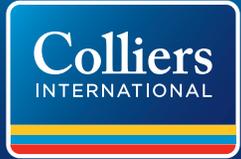


FOR LEASE | RETAIL  
721-970 Gallatin Pike S | Madison, TN 37115



# MADISON SQUARE SHOPPING CENTER

AVAILABLE FOR LEASE  
630 SF - 5,510 SF

FUTURE  
REDEVELOPMENT

FUTURE  
REDEVELOPMENT  
±1.74 Acre Site  
Ground Lease or  
Build-to-Suit



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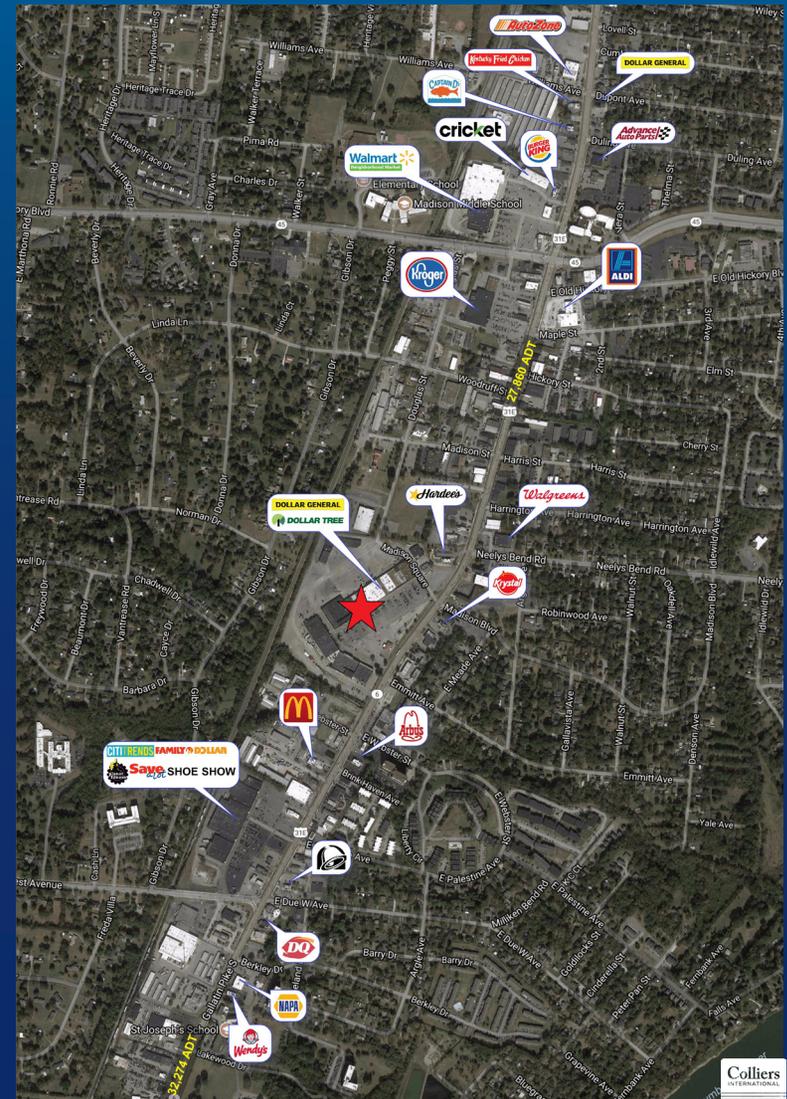
www.colliers.com/nashville

+1 615 850 2700



# BUILDING AMENITIES

- › 331,615 SF Community Center with an attractive mix of local and national tenants which include: Dollar General, Dollar Tree, Sherwin Williams, Rent-a-Center, H&R Block, CSL Plasma and Citi Financial
- › 630 SF - 5,510 SF Available for Lease
- › Former Shoney's parcel - ±1.74 acres for ground lease or build-to-suit
- › Located at signalized entrance in the high traffic retail corridor of Madison, TN along Gallatin Pike with over 27,800 VPD
- › Sufficient parking with dedicated pylon signage
- › ±122,000 population within 5 mile radius
- › Consumer expenditures within 5 miles totaling \$2.33B



Demographics			
	1 MILE	3 MILE	5 MILE
Population	12,181	55,792	122,193
Average Family Income	\$38,755	\$48,965	\$49,753
Traffic	27,860 VPD (2016) on Gallatin Pk S		

# SITE PLAN



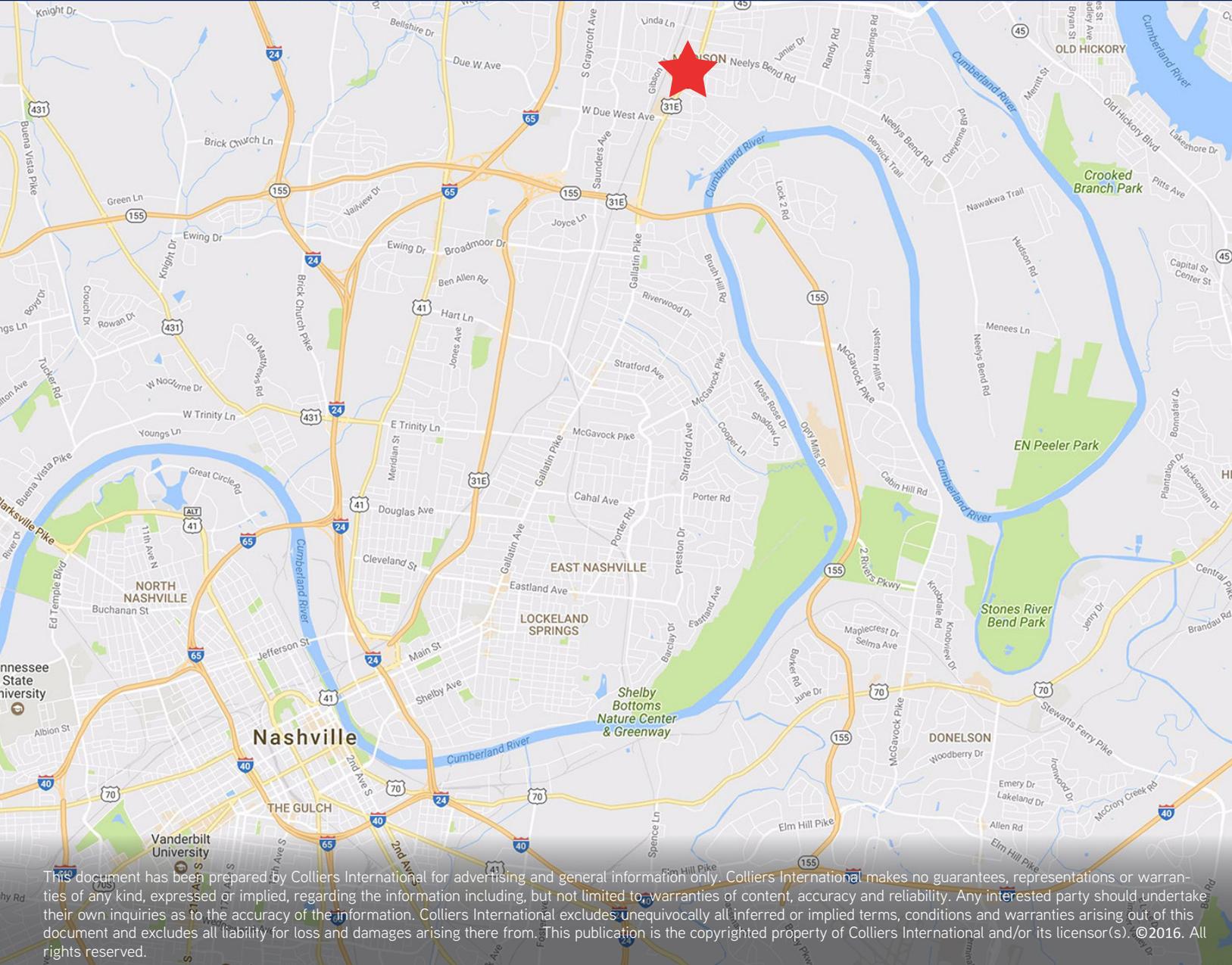
Former Shoney's Parcel  
±1.74 acres  
for Ground Lease or Build-to-Suit

A-1a	My Avocado Market	15,264
A-1b	Dollar General	12,500
<b>A-2</b>	<b>AVAILABLE</b>	<b>5,200</b>
A-3	CSL Plasma	15,400
A-4	Dollar Tree	10,415
A-5	Cuban Bakery	3,020
A-7	EZ Pawn	11,450
A-8	H&R Block	3,850
A-9	Sherwin Williams	5,134
A-10	Bedzzz & More	9,250
A-11	K&S Beauty	2,750
A-13	Rent-a-Center	5,000
A-14	Citi Financial	2,500
<b>A-15</b>	<b>AVAILABLE</b>	<b>1,050</b>
A-16	Command Center	1,100
<b>A-17</b>	<b>AVAILABLE</b>	<b>1,050</b>
<b>A-18</b>	<b>AVAILABLE</b>	<b>1,050</b>
<b>A-19</b>	<b>AVAILABLE</b>	<b>630</b>
<b>A-20</b>	<b>AVAILABLE</b>	<b>1,480</b>
<b>A-21</b>	<b>AVAILABLE</b>	<b>905</b>
<b>A-22</b>	<b>AVAILABLE</b>	<b>644</b>
<b>A-23</b>	<b>AVAILABLE</b>	<b>940</b>
<b>A-24</b>	<b>AVAILABLE</b>	<b>1,750</b>
A-25	Circle Players	6,800
A-26	Hibachi's Buffet / Sushi Bar	14,450
B-1	Barber & Style College	6,250
B-2	Kingdom Love Worship Ctr	5,000
B-5	Ligon's Family Hair Salon	4,450
B-8	Home Furnishings & More	30,000
B-9	Furniture Store	11,613
B-13	Madison Trophy	2,142
<b>B-15</b>	<b>AVAILABLE</b>	<b>4,300</b>
B-18	Bestway Rent-to-Own	7,500
B-21	State of Tennessee	21,083
BB-4	J.O.B. Billiards	12,350
BB-8	Halloween Express	30,000
BB-10	Waller Furniture	3,300
BB-11-20	Halloween Express	29,914
C-1	Covenant of the Cross	8,802
<b>C-2</b>	<b>AVAILABLE</b>	<b>5,510</b>
C-3	Rock the Bellz Entertainment	5,340
C-6	Covenant of the Cross	4,200
C-7	Hair Posium	1,200
<b>C-8</b>	<b>AVAILABLE</b>	<b>1,200</b>
C-9	Christian Life Baptist Church	2,000
<b>OP1</b>	<b>AVAILABLE</b>	<b>±1.74 ac</b>
OP2	Bank of America	5,320

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