

JLL

McHenry Center

1770 Gallatin Pike

Madison, TN

Contact

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Small Shop & Junior Box Retail Space Available

Location	1770 Gallatin Pike
Size	1,200 - 4,986 SF
Detail	Highly visible retail shopping center located at the corner of Rivergate Parkway and Gallatin Pike, one of the most highly trafficked intersections in the Nashville MSA
Traffic Counts	31,639 VPD (Gallatin Pike) / 26,667 VPD (Rivergate Parkway)
Co-tenants	Hobby Lobby, Burlington, Books A Million, Five Below, Raising Canes, Panera Bread, Bath & Body Works, Jersey Mike's and more

Retail Aerial



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Demographics

Population	3-Mile 44,336	5-Mile 108,884	7-Mile 179,898
2026 Average HH Income	3-Mile $87,002	5-Mile $102,317	7-Mile $112,281
2026 Total HH	3-Mile 19,228	5-Mile 46,664	7-Mile 76,294
2026 Median Age	3-Mile 37.9	5-Mile 39.2	7-Mile 39.3



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Site Plan



1	Hobby Lobby	64,264 SF
1A	Books-A-Million	21,295 SF
2A	Burlington Coat Factory	30,641 SF
2B	Elliott's Boots	4,549 SF
3A	Five Below	10,836 SF
3B	Available	4,986 SF
4A	China Cottage	3,200 SF
4C	Nail's First	1,600 SF
4D	Panera Bread	4,800 SF
6A	Bath & Body Works	3,510 SF
7A	Baskin Robins	1,600 SF

7B	Wing Basket	1,600
7C	S.A.S Shoes	1,600
7D	Red Wing Shoes	1,600
7E	Xfinity	1,600
7F	Game Trader	1,600
7G	CiCi's Pizza	4,000
8A	Jersey Mike's	1,600
8B	Holistic Connection	1,600
8C	Nashville Neck & Back	1,600
8D	Teriyaki Madness	1,600
8E	Available	1,200

8F	Available	1,200
8G	Available	1,200
8H	Available	1,200
9A	U.S. Recruiting Office	3,200
9C	Available	3,200
9E	Acceptance Insurance	1,200
9F	Crown Services	1,200
OP 1	Available	2,103
OP 2	Bar-B-Cutie	2,102
OP 4	Americas Best Contacts & Eyeglasses	4,140
OP 5	Available	1,300
OP 6	Raising Cane's	3,368

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