

FOR LEASE

1325 Nashville Pike
Gallatin, TN 37066

NASHVILLE PIKE

1.13 ACRES

**DISCOUNT
TIRE**



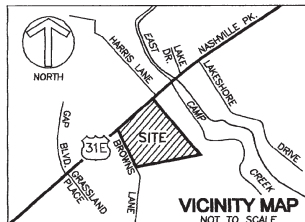
JP POWELL
Principal Broker, SIOR

C 615.533.5682
O 615.824.7072

jpowell@southeasterncommercial.net

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 2) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47185C0426D, DATED: 11-21-02, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- 3) THIS PROPERTY IS CURRENTLY ZONED: LOT 2MRO, LOTS 1, 3-6PGC
- 4) DEED REFERENCE: BEING PART OF THE SAME PROPERTY CONVEYED TO EARL G. RODMAN, JR. RECORD BOOK 523, PAGE 10, R.O.S.C., TN
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 00051915, PREPARED BY CHICAGO TITLE INSURANCE CO., DATED: 09-11-2004 AT 8:00 A.M.
- 6) THIS IS A CATEGORY 1 SURVEY AND WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.
- 7) PROPERTY IS PARCEL 12.01 ON SUMNER COUNTY TAX MAP 136.
- 8) PROPOSED USE FOR THESE LOTS IS "COMMERCIAL".
- 9) ALL NEW CORNERS ARE TO BE MARKED WITH 1/2" IRON RODS WITH CAPS.
- 10) THE PURPOSE OF THIS RECORDING IS TO CREATE A NEW COMMERCIAL 6 LOT SUBDIVISION.
- 11) NO ACCESS WILL BE ALLOWED FROM LOTS 4, 5 AND 6 TO NASHVILLE PIKE. NO ACCESS WILL BE ALLOWED TO BROWNS LANE FROM LOT 4.
- 12) A GEOTECHNICAL REPORT WILL BE REQUIRED FOR LOTS 1, 2 AND 3 BEFORE COMMENCING CONSTRUCTION.



LEGEND

IRON ROD NEW	→
IRON ROD OLD	→
CONC. MONUMENT NEW	→
CONC. MONUMENT OLD	→
FIRE HYDRANT	→
CATCH BASIN	→
MANHOLE	→
TELEPHONE MANHOLE	→
PROPERTY LINE	→
SETBACK LINE	→
EASEMENT LINE	→
WATER LINE	→ 8" W
SEWER LINE	→ 8" SA
GAS LINE	→ 8" G
STORM SEWER/CULVERT	→ 24" CUP/PCP/DP

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I hereby certify that the water and sewer systems outlined or indicated on the final subdivision plat entitled "Lowe's Home Centers, Inc." have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Water System 12-02-2004 *David H. Sayers*

Current Owners:

Earl G. Rodman, Jr., Thomas Allin Rodman, Nancy Rodman
Anguish and Rosemary Rodman Ricketts
P.O. Box 12250
Odessa, Texas 79762 Phone: (432) 332-7774

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the Owner(s) of the property shown and described herein as evidenced in Record Book 523, Page 10, R.O.S.C., TN and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal Regional Subdivision Regulations.

Date: Nov. 18, 2004 *Earl G. Rodman, Jr.*
Owner/Agent
Date: Nov. 18, 2004 *Thomas Allin Rodman*
Owner/Agent
Date: Nov. 18, 2004 *Nancy Rodman Ricketts*
Owner/Agent

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission, and that the monuments have been or will be placed, as shown hereon to the specifications in these regulations.

Date: 11-11, 2004 *P. Blasing*
Registered Land Surveyor

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I hereby certify: (1) that all designated roads on this final

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	44°09'00"	87.00'	35.28'	67.04'	65.39'	N77°55'23"W
C-2	60°00'00"	157.00'	90.64'	164.41'	157.00'	N85°50'53"W
C-3	12°46'34"	200.00'	22.39'	44.60'	44.51'	S40°11'23"W
C-4	29°53'09"	200.00'	53.38'	104.32'	103.14'	S48°44'41"W

SEE SHEET 2 of 2

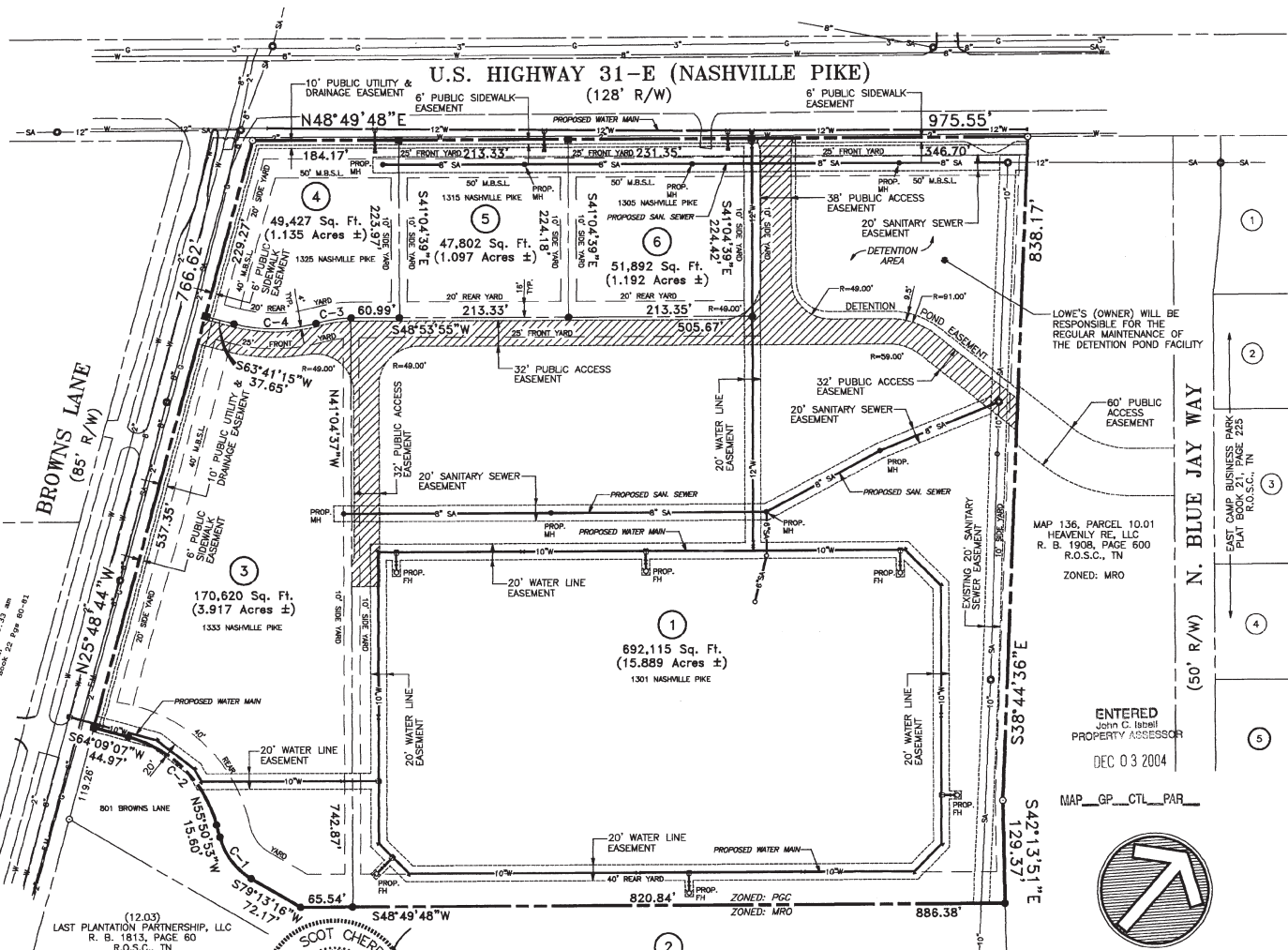
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date: 12-2, 2004 *David H. Sayers*
Secretary Planning Commission
Date: 12-2, 2004 *DD*
Chairman's Initials

SHEET 1 of 2
FINAL SUBDIVISION PLAT
LOWE'S HOME CENTERS, INC.
U.S. HIGHWAY 31E at BROWNS LANE
CITY OF GALLATIN
SUMNER COUNTY, TENNESSEE

TOTAL ACRES: 30.473 ± TOTAL LOTS: 6



- GRID -
TENNESSEE STATE PLANE
COORDINATE SYSTEM NAD-83 (1995)
100 0 50 100 200
GRAPHIC SCALE - 1" = 100'

DETAILS

Lot for ground lease in a high traffic area with direct access to Nashville Pike, anchored by Lowe's. 4-way intersection with traffic light. Neighboring Discount Tire, nearby Volunteer State Community College, Wal-Mart and more shopping/dining. 1.5 miles from Vietnam Veterans Blvd/386 and HWY 109.

KEY FACTS

- 1.13 acres
- 1.5 miles from Vietnam Veterans Blvd/386
- Anchored by Lowe's
- Major thoroughfare for commuters
- High visibility



1325 Nashville Pike, Gallatin, TN 37066

DEMOGRAPHICS

TARGET MARKET SUMMARY

1325 Nashville Pike, Gallatin, Tennessee, 37066

Rings: 1, 3, 5 mile radii

KEY FACTS

Variables	1 mile	3 miles	5 miles
2019 Total Population	2,260	29,202	57,122
2019 Total Households	1,031	11,487	21,852
2019 Average Household Size	2.18	2.51	2.57
2019 Median Household Income	\$89,809	\$63,518	\$64,807
2019 Median Age	48.3	40.4	39.9



AGE PYRAMID

1 mile



The largest group:
2019 Female
Population Age 55-59
(Esri)

The smallest group:
2019 Male Population
Age 85+ (Esri)

ANNUAL LIFESTYLE SPENDING

INCOME

1 mile



\$89,809

Median
Household
Income



\$56,971

Per Capita
Income



\$551,346

Median Net Worth

HOUSING STATS

1 mile



\$369,951

Median Home
Value



\$16,153

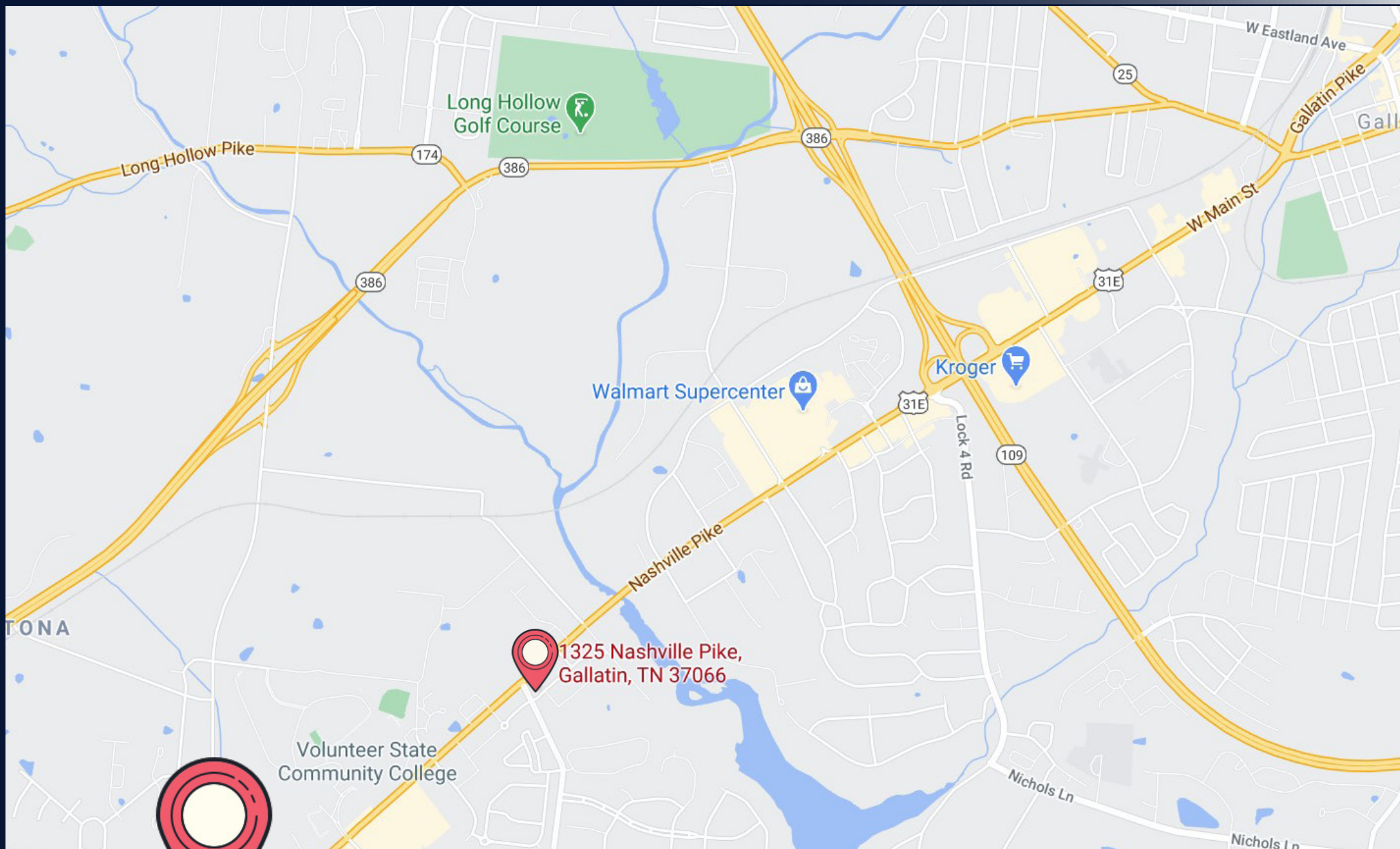
Average Spent
on Mortgage &
Basics



\$918

Median
Contract Rent





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Location Highlights

Highway 109: 1.5 Miles
Vietnam Veterans Blvd/386: 1.5 Miles
Downtown Nashville, TN: 27 Miles
Nashville Intl Airport: 31 Miles