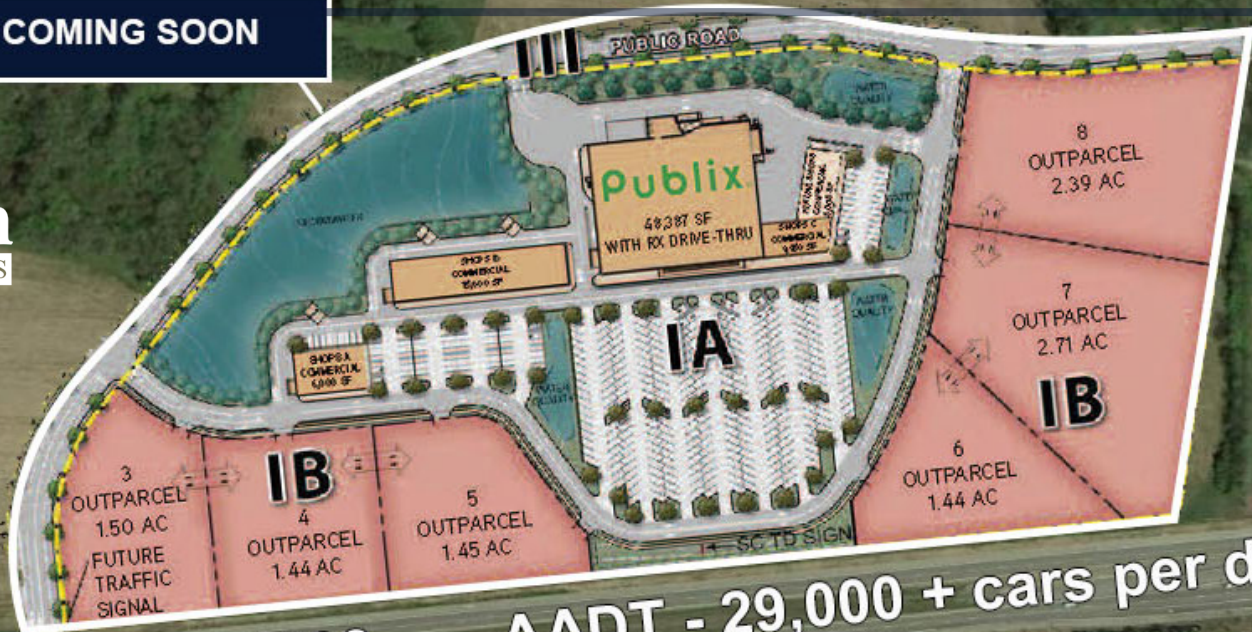


# FOR LEASE

Clear Lake Meadows  
Gallatin, TN 37066

COMING SOON



FUTURE  
TRAFFIC SIGNAL



HWY 109

AADT - 29,000 + cars per day



3.3 AC

Retail Development Site

DALL HOMES  
ATTERSON  
FARMS

CLEAR LAKE MEADOWS BLVD

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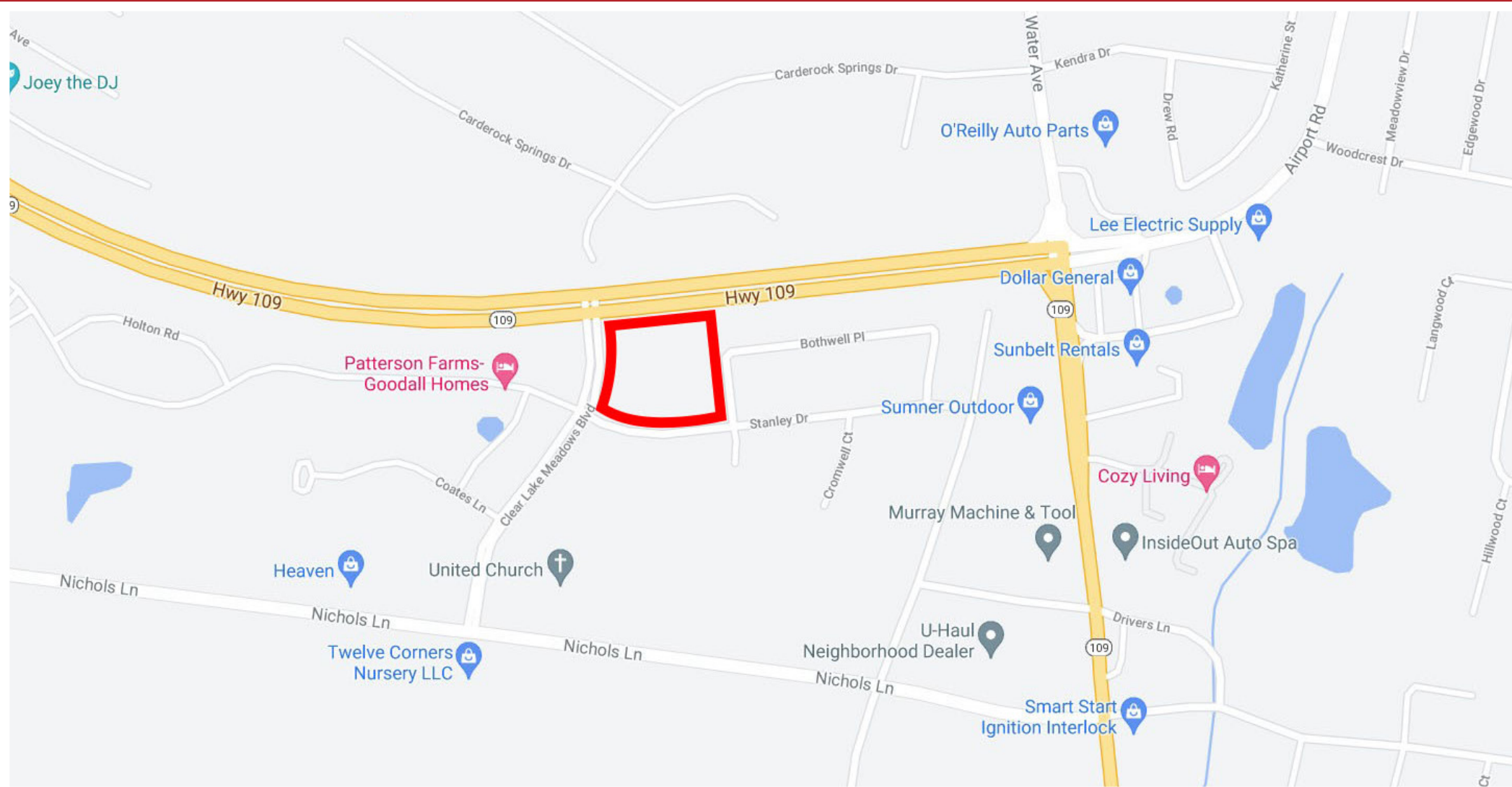
[acusker@southeasterncommercial.net](mailto:acusker@southeasterncommercial.net)

## DETAILS

3.3 +/- Acres of commercial land available in Gallatin, TN. Surrounded by mixed-use development including a Publix Supermarket anchored shopping center and 450+/- residential units. Located at what will soon be a lighted intersection.

## KEY FACTS

- Retail Development Site
- Tennessee Highway 109 recently widened to 5 lanes, serving as the primary bypass route between I-40 and I-65
- Average household incomes in excess of \$61,183
- Directly across from 31,550 SF of retail space, coming soon.



# Demographics

## TARGET MARKET SUMMARY

Clear Lake Meadows  
Ring of 1 mile

### KEY FACTS

Variables	1 mile	3 miles	5 miles
2019 Total Population	5,918	30,271	52,996
2019 Total Households	2,373	11,793	20,717
2019 Average Household Size	2.49	2.48	2.51
2019 Median Household Income	\$51,846	\$53,042	\$62,889
2019 Median Age	40.6	39.5	40.8



## AGE PYRAMID

1 mile

	Females	Males
Age 0-4	188	177
Age 5-9	201	189
Age 10-14	207	196
Age 15-19	146	163
Age 20-24	149	144
Age 25-29	175	190
Age 30-34	199	181
Age 35-39	214	196
Age 40-44	189	198
Age 45-49	185	177
Age 50-54	200	179
Age 55-59	211	180
Age 60-64	220	189
Age 65-69	190	161
Age 70-74	168	147
Age 75-79	107	90
Age 80-84	70	50
Age 85+	61	35

## ANNUAL LIFESTYLE SPENDING

### INCOME



**\$51,846**

Median Household Income



**\$27,734**

Per Capita Income



**\$155,090**

Median Net Worth

### HOUSING STATS



**\$208,636**

Median Home Value



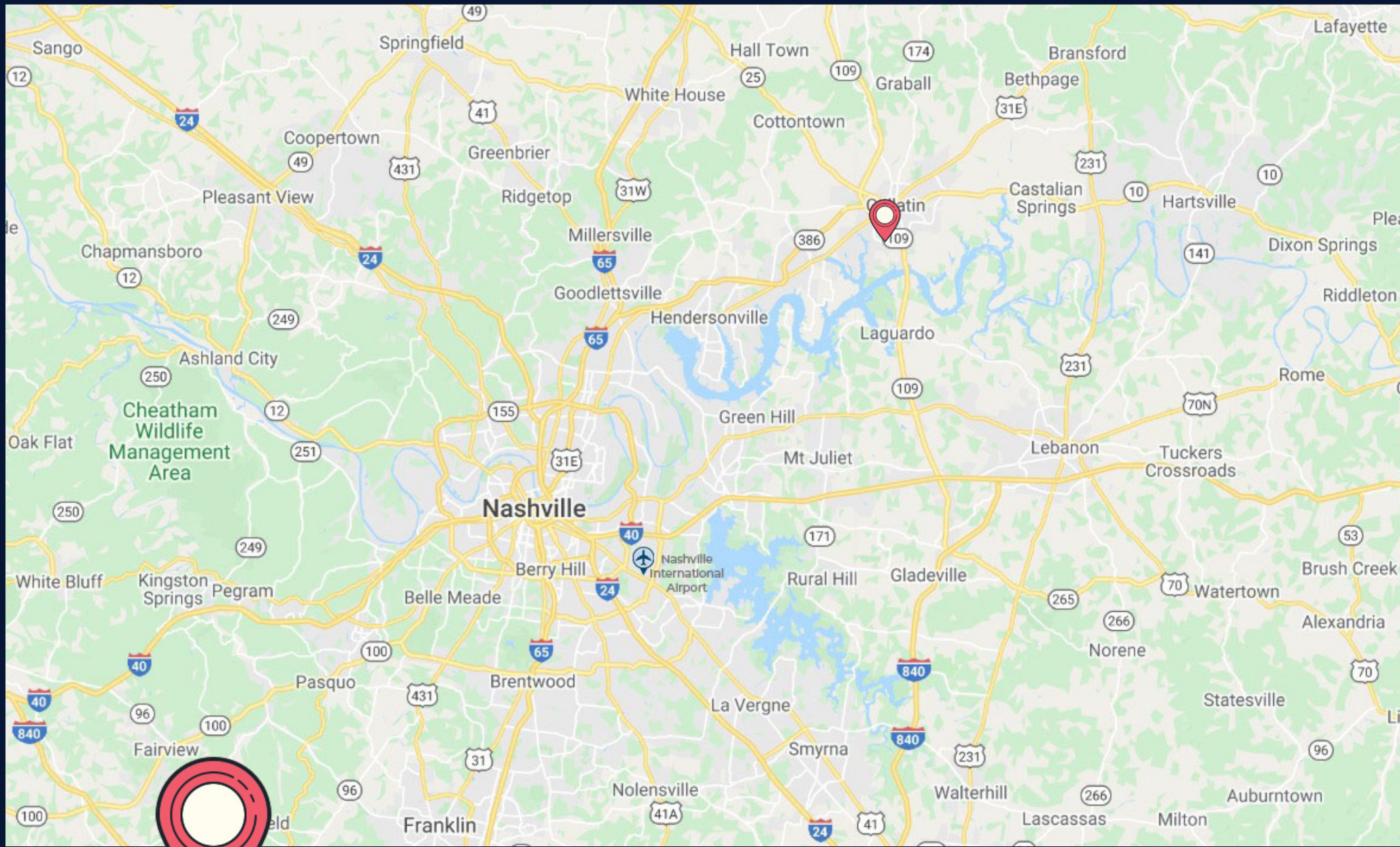
**\$7,953**

Average Spent on Mortgage & Basics



**\$645**

Median Contract Rent



# Clear Lake Meadows

Gallatin, TN 37066

## Location Highlights

I-40: 13 Miles

I-65: 17 Miles

Downtown Nashville: 30 Miles

Nashville Intl Airport: 30 Miles