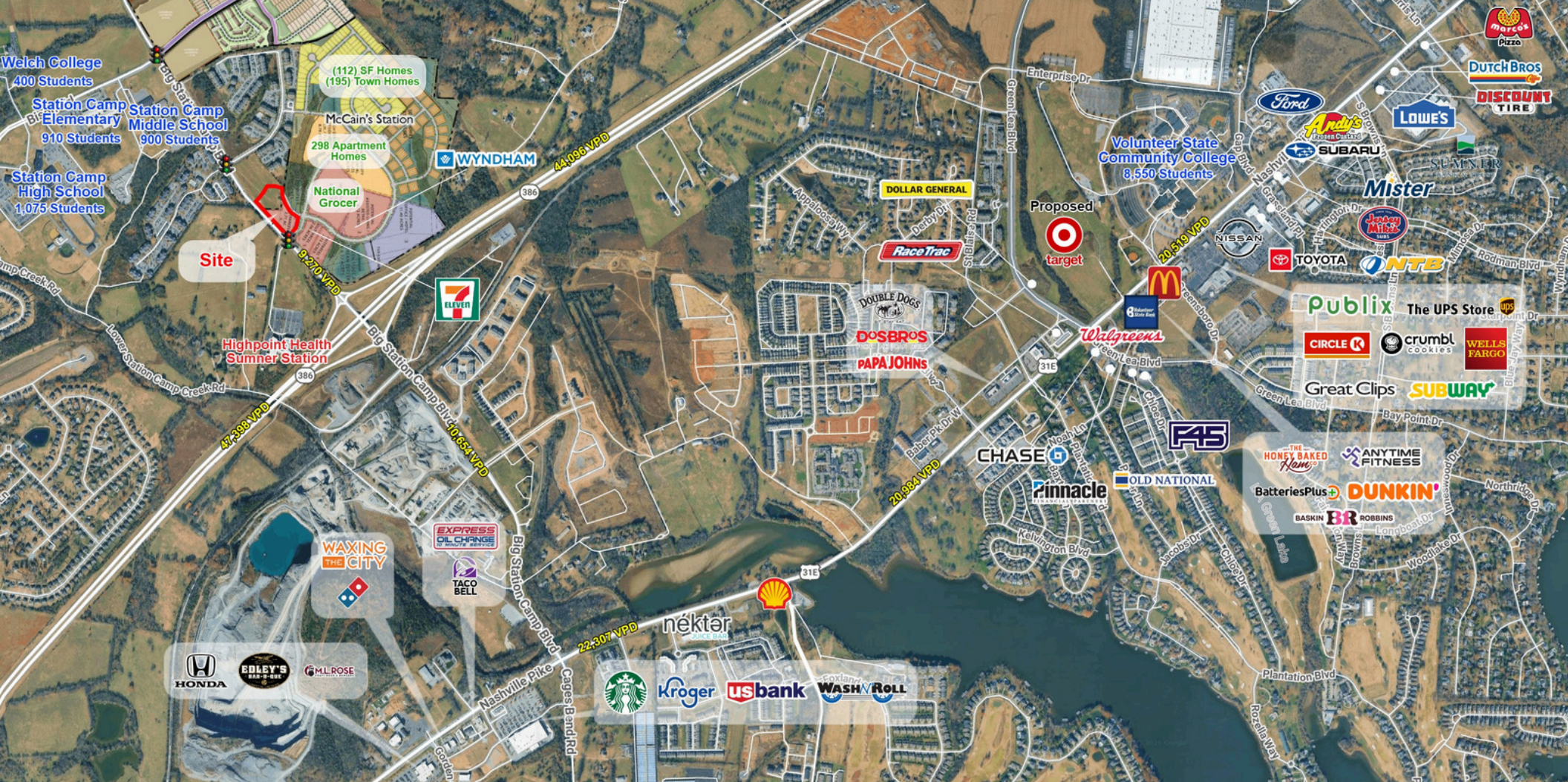




Available For Lease

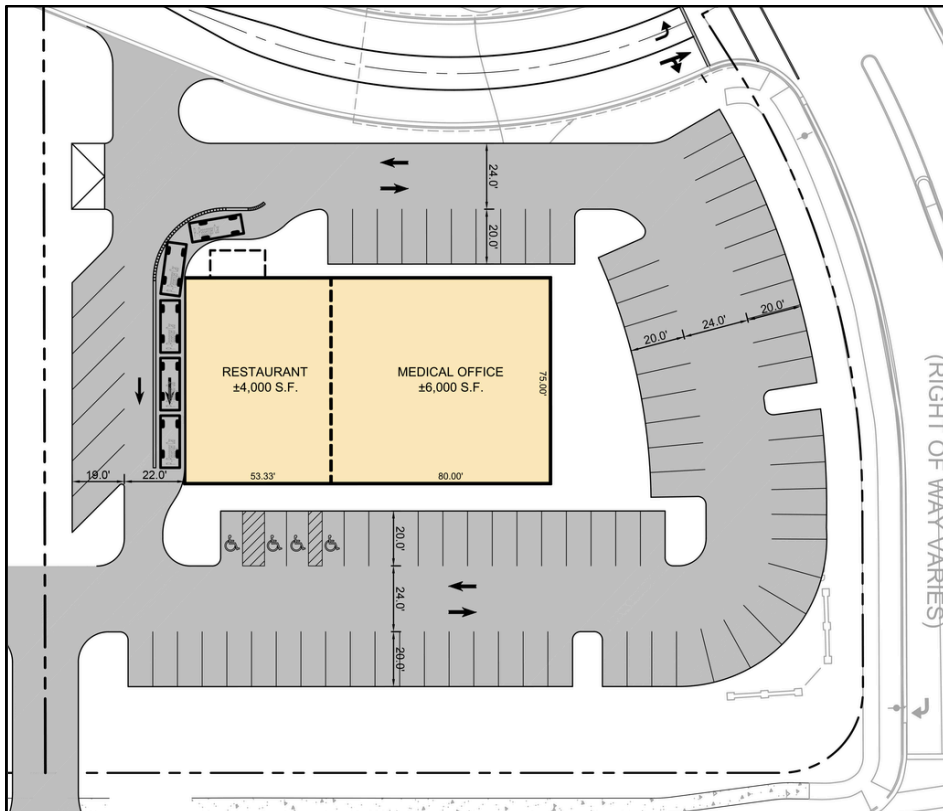
+/- 1.77 acres

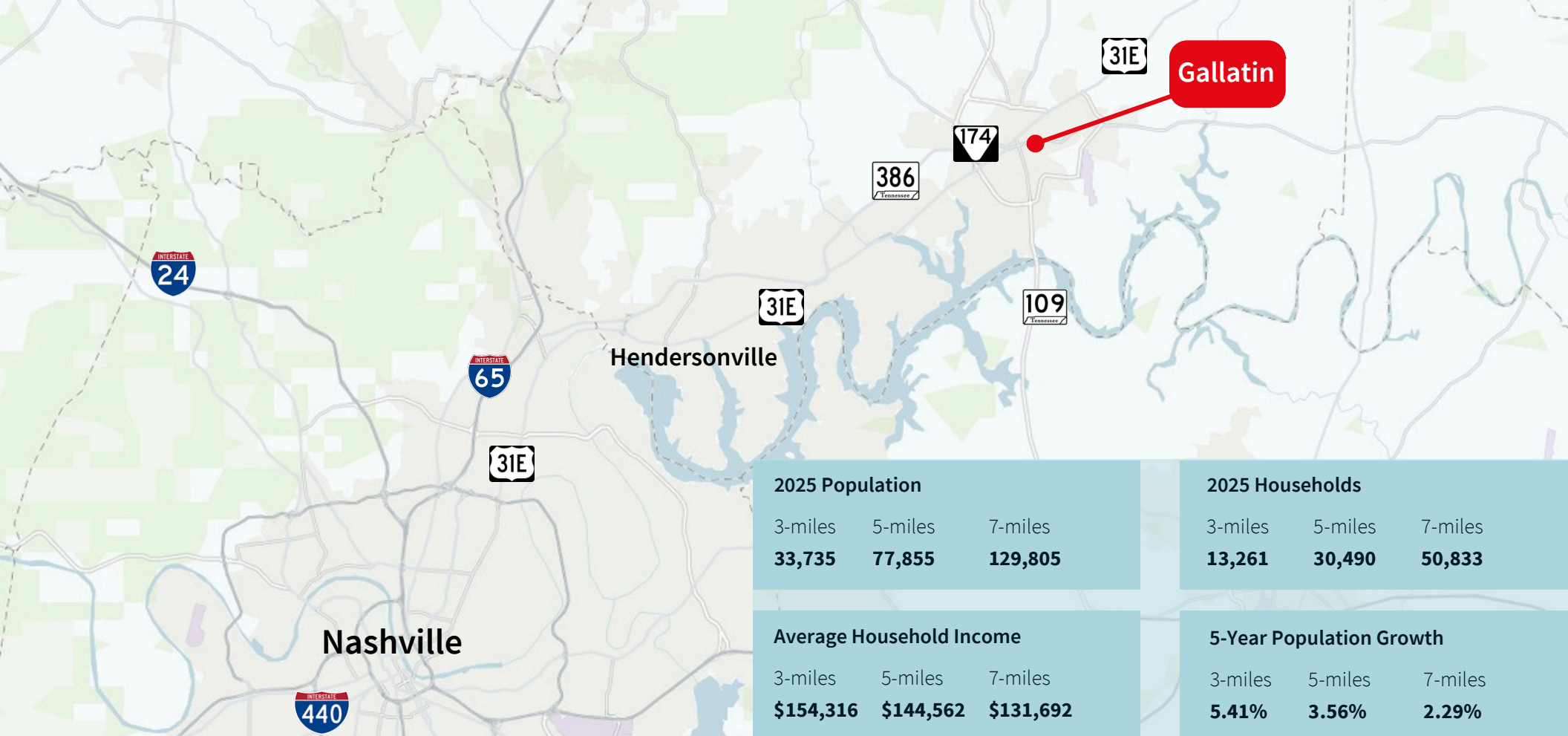
McCain Station | Gallatin, TN 37066



Property Highlights

- Prime outparcel with small shop space to a new national grocer.
- 10,000+ daily traffic count on Big Station Camp Boulevard growth corridor.
- Direct connectivity to Vietnam Veterans Boulevard (Hwy 386) which carries 47,000+ VPD.
- Excellent visibility and multiple points of ingress/egress.
- Rapidly expanding trade area surrounded by active residential developments (+/- 2,000 units within 1-mile radius).
- Ideal uses include: QSR's, financial institutions, auto parts and services, etc.

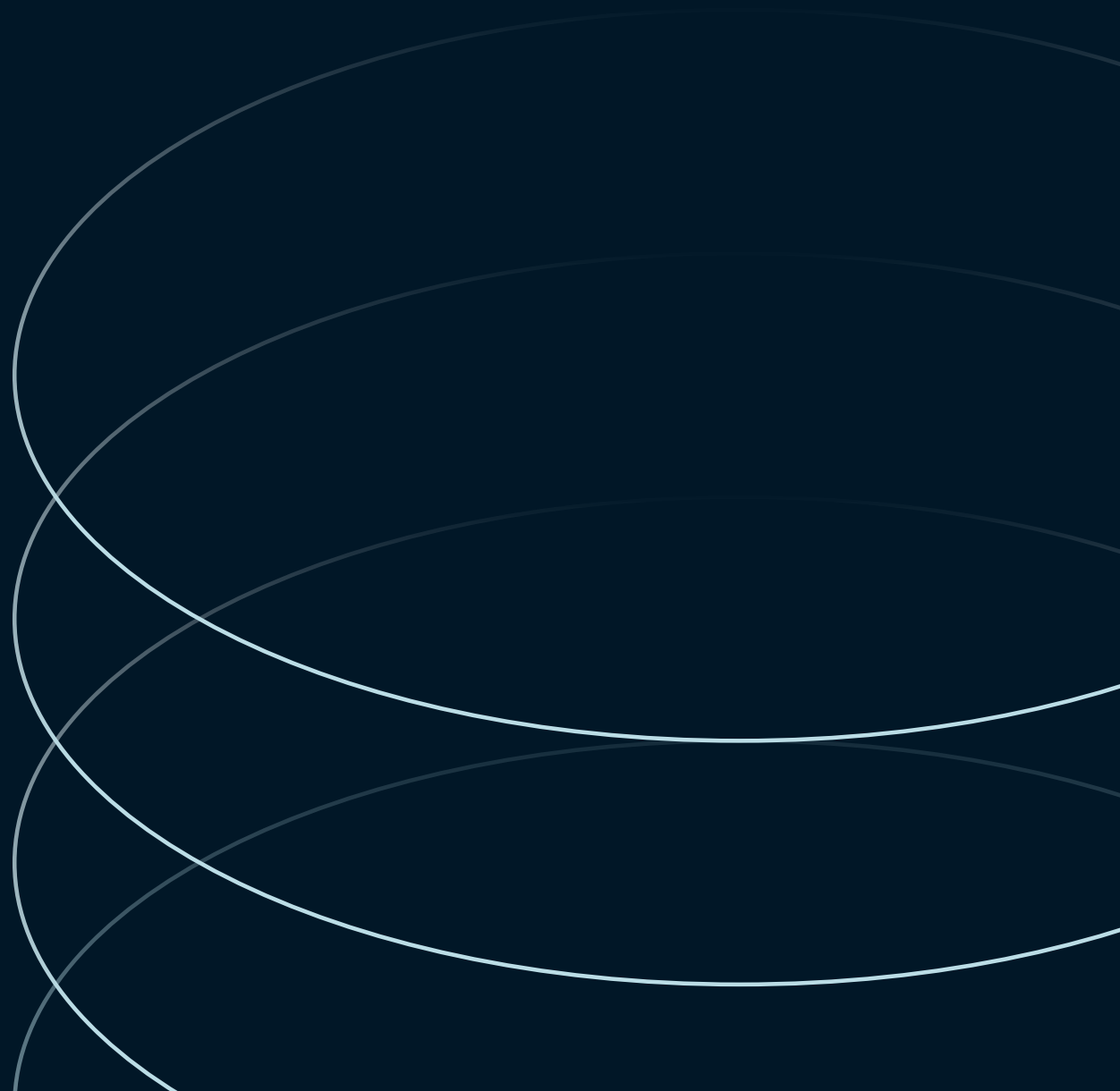




Location Overview

Gallatin directly benefits from the powerful economic engine of Nashville, the nation's newest "it" city. This regional dynamism has fueled a surge of high-profile corporate investments, led by global brands like Meta (Facebook) and Beretta USA, which chose the city for its U.S. manufacturing headquarters.

This momentum is amplified by major expansions from long-standing corporate citizens. Retail giant Gap Inc. recently invested to nearly double its workforce to 1,300 employees at its massive distribution hub, while national restoration leader Servpro, headquartered in Gallatin, is expanding to create over 200 new jobs. This wave of industrial growth is directly fueling a new cycle of commercial development, with significant retail, hospitality, and conference center projects now underway to serve the city's expanding population and workforce.

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