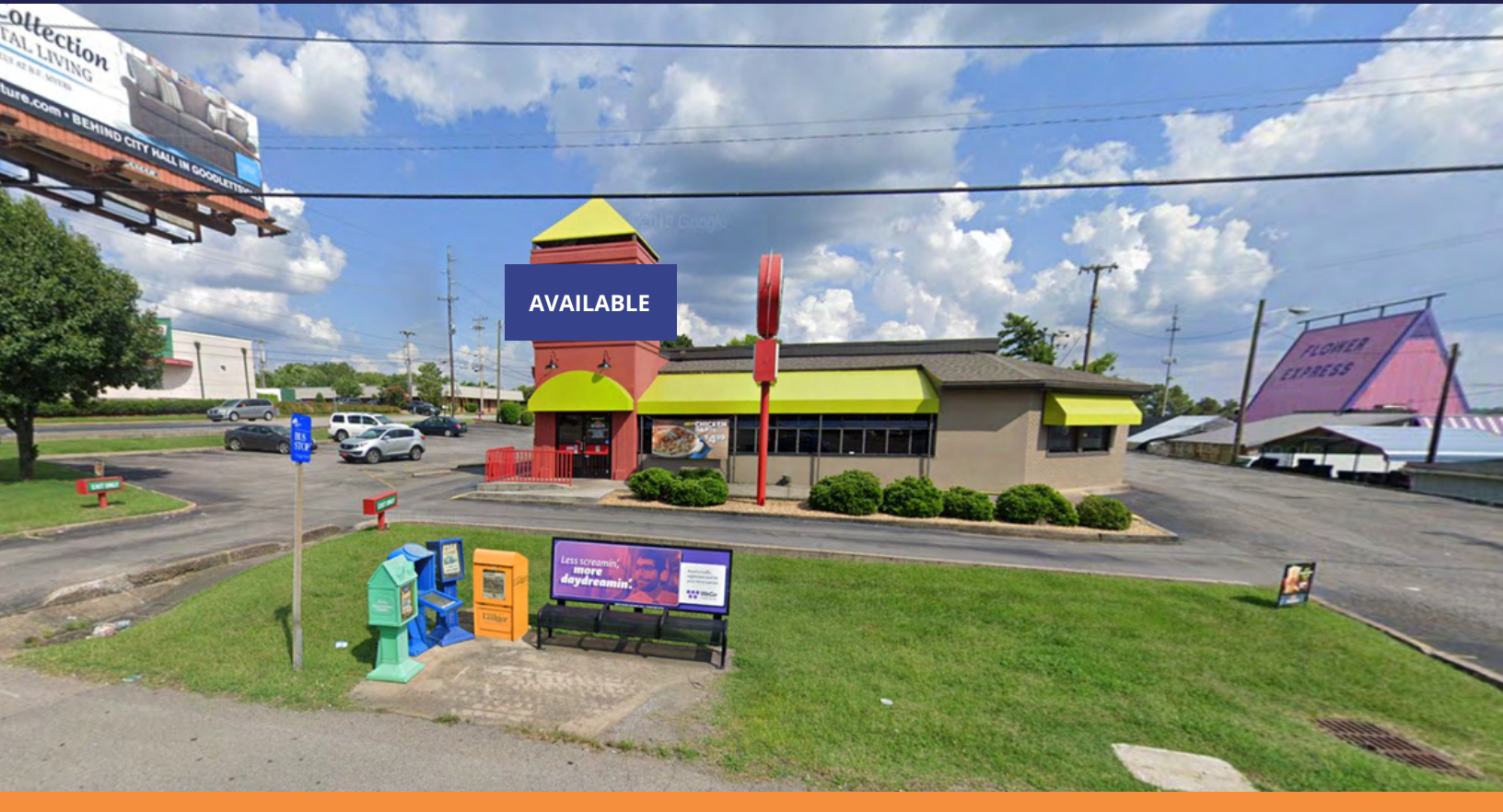




MARKET OVERVIEW

Madison (Madison/Northeast Nashville) is a well-positioned, growing suburban trade area located approximately 8-10 miles north of downtown Nashville with strong regional connectivity via Briley Parkway, I-65 and I-40. The retail corridor serves roughly 40k+ residents with median household income near \$70k and a diverse mix of established neighborhoods and newer commercial development, supporting steady retail demand and service-oriented growth.

The property at 1847 Gallatin Pike N sits on Gallatin Pike (US-31E), one of Madison's primary retail/restaurant corridors that links downtown Madison to Rivergate and Hendersonville.

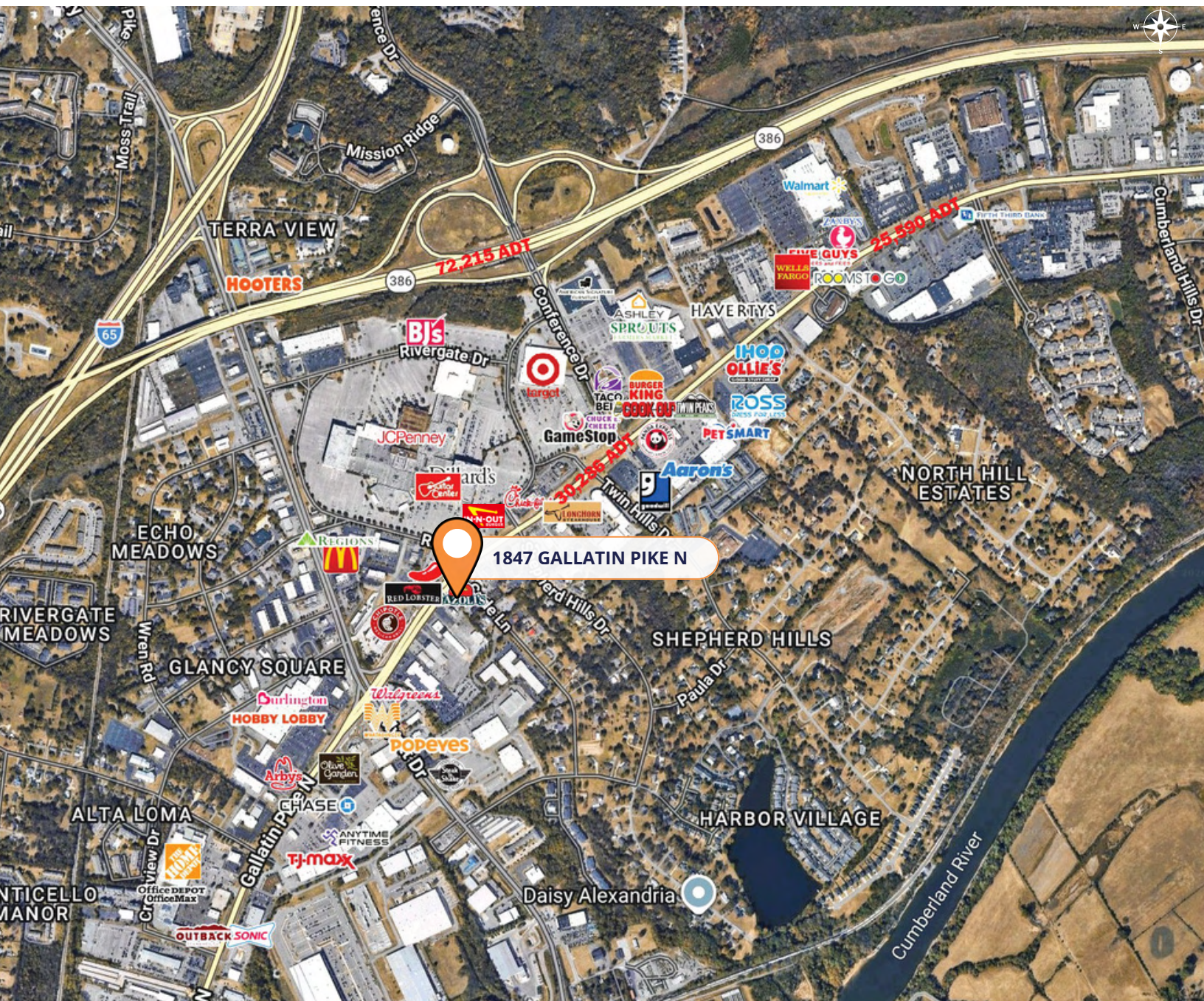
Gallatin Pike features a mix of national quick-service restaurants, local retailers, banks, and service providers, creating consistent daily traffic and strong visibility for small-format retail and food service. Nearby uses include banks, medical/behavioral health offices, and neighborhood shopping centers.

SPACE AVAILABLE

- Great Visibility & Access
- Adjacent High-Traffic Retail Center
- 36,502 VPD
- Population Density
- Commuter Flows

DEMOGRAPHICS

Distance	Est. Population	Avg. HH Income
1 Mile	4,477	\$79,532
3 Mile	42,483	\$90,849
5 Mile	100,895	\$100,350



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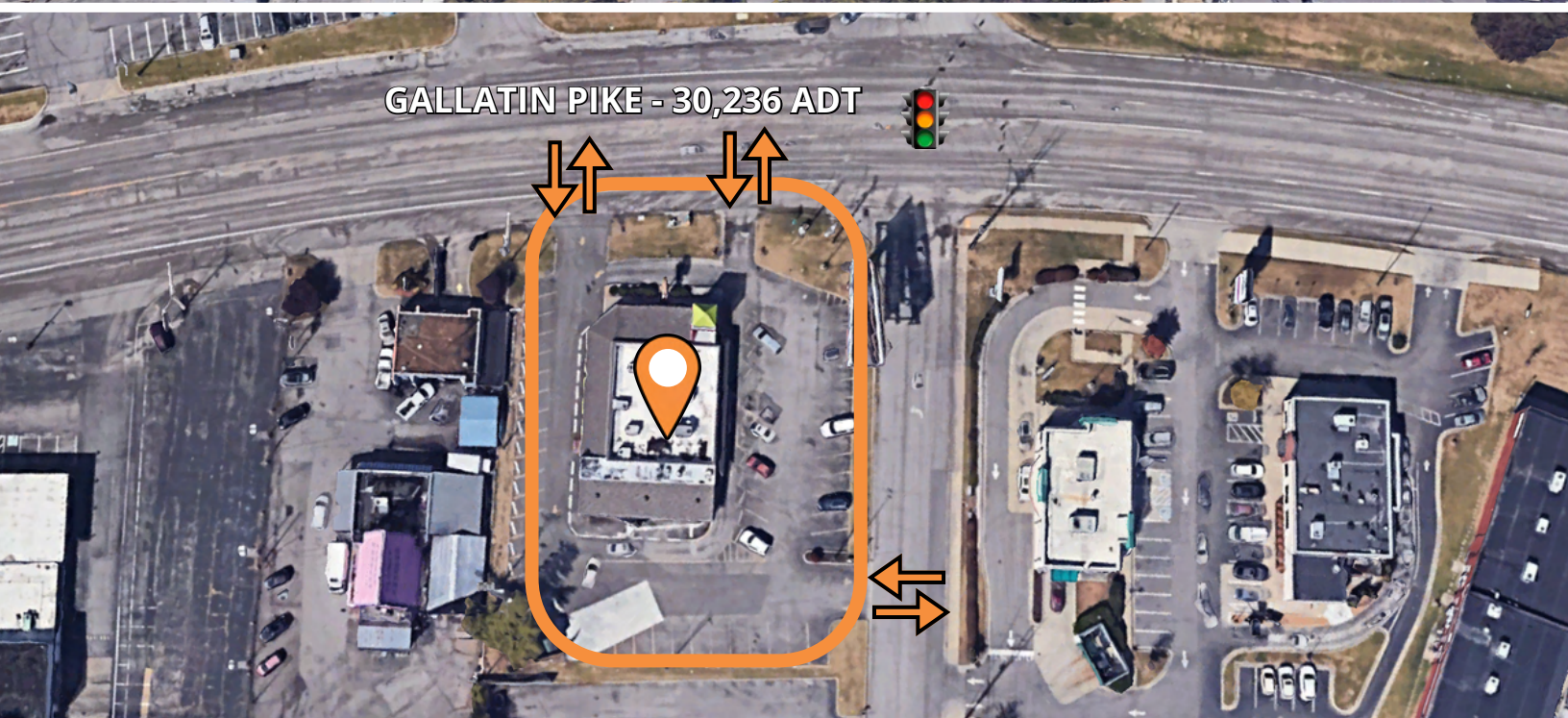
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Centennial
RETAIL SERVICES

RETAIL BROKERS
NETWORK



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