

MCHENRY CENTER

1764 GALLATIN PIKE N, MADISON, TN



FOR
LEASE

UP TO
± 13,000 SF
AVAILABLE

Traffic Count

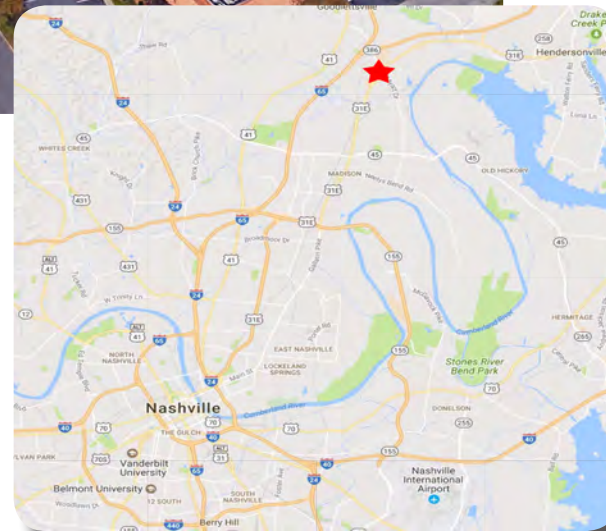
Gallatin Rd - 37,829 ADT
Rivergate Pkwy - 27,446 ADT

Michael Galpin
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3011 Armory Drive, Suite 120
Nashville, TN 37204
615-373-9511
www.bsmproperties.com

PROPERTY FEATURES

- Highly visible retail shopping center
- At the corner of Gallatin Road and Rivergate Parkway is the “main and main” of Madison/Rivergate
- Hobby Lobby, Books A Million, CVS, Royal Furniture, Panera Bread, CiCi's Pizza, Red Wing Shoes, Baskin Robbins and more



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Suite	Tenant	SF
1	Hobby Lobby	64,264
1A	Books A Million	21,295
2A	Royal Furniture	30,641
2B	Catherine's	4,200
3A	CVS Pharmacy	11,174
3B	AVAILABLE	4,986
4A	China Cottage	3,200
4C	Nail's First	1,600
4D	Panera Bread	4,800
6A	Baptist Sports	3,510
7A	Baskin Robbins	1,600
7B	Wing Basket	1,600
7C	S.A.S. Shoes	1,600
7D	Red Wing Shoes	1,600
7E	Advanced Nutrition	1,600
7F	Game Trader	1,600
7G	CiCi's Pizza	4,000
8A	Jersey Mike's	1,600
8B	AVAILABLE	1,600
8C	Nashville Neck & Back	1,600
8D	Metro PCS	1,600
8E	Ambassador Formalwear	1,200
8F	Beltone	1,200
8G	H&R Block	1,200
8H	Experimac	1,200
9A	U.S. Recruiting Office	3,200
9C	AVAILABLE	3,200
9E	Acceptance Insurance	1,200
9F	AVAILABLE	1,200
OP1	TN Teachers Credit Union	GROUND LEASE
OP2	Bar-B-Cutie	2,100
OP4	National Vision	4,140
OP5	AVAILABLE	1,300
OP6	Arby's	GROUND LEASE
TOTAL SQUARE FOOTAGE:		190,810



DEMOGRAPHICS	1Mi	3Mi	5Mi
Population	6,089	42,078	101,850
Med HH Inc	\$42,711	\$44,715	\$48,260
Daytime Pop	11,668	40,229	86,552

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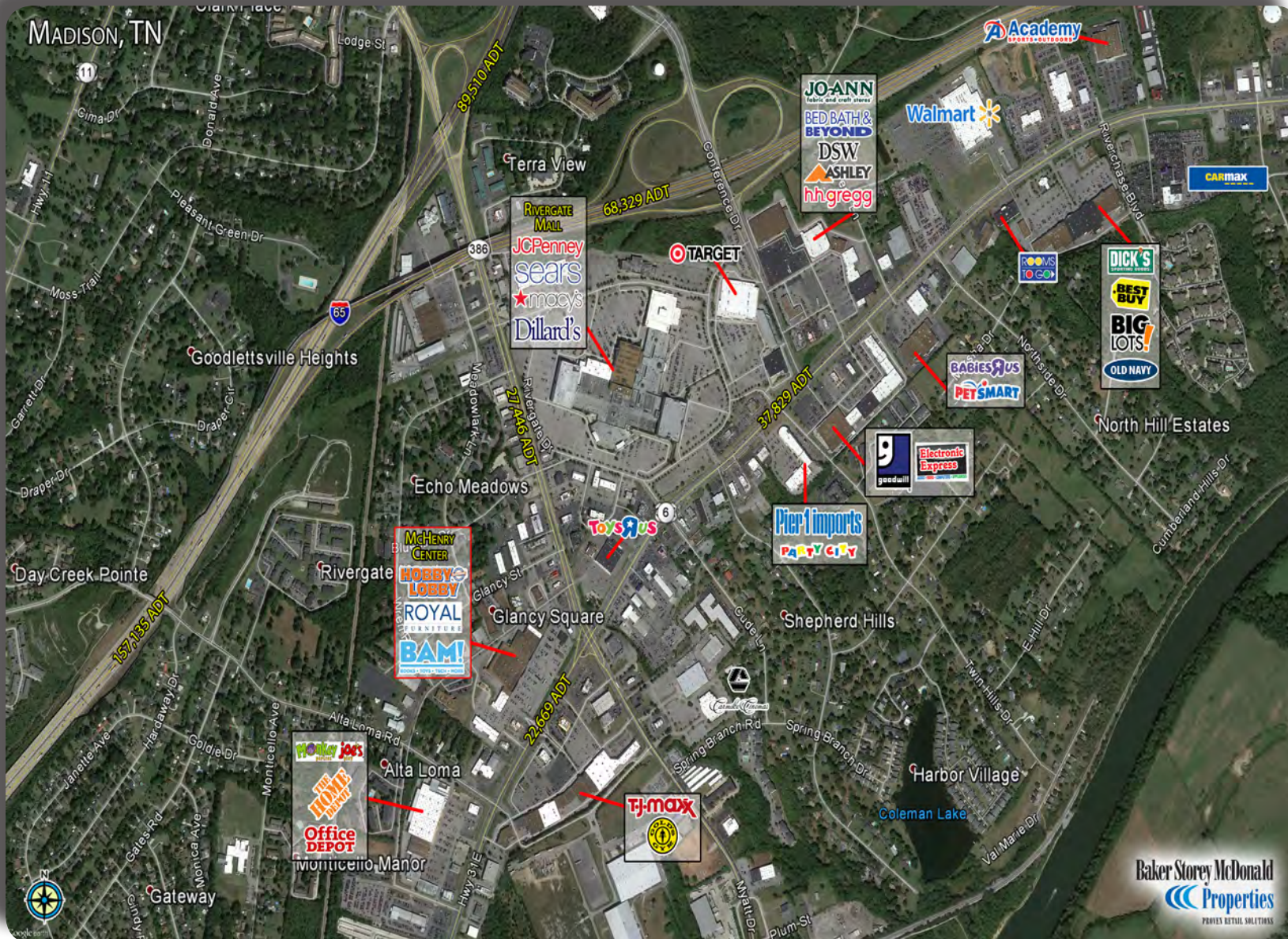
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