

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

27,860 ADT

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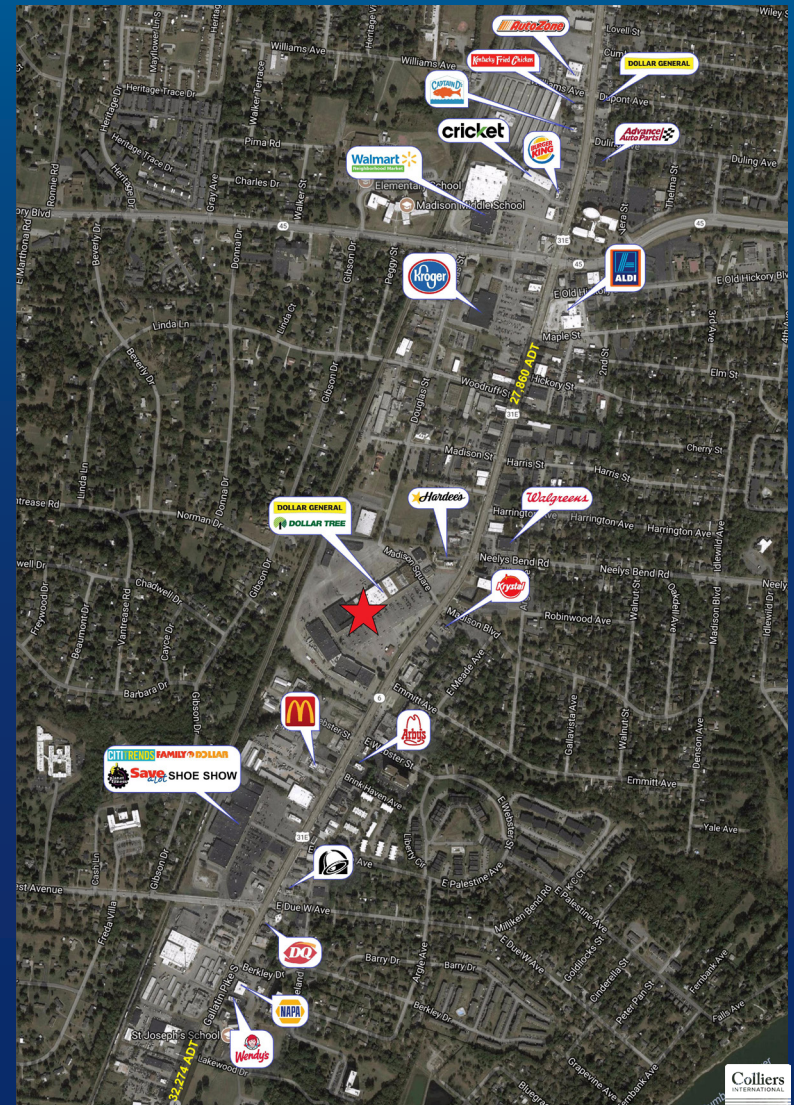


BUILDING AMENITIES

- › 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

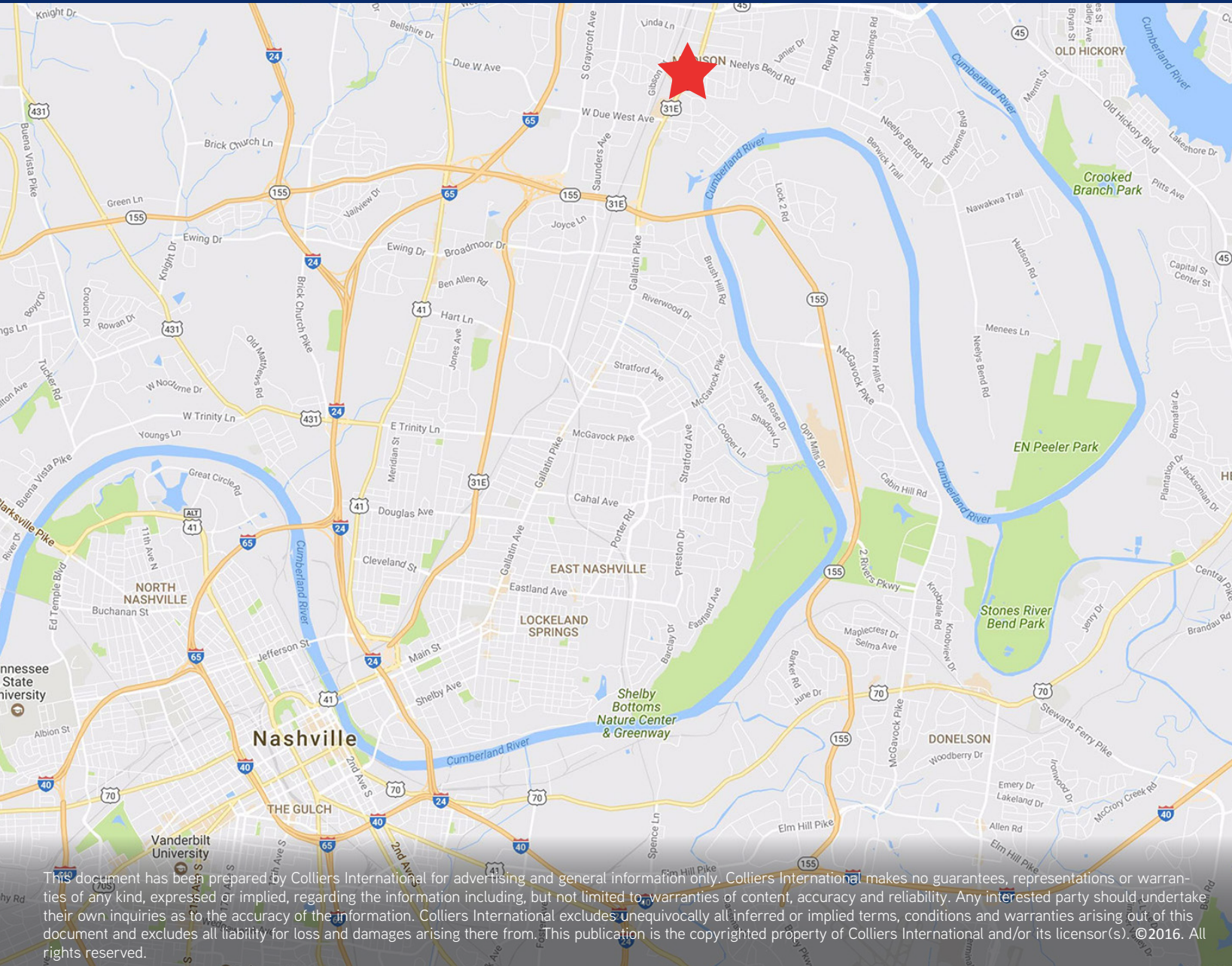
A-1a	My Avocado Market	15,264
A-1b	Dollar General	12,500
A-2	AVAILABLE	5,200
A-3	CSL Plasma	15,400
A-4	Dollar Tree	10,415
A-5	Cuban Bakery	3,020
A-7	EZ Pawn	11,450
A-8	H&R Block	3,850
A-9	Sherwin Williams	5,134
A-10	Bedzzz & More	9,250
A-11	K&S Beauty	2,750
A-13	Rent-a-Center	5,000
A-14	Citi Financial	2,500
A-15	AVAILABLE	1,050
A-16	Command Center	1,100
A-17	AVAILABLE	1,050
A-18	AVAILABLE	1,050
A-19	AVAILABLE	630
A-20	AVAILABLE	1,480
A-21	AVAILABLE	905
A-22	AVAILABLE	644
A-23	AVAILABLE	940
A-24	AVAILABLE	1,750
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-15	AVAILABLE	4,300
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
C-2	AVAILABLE	5,510
C-3	Rock the Bellz Entertainment	5,340
C-6	Covenant of the Cross	4,200
C-7	Hair Posium	1,200
C-8	AVAILABLE	1,200
C-9	Christian Life Baptist Church	2,000
OP1	AVAILABLE	±1.74 ac
OP2	Bank of America	5,320

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