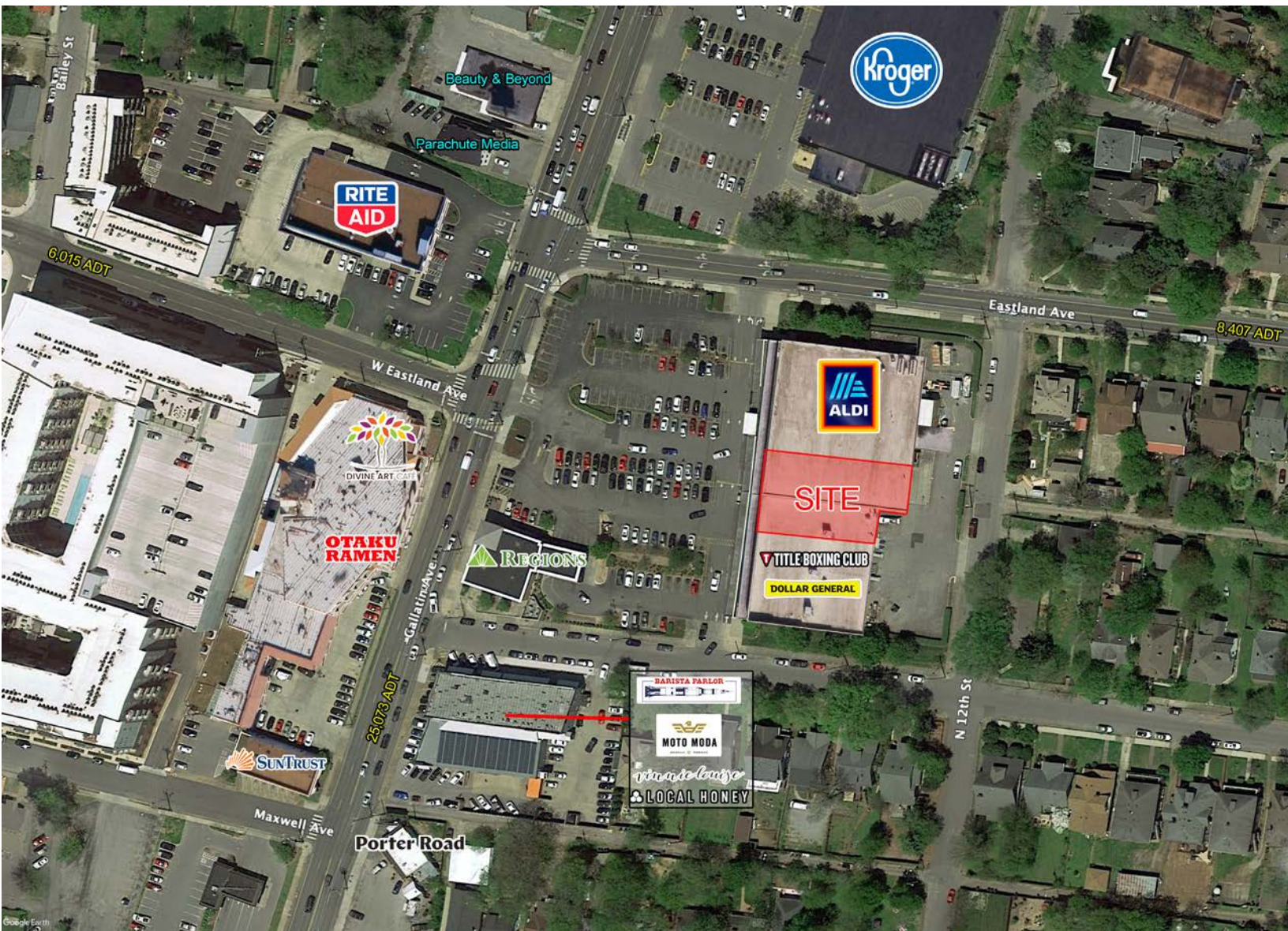


HILLCENTER EASTLAND

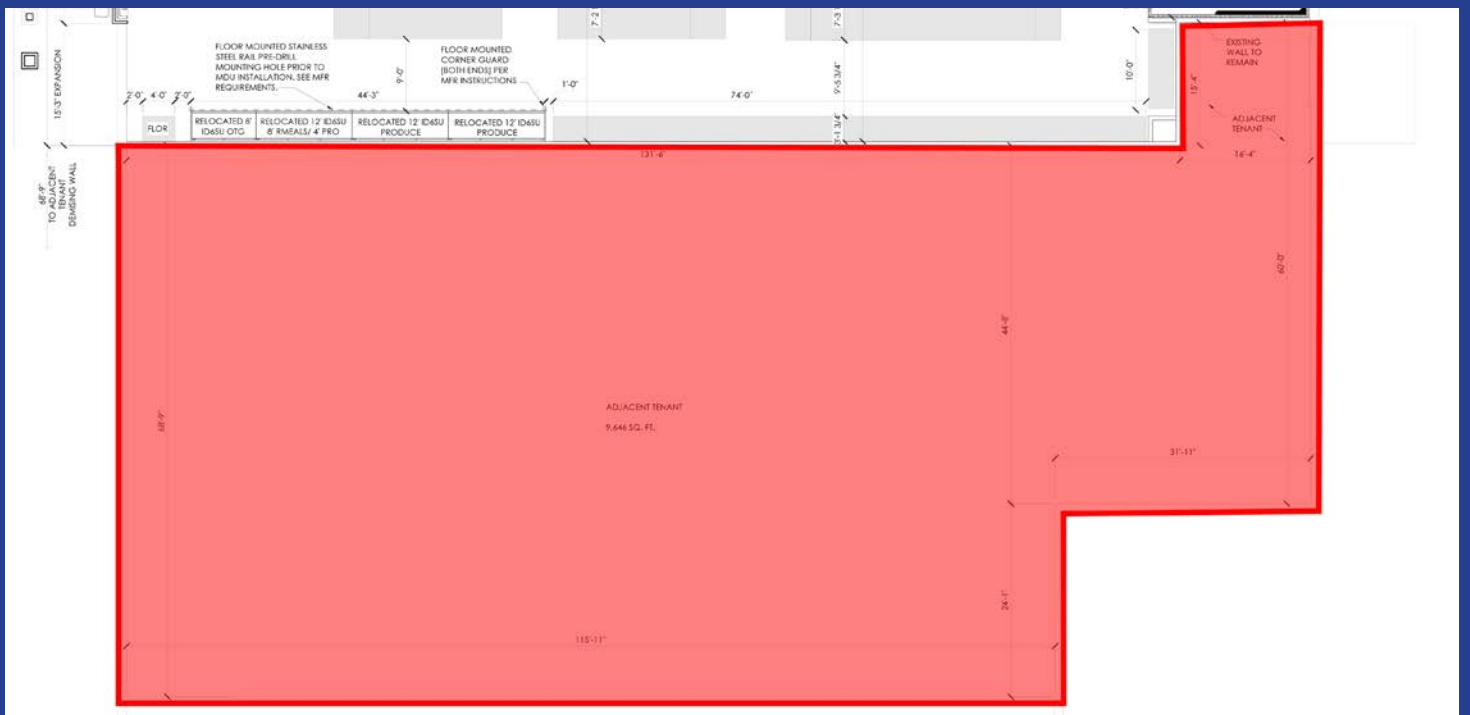
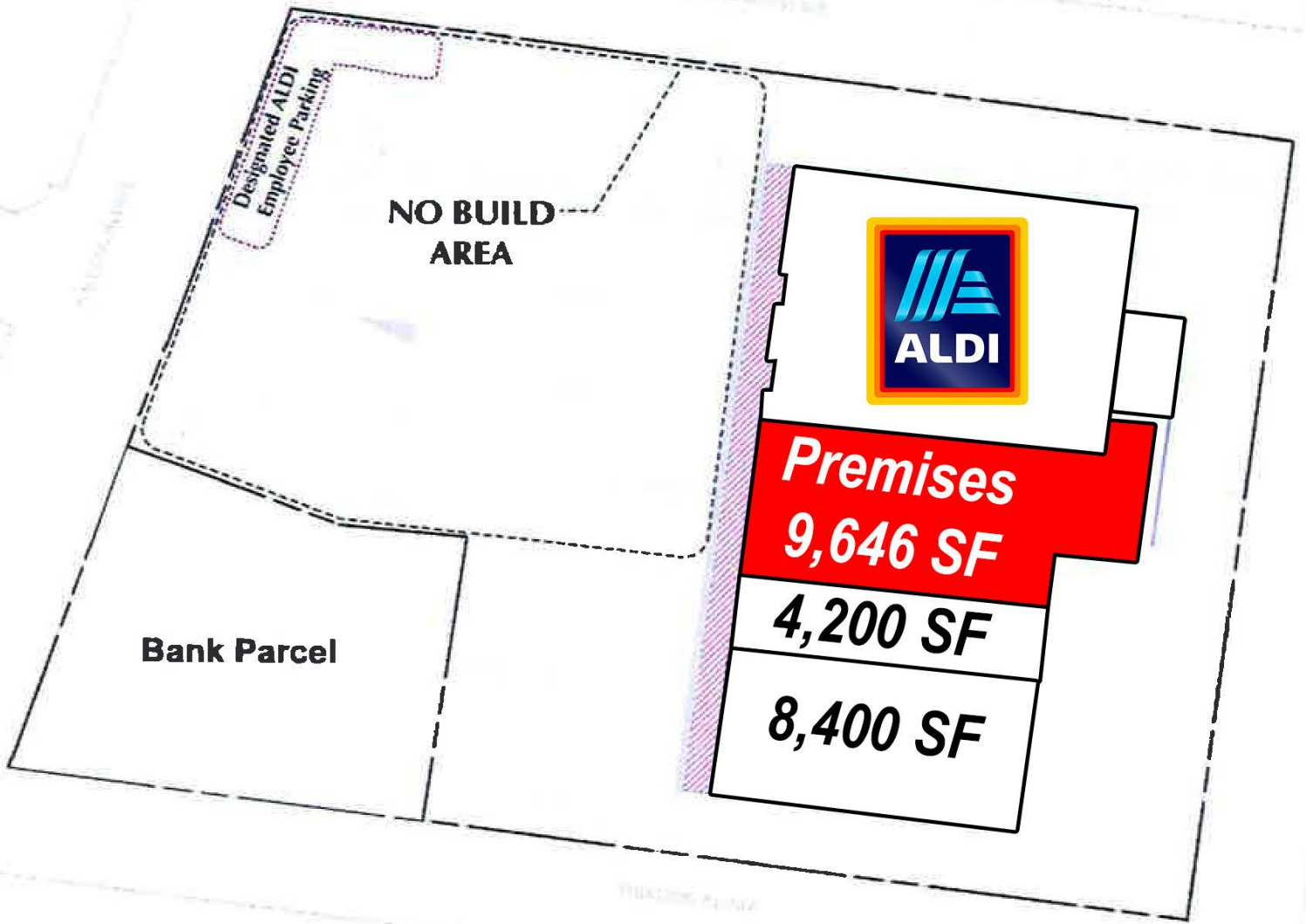
613 Gallatin Avenue, Nashville, TN

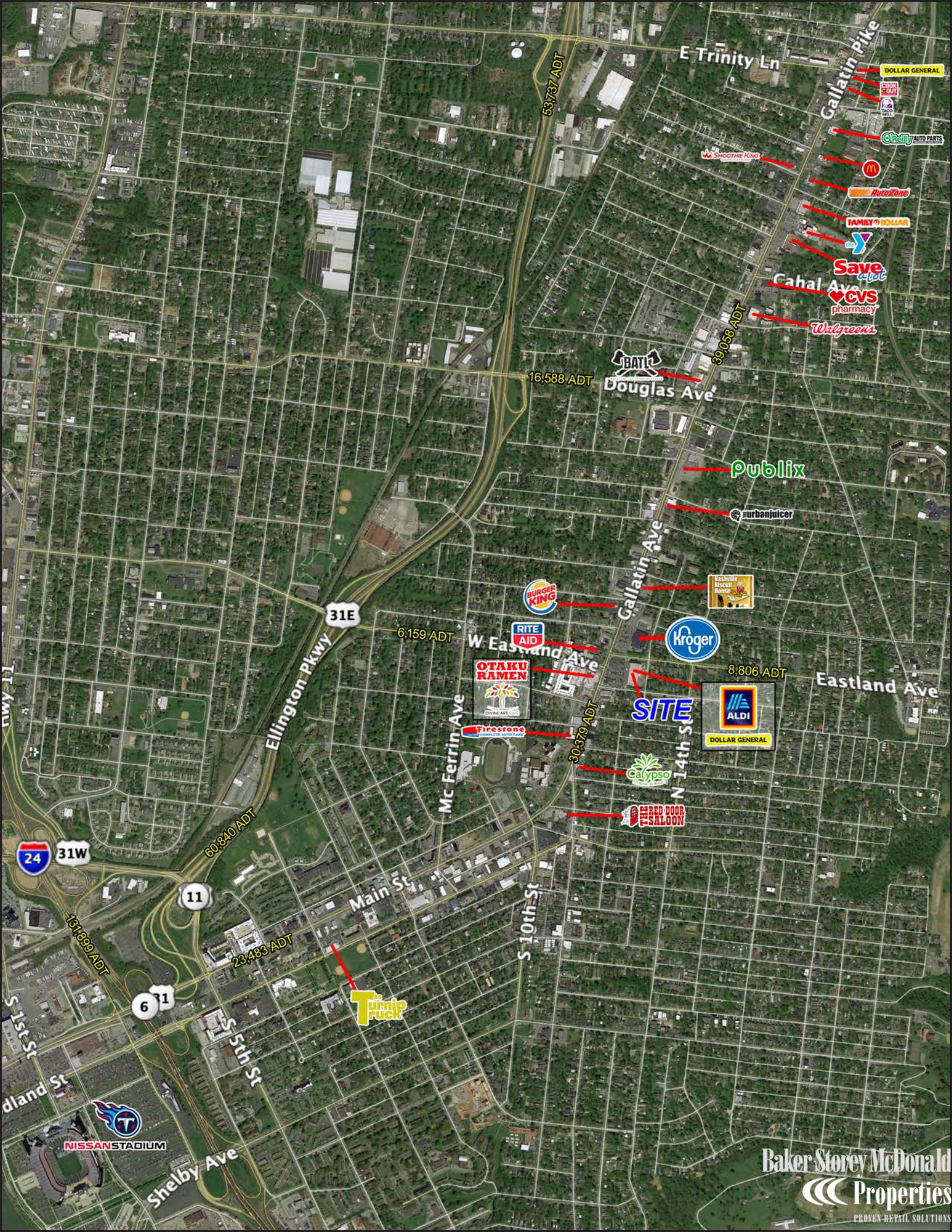
9,646 SF AVAILABLE FOR SUBLEASE



Property Features

- The center is located at the signalized intersection of Gallatin Road and Eastland Avenue in one of Nashville's more vibrant neighborhoods
- The 35,000 SF center is located on 3.9 acres offers excellent visibility and signage to Gallatin Road, the primary commercial artery in the area
- Co-tenants are Aldi, Dollar General, and Title Boxing
- Sublease available through February 2024





DOLLAR GENERAL

McDonald's

Family Dollar

Save A Lot

CVS pharmacy

Walgreens

AutoZone

Family Dollar

Save A Lot

CVS pharmacy

Walgreens

CVS pharmacy

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53,737 ADT

16,588 ADT

39,058 ADT

6,159 ADT

8,806 ADT

60,840 ADT

30,379 ADT

181,899 ADT

23,483 ADT

Turnip Truck

24

31W

11

6

31

1st St

Nissan Stadium

Shelby Ave

Main St

S 10th St

Mc Ferrin Ave

W Eastland Ave

Gallatin Ave

Douglas Ave

Eastland Ave

Gallatin Pike

E Trinity Ln

Baker Storey McDonald

Properties

PROVEN RETAIL SOLUTIONS

DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
2022 Est. Population	16,451	91,999	224,584	315,184
2027 Prj. Population	16,969	95,460	229,332	325,962
Growth (2022-2027)	0.6%	0.8%	0.7%	0.7%
2022 Households	7,118	40,475	93,887	135,659
2027 Households	7,218	41,320	95,864	137,231
Household Size	2.3	2.2	2.2	2.2
Growth (2022-2027)	0.3%	0.4%	0.4%	0.4%
2022 Avg. Income	\$90,816	\$81,147	\$77,784	\$85,450
2027 Avg. Income	\$105,250	\$96,107	\$93,135	\$104,635
Change (2022-2027)	3.2%	3.7%	3.9%	4.5%
2022 Med. HH Income	\$79,086	\$67,066	\$61,330	\$65,070
2027 Med. HH Income	\$94,142	\$80,537	\$73,896	\$78,089
Change (2022-2027)	3.8%	4.0%	4.1%	4.0%
Daytime Population	8,262	131,880	328,279	407,720