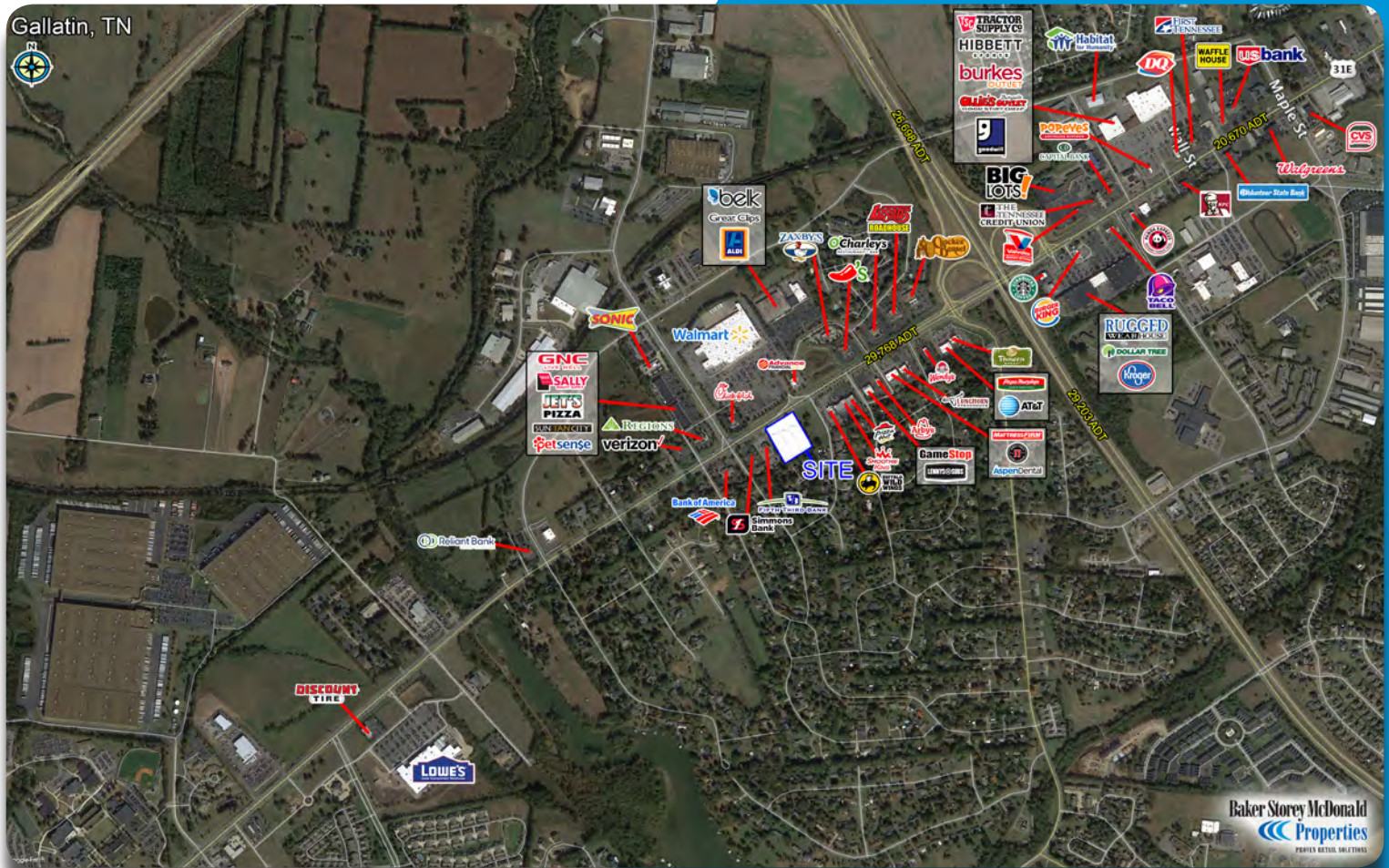


RETAIL DEVELOPMENT LAND

Nashville Pike & Davis Drive, Gallatin, TN

1.73 Acres
FOR SALE

\$949,000



Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

Property Features

- Located in the heart of the retail corridor which includes Walmart, Kroger, and Belk
- Nearby restaurants include: Chick Fil A, Longhorn, Chilis, Logan's Roadhouse, Cracker Barrel, O'Charley's, Wendy's, Panda Express, Burger King, KFC, Taco Bell, and Dairy Queen
- Great visibility on Nashville Pike with approximately 180' of road frontage
- Zoned PNC

Sheldon Griffin
sgriffin@bsmproperties.com

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

Baker Storey McDonald Properties
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



RETAIL DEVELOPMENT LAND

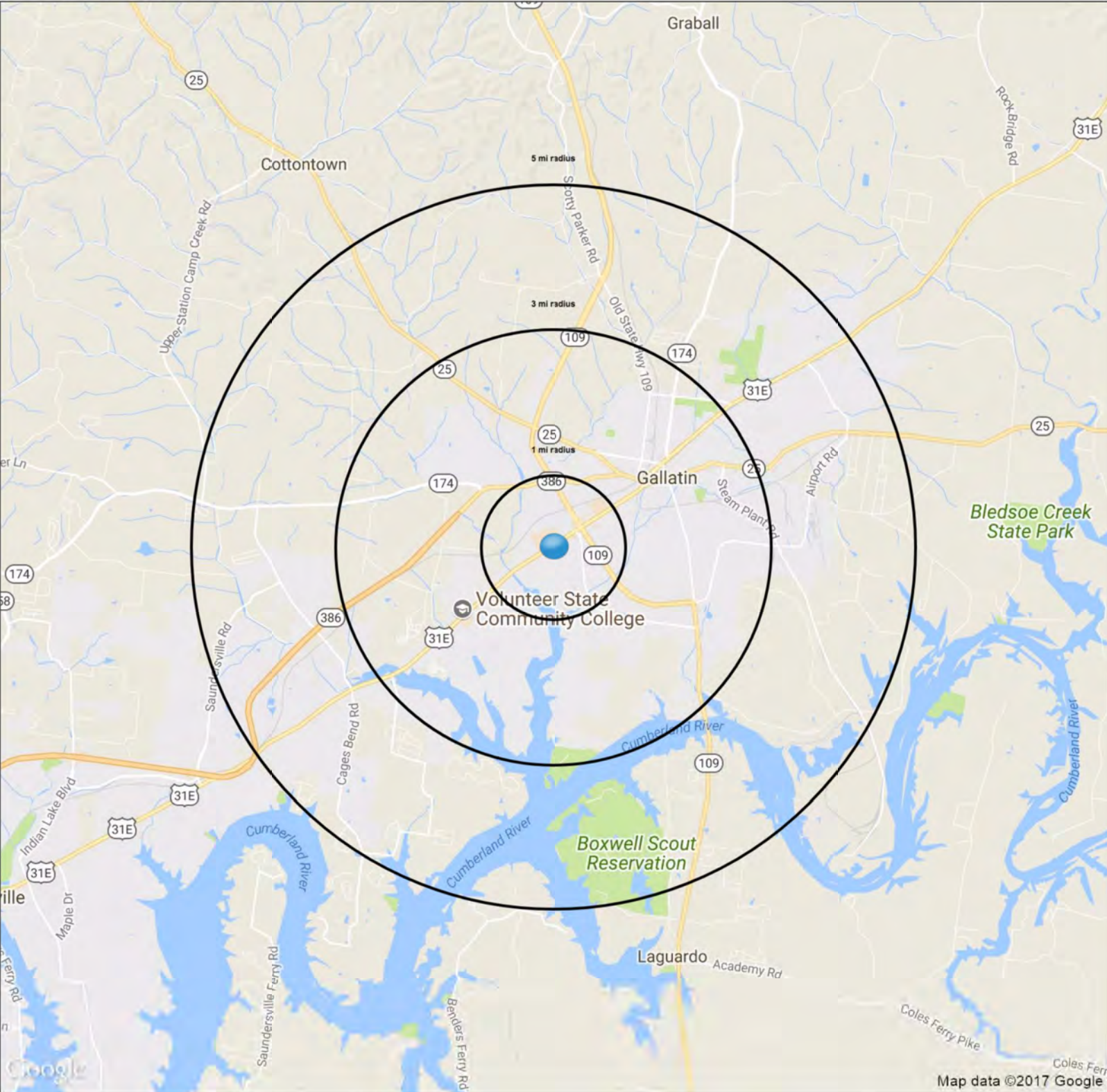
Nashville Pike & Davis Drive, Nashville, TN



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1115 Nashville Pike

Gallatin, TN 37066



	1 mi radius	3 mi radius	5 mi radius
Population	4,060	31,824	47,582
Average HH Income	\$68,083	\$75,042	\$79,735
Median HH Income	\$54,473	\$63,228	\$65,540
Est. Adj. Daytime Demographics (16+)	5,902	27,119	35,561

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.3746/-86.4747

RS1

1115 Nashville Pike Gallatin, TN 37066		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	4,002	31,824	47,582
	2022 Projected Population	4,358	34,540	51,843
	2010 Census Population	3,622	26,908	40,167
	2000 Census Population	3,797	22,079	31,679
	Projected Annual Growth 2017 to 2022	1.8%	1.7%	1.8%
	Historical Annual Growth 2000 to 2017	0.3%	2.6%	3.0%
	2017 Median Age	42.2	38.2	39
HOUSEHOLDS	2017 Estimated Households	1,601	12,177	18,188
	2022 Projected Households	1,716	13,166	19,619
	2010 Census Households	1,451	10,367	15,466
	2000 Census Households	1,501	8,475	12,046
	Projected Annual Growth 2017 to 2022	1.4%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	0.4%	2.6%	3.0%
RACE AND ETHNICITY	2017 Estimated White	76.7%	75.0%	79.4%
	2017 Estimated Black or African American	14.8%	16.7%	13.5%
	2017 Estimated Asian or Pacific Islander	2.1%	1.2%	1.3%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2017 Estimated Other Races	6.1%	6.7%	5.6%
	2017 Estimated Hispanic	7.4%	8.4%	6.9%
INCOME	2017 Estimated Average Household Income	\$68,033	\$75,042	\$79,735
	2017 Estimated Median Household Income	\$54,353	\$63,228	\$65,540
	2017 Estimated Per Capita Income	\$27,216	\$29,021	\$30,691
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.1%	4.1%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.6%	10.4%	9.2%
	2017 Estimated High School Graduate	32.4%	31.1%	29.6%
	2017 Estimated Some College	24.0%	24.6%	25.1%
	2017 Estimated Associates Degree Only	7.3%	6.3%	6.7%
	2017 Estimated Bachelors Degree Only	14.9%	14.9%	16.3%
	2017 Estimated Graduate Degree	11.7%	8.7%	9.4%
BUSINESS	2017 Estimated Total Businesses	503	1,659	2,074
	2017 Estimated Total Employees	4,544	16,587	20,752
	2017 Estimated Employee Population per Business	9.0	10.0	10.0
	2017 Estimated Residential Population per Business	8.0	19.2	22.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.