

# FOR SALE

1867 Nashville Pike  
Gallatin, TN 37066



## Property Overview

Parcel available for sale on highly trafficked Nashville Pike, between Hendersonville and Gallatin, TN. Minutes from Vietnam Veterans Blvd(Hwy 386), close to the new Kroger shopping plaza, Foxland Harbor and Fairview Plantation subdivisions, Volunteer State Community College and Station Camp Schools.



[SoutheasternCommercial.net](http://SoutheasternCommercial.net)

**JP Powell**

Principal Broker

C 615.533.5682

[jpowell@southeasterncommercial.net](mailto:jpowell@southeasterncommercial.net)

**Amanda Foster**

Managing Broker

C 615.420.0677

[afoster@southeasterncommercial.net](mailto:afoster@southeasterncommercial.net)

## Highlights

---

- Average Household Income within 1 mile - \$92,748, 3 miles - \$92,850, 5 miles - \$70,708
- Total population 1 mile - 5,924, 3 miles - 25,227, 5 miles - 69,193
- Nashville Pike AADT - 16,000 + cars per day
- Adjacent to Foxland Crossings - 400 apartments and Vintage Foxland - 200 apartments
- Nashville Pike (31E) frontage



## Location

Sumner County is the third most affluent county in the state of Tennessee. It is a suburban community also known as Nashville's North Shore as the county's entire 63-mile southern border meanders along Old Hickory Lake, which gives a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation.

Sumner County's business community is anchored by large manufacturing and distribution operations, an outstanding mix of professional service companies and rapidly expanding retail sector. More than 60 companies are headquartered, have regional offices or distribution facilities in Sumner County near Gallatin. The largest employers in the county include Gap, Inc. (1,306), Sumner Regional Medical Center (1,077), UniPres USA Inc. (1,062), Xtend Healthcare (928), and Volunteer State Community College (714).

## Driving Distance

Downtown Nashville: 24 Miles  
Nashville Intl Airport: 27 Miles  
Vietnam Veterans Blvd: 3 Miles

