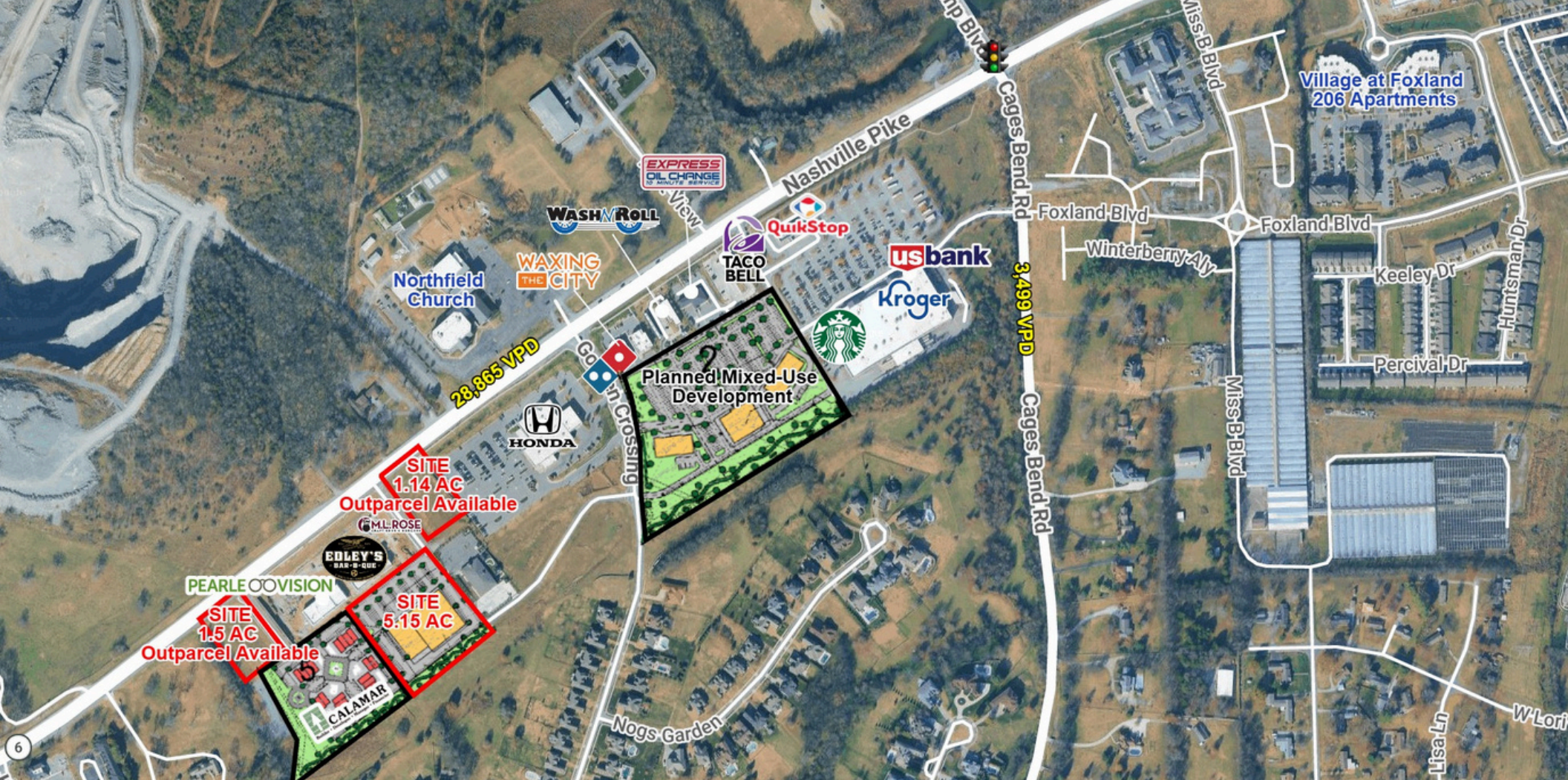




Available for Lease or Sale

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:

2026 Total Population

1-miles	3-miles	5-miles
3,918	34,281	83,245

2026 Daytime Population

1-miles	3-miles	5-miles
3,631	25,708	75,636

2026 Total Households

1-miles	3-miles	5-miles
1,593	13,848	32,432

2026 Average Household Income

1-miles	3-miles	5-miles
\$185,698	\$165,260	\$158,892

