



Outparcel Available for Lease

1.14 - 5.15 AC Available

Nashville Pike & Gorden Crossing, Gallatin, TN

 **JLL** SEE A BRIGHTER WAY

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Property Overview

- Prime location adjacent to high volume Kroger Marketplace along Nashville Pike
- Gallatin is the home of a newly approved Facebook data center, representing an investment of more than \$715M in Sumner County
- Excellent frontage and exposure to over 21,000 VPD on Gallatin's primary thoroughfare for commuters and shoppers
- Site is rough graded with all utilities on site
- Full access and dedicated turn lane
- Nearby retailers include Walmart Supercenter, Lowe's, Publix, Taco Bell, Heartland Dental, Express Oil Change, and Walgreens.
- Ideal uses include QSR, light medical, financial institution, cellular, etc.

Demographics:

2025 Total Population

1-miles	3-miles	5-miles
5,593	32,672	80,908

2025 Daytime Population

1-miles	3-miles	5-miles
4,353	25,861	73,003

2025 Total Households

1-miles	3-miles	5-miles
2,258	13,124	31,431

2025 Average Household Income

1-miles	3-miles	5-miles
\$165,659	\$154,019	\$147,057

