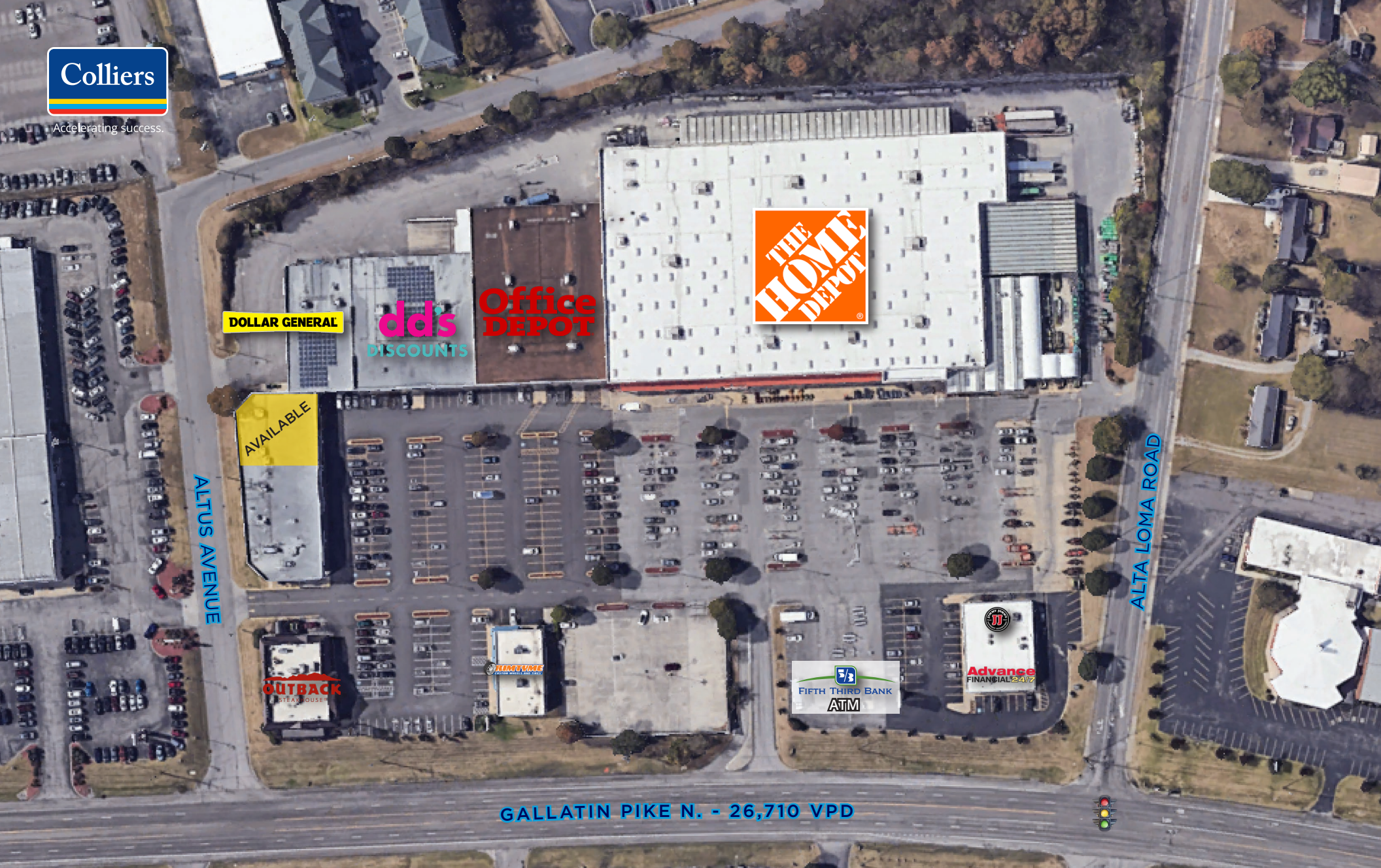




Accelerating success.



GALLATIN PIKE N. - 26,710 VPD

RIVERGATE SQUARE

1558-1596 GALLATIN PIKE N | MADISON, TN 37115 (NASHVILLE MSA)

BRIAN FORRESTER CCIM
PRINCIPAL & EXECUTIVE VICE PRESIDENT

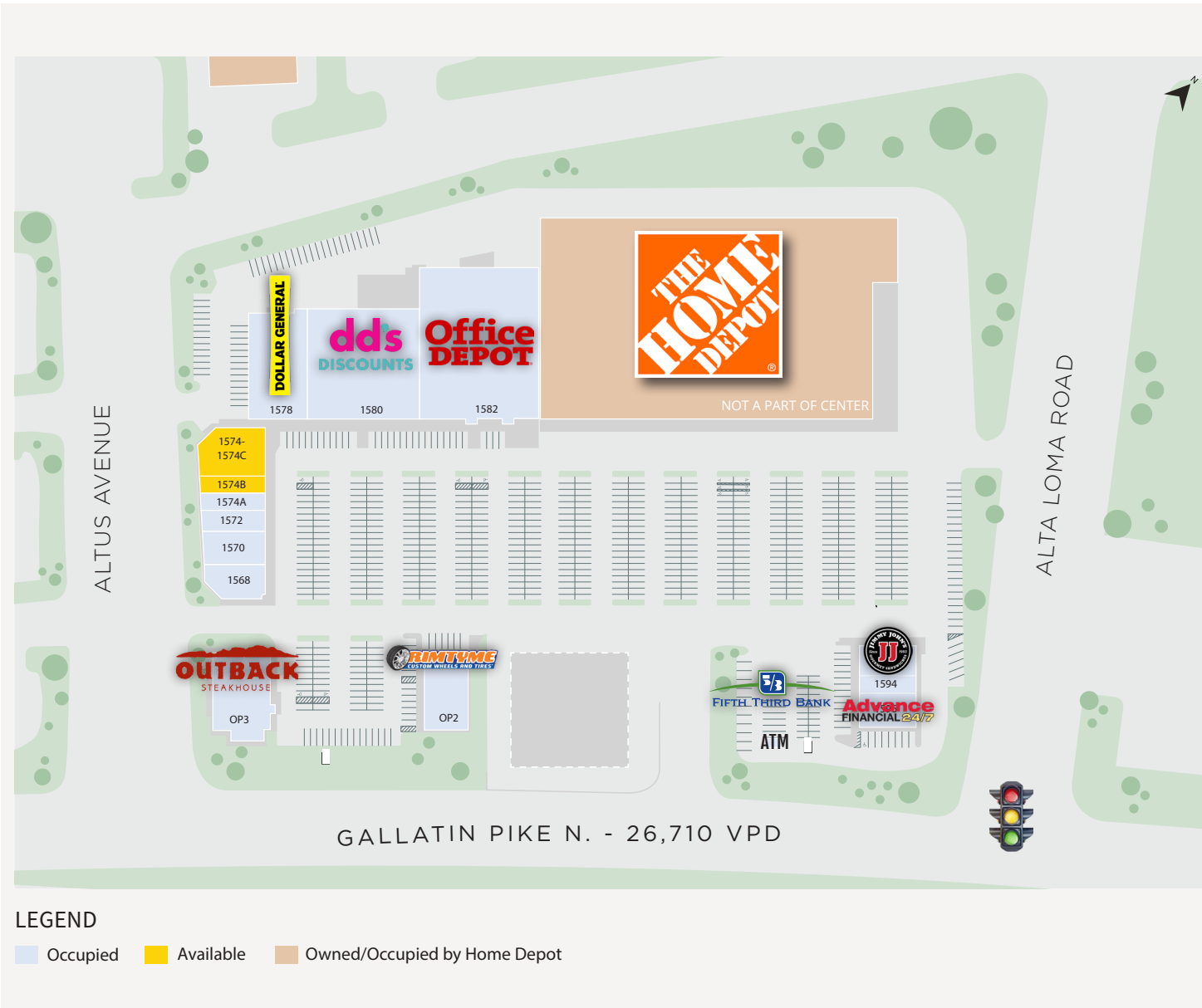
WOODY WIDENHOFER
PRINCIPAL & EXECUTIVE VICE PRESIDENT

RIVERGATE SQUARE

- Rare vacancy available between 1,270 - 5,817 SF (Landlord willing to subdivide)
- Anchored by dd's Discount and shadow anchored by Home Depot
- Good access to Vietnam Veterans Parkway via Rivergate Parkway
- Monument signage opportunity and signalized entrance at Alta Loma Road
- Nearby development plans for Rivergate Mall neighborhood featuring a six-story mixed-use property with 300-400 residential units, a hotel, green space, and over 16,000 SF of commercial space
- Approximately 1,000 new apartments planned with the proposed Madison Station mixed-use development located 3-miles south of the shopping center
- New National retailers to the surrounding area include Sprouts and In-N-Out Burger



SITE PLAN & AVAILABILITY



SUITE	TENANT	SF
1582	Office Depot	25,000
1580	dd's Discounts	16,900
1578	Dollar General	8,750
1574 - 1574C	AVAILABLE	4,547
1574B	AVAILABLE	1,270
1574A	Int'l Africa Hair Braiding	986
1572	Illusion Beauty	2,022
1570	Rivergate Dental	2,880
1568	El Pulgarcito	2,600
1592	Jimmy John's	2,360
1594	Super Fiesta Latina Mercado	1,220
1596	Advance Financial	2,600
OP3	Outback Steakhouse	6,300
OP2	RimTyme Custom Wheels and Tires	4,500

RIVERGATE SQUARE

1558-1596 GALLATIN PIKE N
MADISON, TN 37115

2024 Demographics

	1 MI	3 MI	5 MI
POPULATION	5,023	42,022	98,292
HOUSEHOLDS	2,144	18,243	41,673
AVG. HH. INCOME	\$76,369	\$83,880	\$98,958
DAYTIME POP.	6,752	23,641	42,531
ANN. HH. RETAIL EXPENDITURES	\$92.3 M	\$820.1 M	\$2.02 B

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