

FOR SALE

316 E Main Street
Gallatin, TN 37066

Investment Opportunity!



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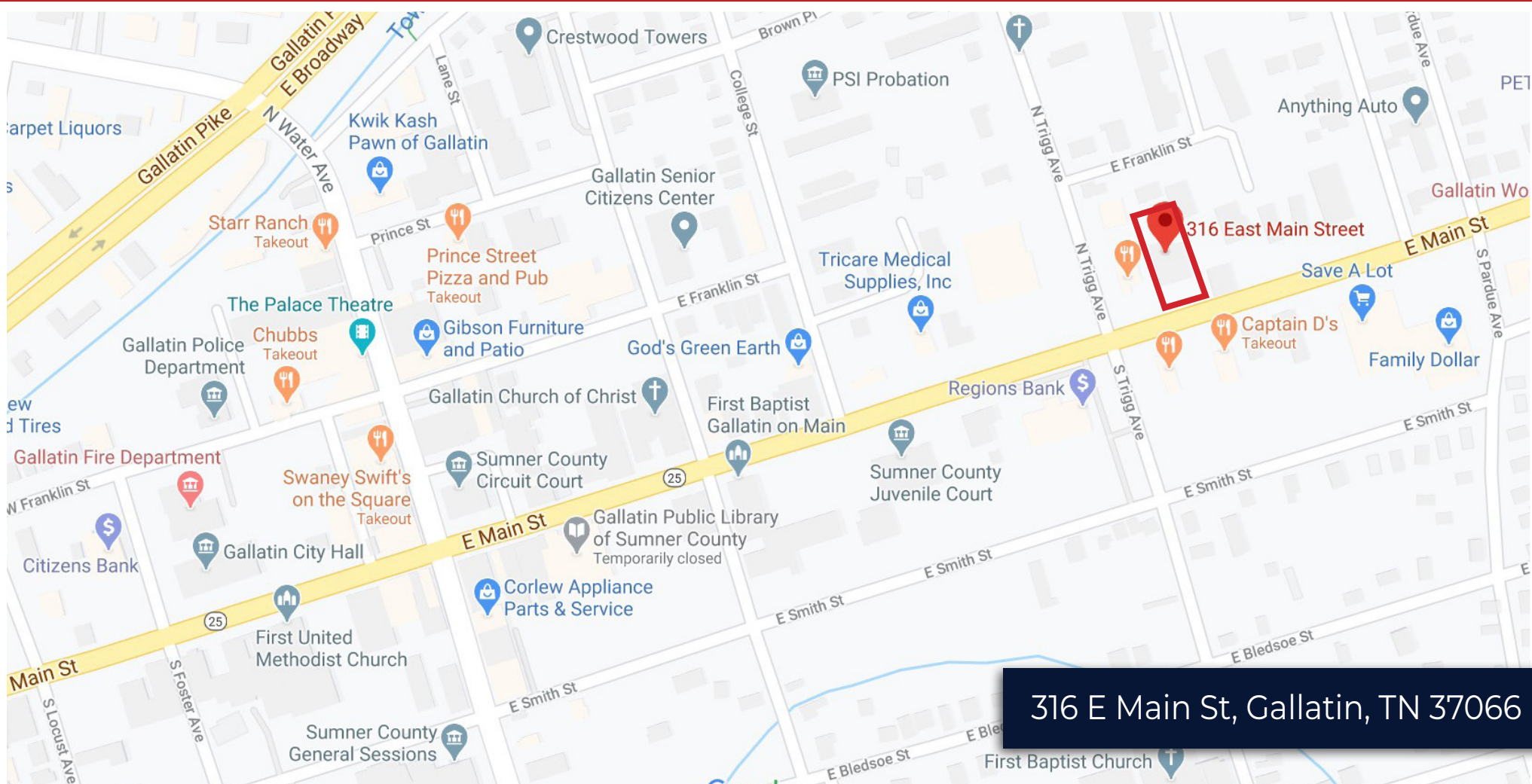
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DETAILS

Great investment potential! 8,041 SF Office building for sale in Gallatin, TN (5,831 SF first floor leased to Health Connect America). Located 3 blocks from Gallatin Square, Sumner County Circuit Court and Gallatin City Hall. Great visibility with signage on E Main St. 24 offices plus training space, breakrooms and bathrooms.

KEY FACTS

- Tax benefits!! This property is located within an Opportunity Zone!
- 8,041 SF Office Building (5,831 SF first floor, 2,226 sf second floor)
- Built in 1950
- Lot dimensions - 95 X 213 M
- 5,831 SF leased to Health Connect America





Available Space: 8,041 SF Office Building



Demographics

TARGET MARKET SUMMARY

316 E Main St, Gallatin, Tennessee, 37066

Ring Bands: 0-1, 1-3, 3-5 mile radii

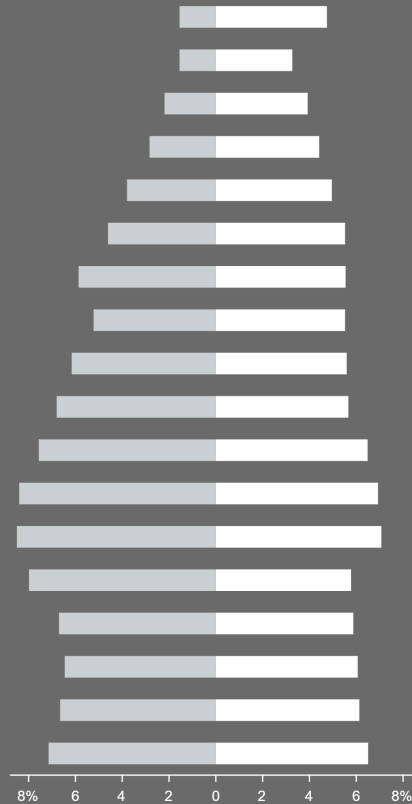
KEY FACTS

Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2019 Total Population	8,313	22,349	13,326
2019 Total Households	3,125	8,619	5,553
2019 Average Household Size	2.40	2.59	2.40
2019 Median Household Income	\$38,800	\$54,387	\$81,337
2019 Median Age	36.4	38.8	45.1



AGE PYRAMID

0 - 1 miles



The largest group:
2019 Male Population
Age 25-29 (Esri)

The smallest group:
2019 Male Population
Age 80-84 (Esri)

ANNUAL LIFESTYLE SPENDING

INCOME

0 - 1 miles



\$38,800

Median
Household
Income



\$18,671

Per Capita
Income



\$22,193

Median Net Worth

HOUSING STATS

0 - 1 miles



\$131,280

Median Home
Value



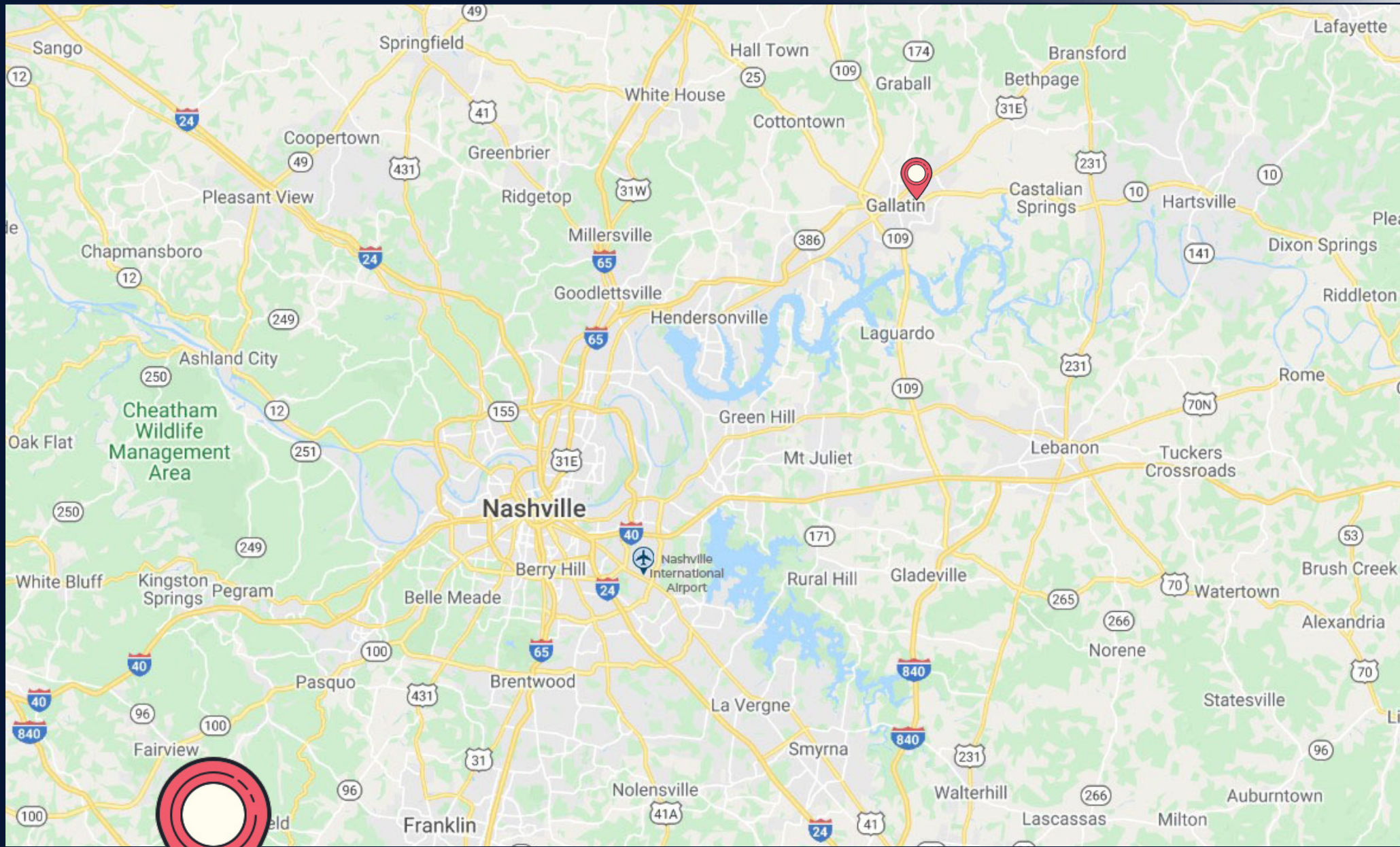
\$5,269

Average Spent
on Mortgage &
Basics



\$585

Median
Contract Rent



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Location Highlights

Hwy-109: 1.6 Miles
Vietnam Veterans Blvd/386: 2.1 Miles
Music City Executive Airport (Gallatin): 2.5 Miles
Downtown Nashville: 31 Miles