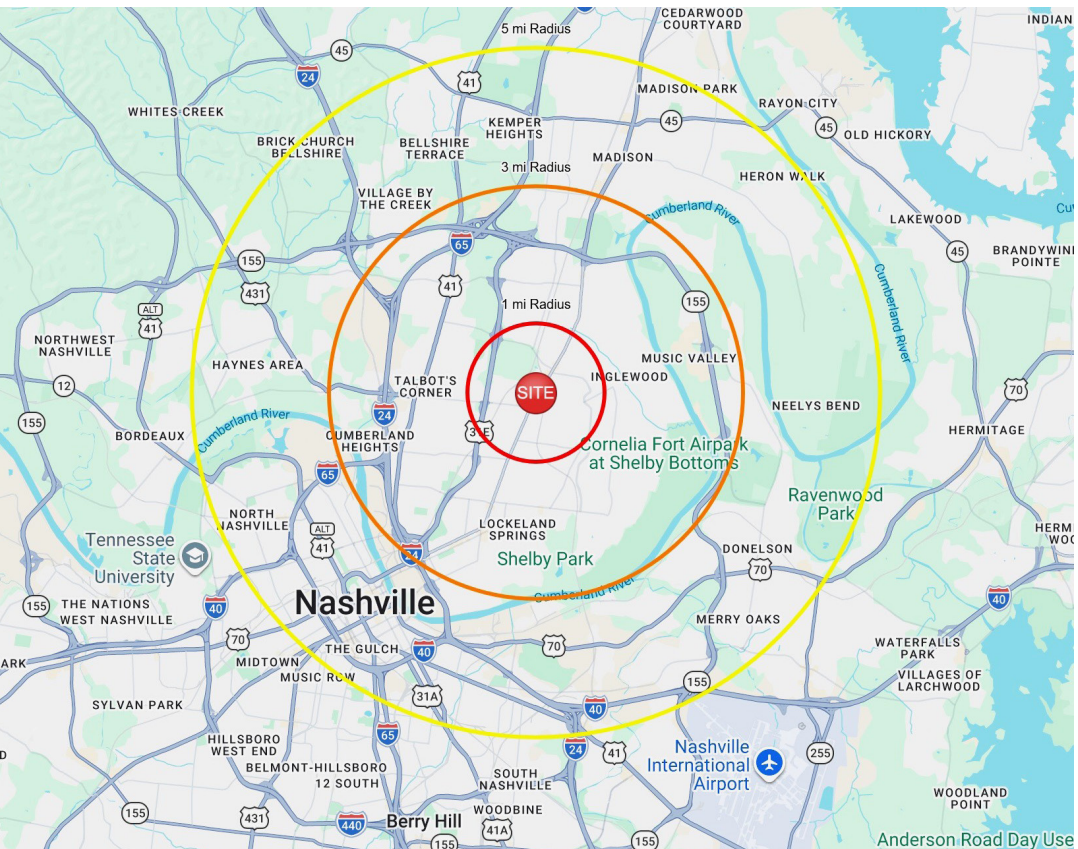
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Centennial AVAILABLE FOR SUBLEASE

RETAIL SERVICES 3201 Gallatin Pike | Nashville, TN 37206



	1 Mile	3 Mile	5 Mile
Population	12,526	76,430	208,770
Households	5,565	32,743	98,362
Avg HH Income	\$ 116,384	\$ 115,203	\$ 108,696

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