



Available | 1497 GreenLea Blvd, Gallatin, TN 37066



Gary Shanks
gary.shanks@jll.com
+1 615 928 5323

Miller Fitts
miller.fitts@jll.com
+1 615 928 5324

JLL SEE A BRIGHTER WAY

© 2026 Jones Lang LaSalle IP, Inc.

For Lease

Location Overview

The City of Gallatin is located approximately 30 miles northeast of Nashville. Gallatin is the fifth-fastest growing city in Tennessee and has experienced a 15% population increase in the last 5 years.

Property Details

Size & Configuration



- 15,600 SF multi-tenant retail center on 3.16 acres
- 131 parking spaces
- Multiple patio opportunities available

Location & Visibility



- Shared signalized intersection with proposed 283,696 SF grocery-anchored center
- Monument signage
- Multiple access points

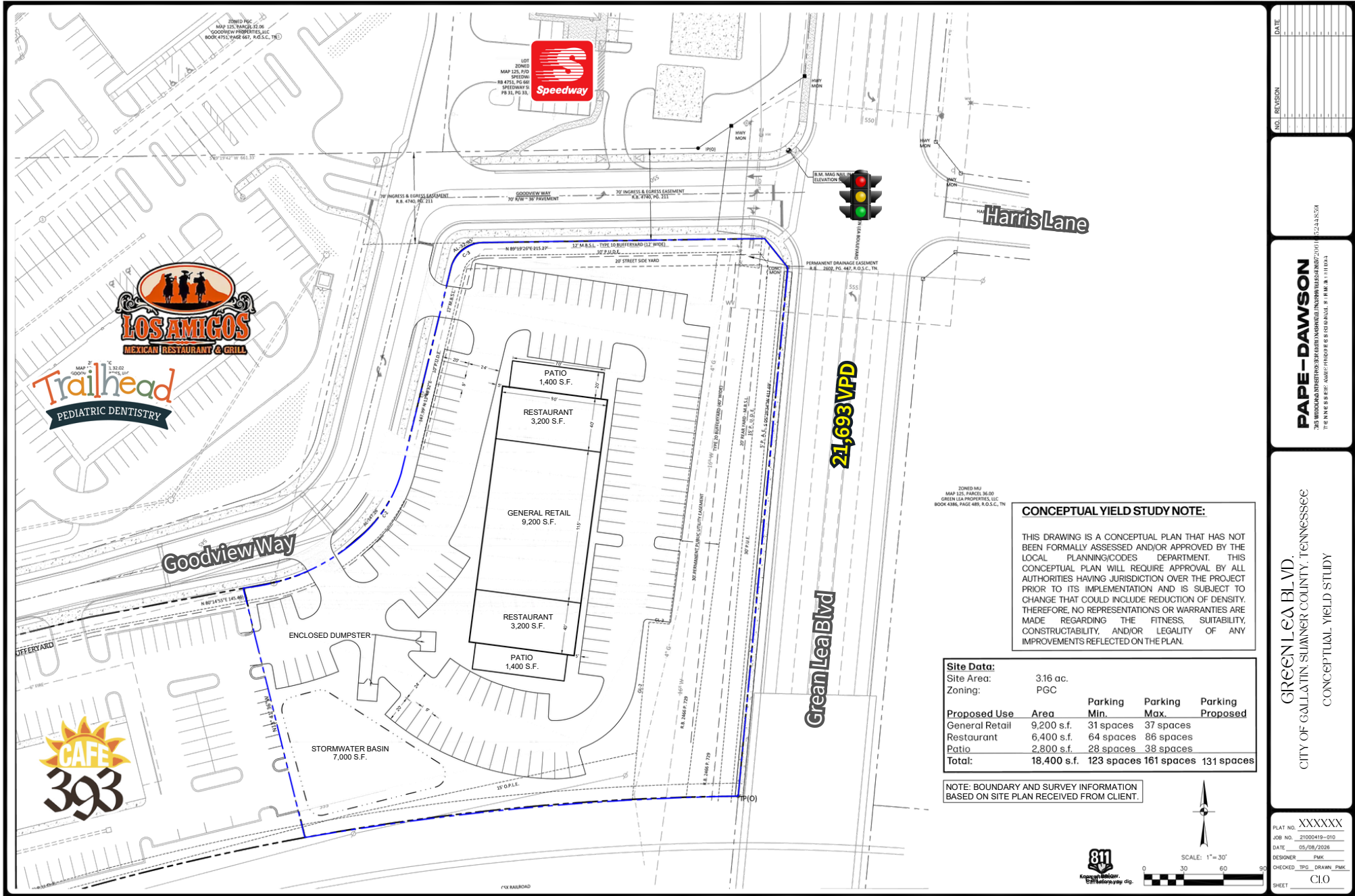
Traffic & Access



- 21,693 VPD on GreenLea Blvd
- SR-386 (Vietnam Veterans Blvd) proximity: 47,037 VPD



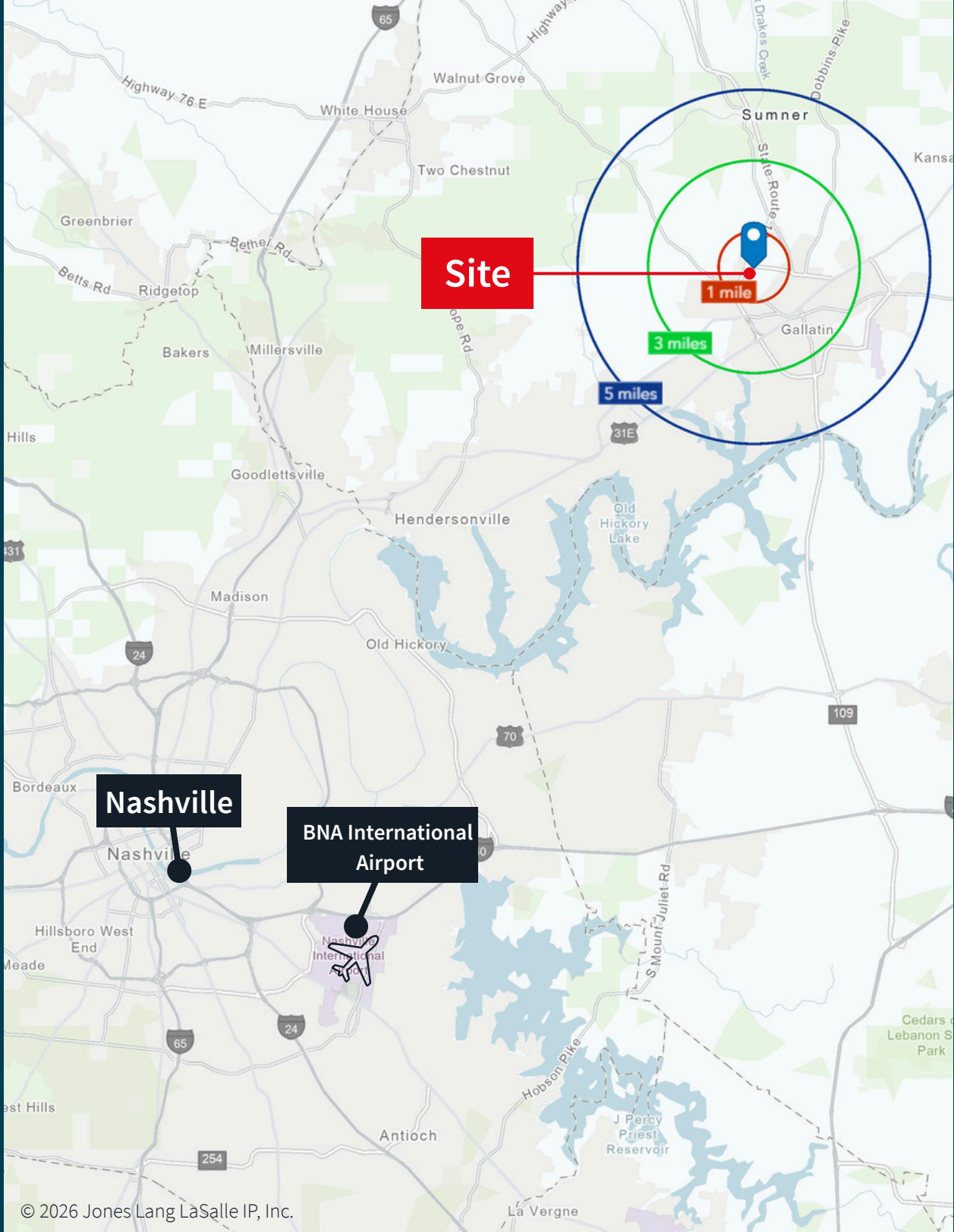
Site Plan



NO.	REVISION	DATE

PAPE - DAWSON
705 WOODBRIDGE STREET, SUITE 200 (NASHVILLE, TN 37203) (615) 224-3254
THE PAPER IS BY: AME/P/PROCESSES & FIELD DRAWN, S. P. H. W. 1111013

GREEN LEA BLVD.
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE
CONCEPTUAL YIELD STUDY



Demographics

Total Population

2,599	39,037	72,783
1-Mile	3-Mile	5-Mile

Daytime Population

2,870	34,475	65,812
1-Mile	3-Mile	5-Mile

Average HH Income

\$102,544	\$134,792	\$127,392
1-Mile	3-Mile	5-Mile

Median Age

34.1	39.2	38.8
1-Mile	3-Mile	5-Mile

5-Year Pop Growth

7.06%	3.48%	2.52%
1-Mile	3-Mile	5-Mile



Contact

Gary Shanks

gary.shanks@jll.com

+1 615 928 5323

Miller Fitts

miller.fitts@jll.com

+1 615 928 5324

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.