

FORMER SEARS PARCEL at RIVERGATE MALL

1000 Rivergate Parkway, Goodlettsville, TN

AVAILABLE
±155,000 SF



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Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



SITE

Marketplace at Rivergate

- Electronics Express
- HARBOR FREIGHT TOOLS
- PLATOS
- MATTRESS KING
- T-Mobile

Rivergate/Madison Area

- Over 200 unique specialty stores, restaurants and entertainment venues all within a one mile area
- Regional shopping destination
- Anchored by Dillard's and JC Penney
- Vietnam Veteran's Blvd has over ±73,000 vehicles per day and provides immediate access to and from I-65

DEMOGRAPHIC SUMMARY

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2021 Population	6,722	41,030	102,244	292,840
2026 Projected Population	7,232	43,115	107,199	309,487
2021-2026 Projected Growth	1.5%	1.0%	1.0%	1.1%
2021 Households	3,239	17,423	42,739	119,225
2026 Projected Households	3,617	18,611	44,898	127,698
2010 Households	2,869	15,873	38,622	98,558
2021 Average Household Income	\$63,342	\$69,655	\$74,958	\$79,985
2026 Average Household Income	\$65,025	\$76,513	\$84,623	\$88,491
2021 Total Household Expenditure	\$166.04 M	\$948.73 M	\$2.45 B	\$7.14 B
2021 Total Retail Expenditure	\$78.5 M	\$449.01 M	\$1.16 B	\$3.37 B
2021 Food & Beverage	\$24.79 M	\$141.33 M	\$364.32 M	\$1.06 B
2021 Total Business	738	2,247	4,663	13,475
2021 Total Employees	9,825	24,024	42,005	139,191

