

# FOR LEASE

**540 Village Green Dr**  
Gallatin, TN 37066



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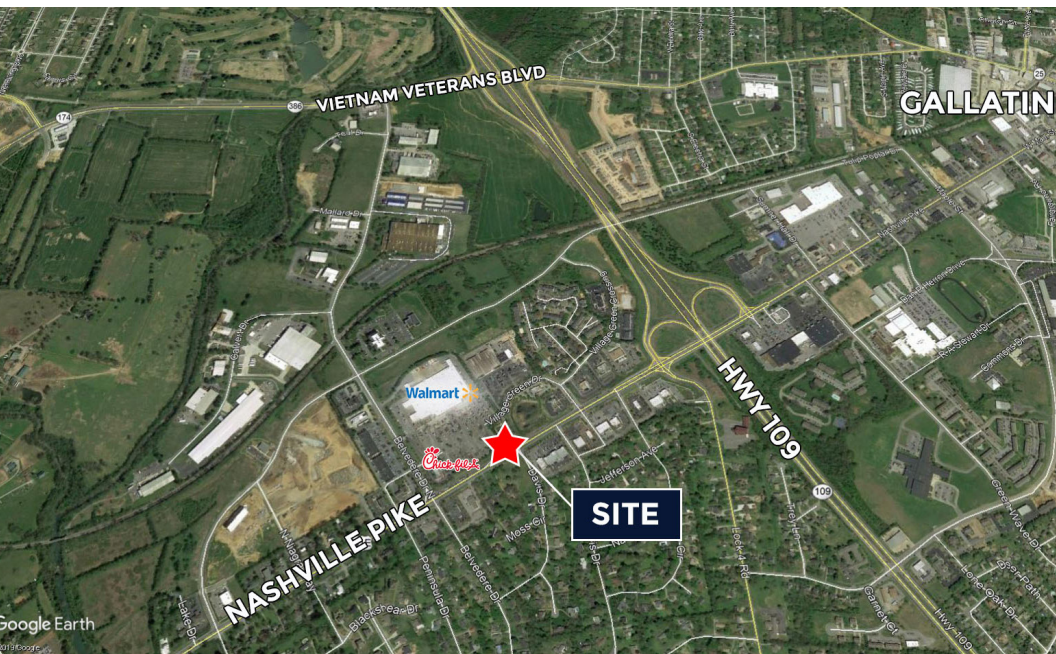
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**AVAILABLE SPACE: 2,954 SF with DRIVE-THRU**





# DETAILS

2,954 SF stand-alone retail/restaurant building available in Gallatin, TN. Convenient location with a drive-thru window located on Nashville Pike. Formerly a Jack in the Box, currently an Advanced Financial. Anchored by heavily trafficked Wal-Mart shopping center, adjacent to Chick-fil-A.

# KEY FACTS

- Drive-thru capability
- High exposure for restaurant/retail
- Stand-alone building, built in 2001
- Anchored by Wal-Mart shopping center
- .5 miles from Hwy 109 and only 1.5 miles from Vietnam Veterans Blvd (386)



NASHVILLE PIKE AADT - 35,000 + CARS PER DAY

# DEMOGRAPHICS

## TARGET MARKET SUMMARY

540 Village Green Dr, Gallatin, Tennessee, 37066

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

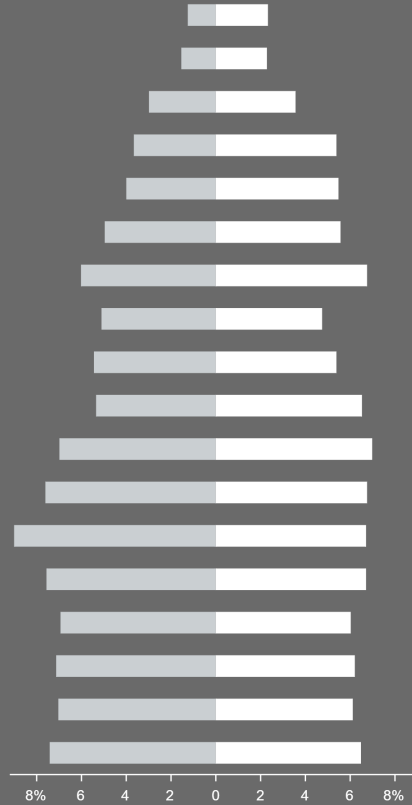
## KEY FACTS

Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2019 Total Population	4,269	29,479	18,497
2019 Total Households	1,699	11,543	6,965
2019 Average Household Size	2.51	2.48	2.65
2019 Median Household Income	\$50,957	\$56,376	\$76,834
2019 Median Age	35.9	39.2	42.8



## AGE PYRAMID

0 - 1 miles



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

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

## ANNUAL LIFESTYLE SPENDING

INCOME

0 - 1 miles



\$50,957

Median  
Household  
Income



\$27,690

Per Capita  
Income



\$92,422

Median Net Worth

HOUSING STATS

0 - 1 miles



\$197,277

Median Home  
Value



\$7,608

Average Spent  
on Mortgage  
& Basics

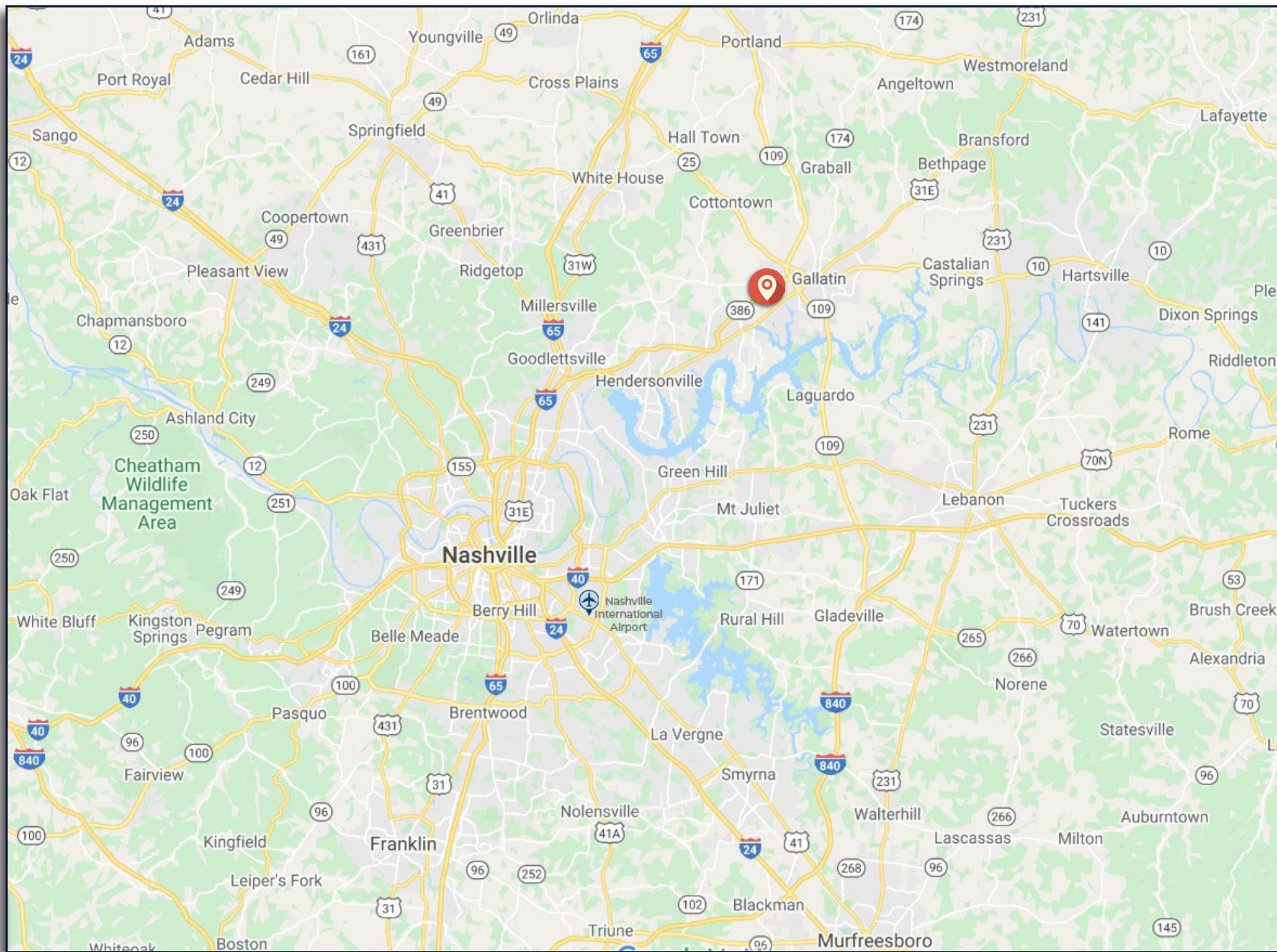


\$837

Median  
Contract Rent







**540 Village Green Dr, Gallatin, TN 37066**

 **Downtown Nashville:** 28 Miles

 **Nashville International Airport:** 32 Miles

 **Vietnam Veterans Blvd (386):** 1.5 Miles

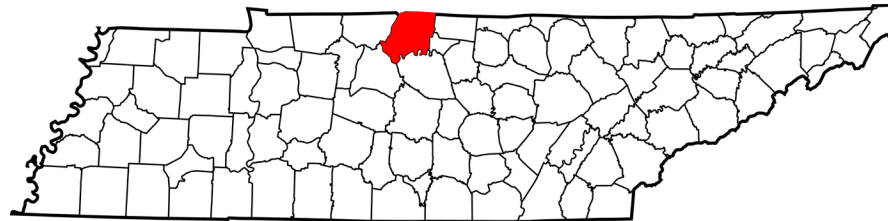
# LOCATION

Sumner County 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 Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation. Old Hickory Lake divides Davidson and Sumner County and works in conjunction with the Cumberland River as the ecological focal point of Sumner County to provide water-based outdoor activities and a quality of life that attracts new residents and corporations. Although the county seat is Gallatin, the city with the largest population in Sumner County is Hendersonville which has 51,372 residents.

Sumner County's business community is anchored by large manufacturing and distribution operations, an outstanding mix of professional service companies and a rapidly expanding retail sector. The county's entire 63-mile southern border meanders along Old Hickory Lake, which gives Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation.

## Economy

Sumner is the third most affluent county in the state of Tennessee. It has a median household income of \$54,916 and a median family income of \$65,313. More than 60 companies are headquartered, have regional offices or distribution facilities in Sumner County near Gallatin. Gallatin is the home of GAP's (the clothing retailer) largest worldwide distribution facility. 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).



Total Housing Units: **73,725**

Median Housing Value: **\$194,900**

Median Gross Rent: **\$930**

County Median HH Income: **\$61,584**

Major Submarkets: **Hendersonville, Gallatin**

Total Population: **187,149**

County Growth: **16.50% since 2010**

Owner Occupied Housing Units: **54,188**