

FOR LEASE > RETAIL SPACE

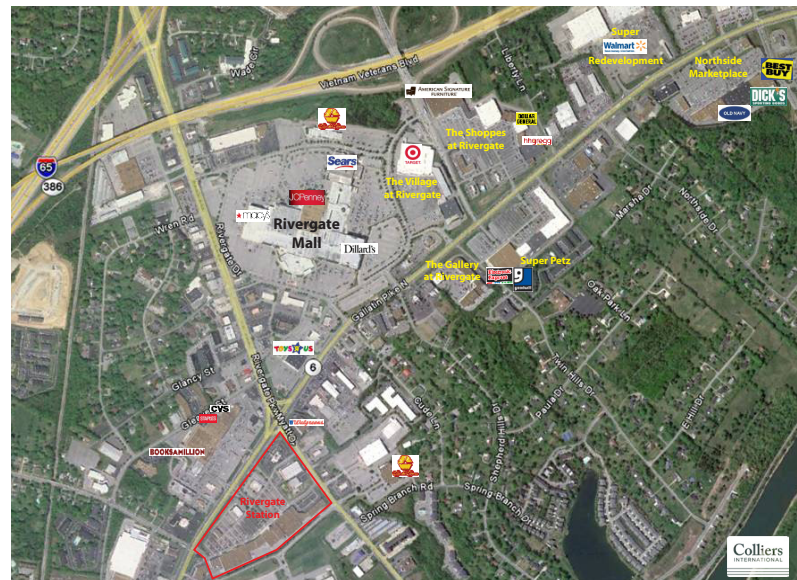
Rivergate Station

1699 GALLATIN PIKE NORTH, MADISON, TN 37115



Site Features

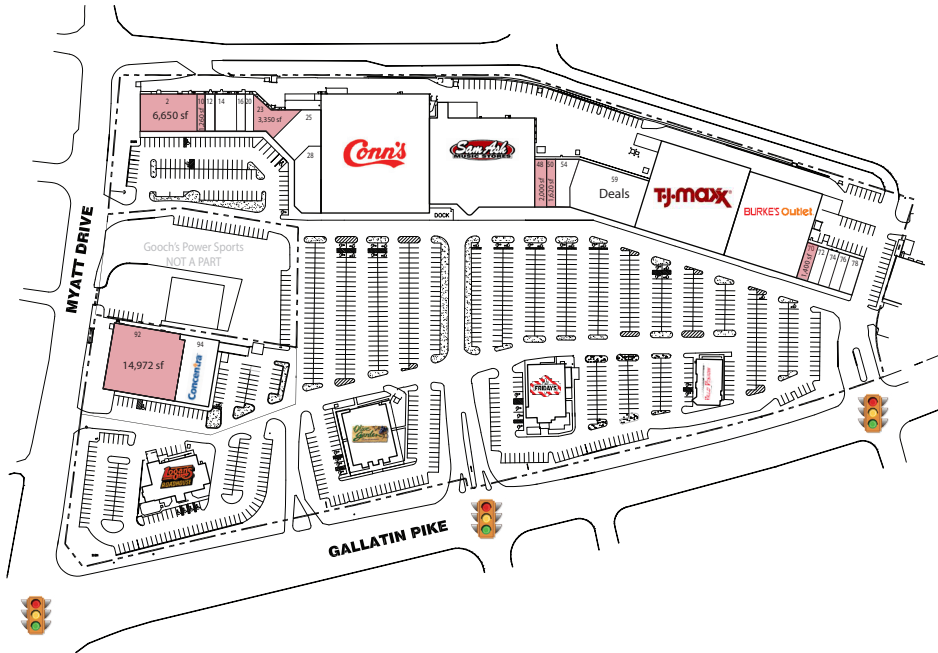
- > 240,318 SF regional shopping center
- > Located in Nashville's regional trade area across from Rivergate Mall with 2 signalized entrances
- > Traffic counts in excess of 22,669 ADT (2015)
- > Major retailers in the trade area include Walmart, JC Penny, Dillard's, Hobby Lobby, Books-a-Million, Old Navy, Ashley Furniture, hh Gregg, Dick's, Target, Macy's, Toy's R Us and more
- > Estimated 2017 CAM, insurance, and RE taxes: \$2.75/ SF NNN



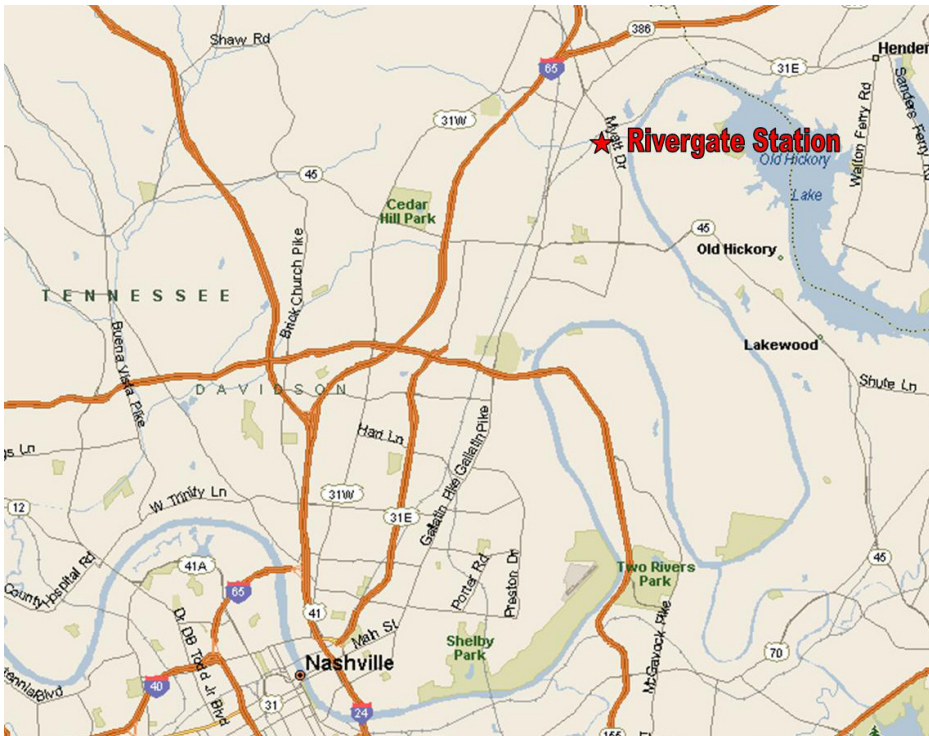
AGENT: R. DAVID MCDOWELL
DIR: 615 850 2791
NASHVILLE, TN
david.mcdowell@colliers.com

COLLIERS INTERNATIONAL
523 3rd Avenue South
Nashville, TN 37210
615 850 2700
www.colliers.com

Site Plan



Location



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Tenants

SUITE	TENANT	SF
2	AVAILABLE	6,650
10	AVAILABLE	1,260
12	Sun Loan	1,680
14	Cosmo Prof	2,520
16	Labor Ready	1,420
20	World Finance	1,246
23	AVAILABLE	3,350
25	Cycl Gear	5,000
28	Sewing & Vacuum Center	6,200
Anch	Conn's Appliances	45,900
Anch	Sam Ash Music	34,700
48	AVAILABLE	2,000
50	Super Cuts	1,620
54	Rainbow Bridal	3,306
59	Deals	11,690
Anch	TJ Maxx	30,000
Anch	Burke's Outlet	23,925
70	Boost Mobile	1,400
72	Check Into Cash	1,400
74	Greek Restaurant	1,400
76	Liberty Tax	1,400
78	Dominos Pizza	2,100
92	AVAILABLE	14,972
94	Concentra	9,120
OP1	Logan's Roadhouse	6,000
OP2	Olive Garden	9,098
OP3	TGI Friday's	6,961
OP4	Value Vision	4,000

Demographics (2017)

	3 MILE	5 MILE	10 MILE
Population	41,715	104,786	343,313
Average Family Income	\$54,367	\$62,967	\$68,050
Traffic	22,669 VPD (2015) on Gallatin Pike before Rivergate Parkway		

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