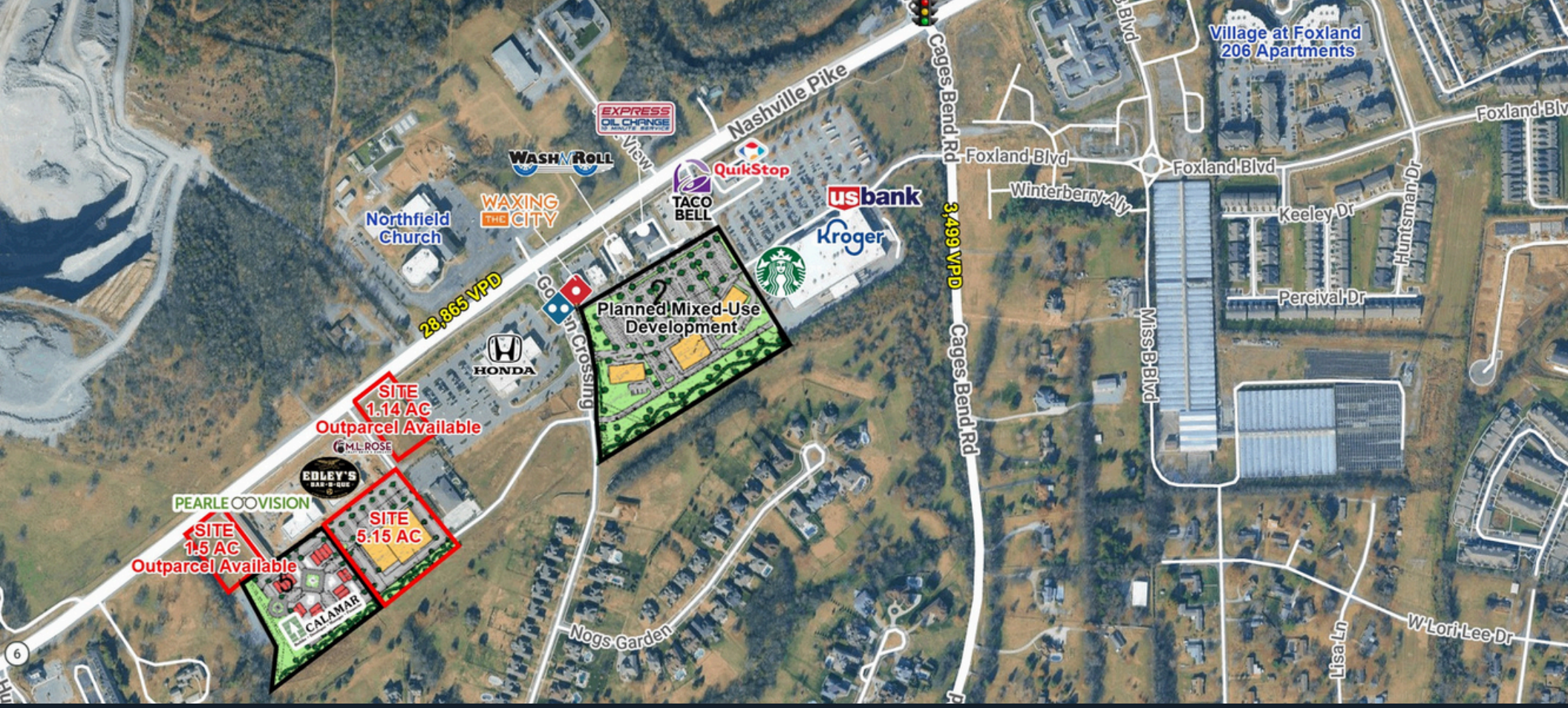


Outparcels Available for Lease

1.14 - 5.15 AC Available

Nashville Pike & Gordon Crossing, Gallatin, TN

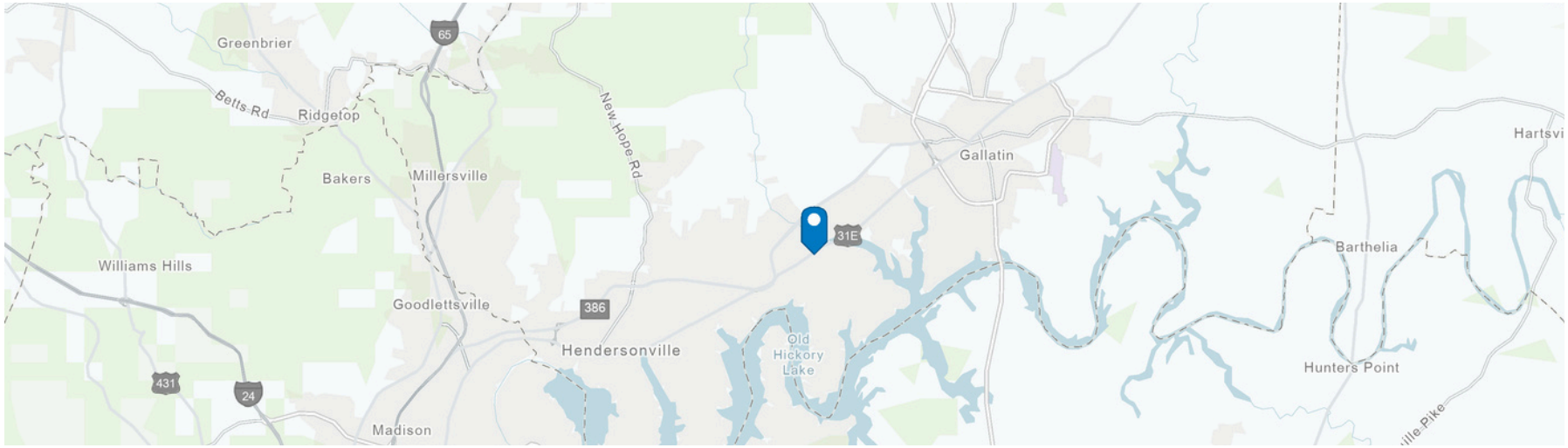
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JLL SEE A BRIGHTER WAY

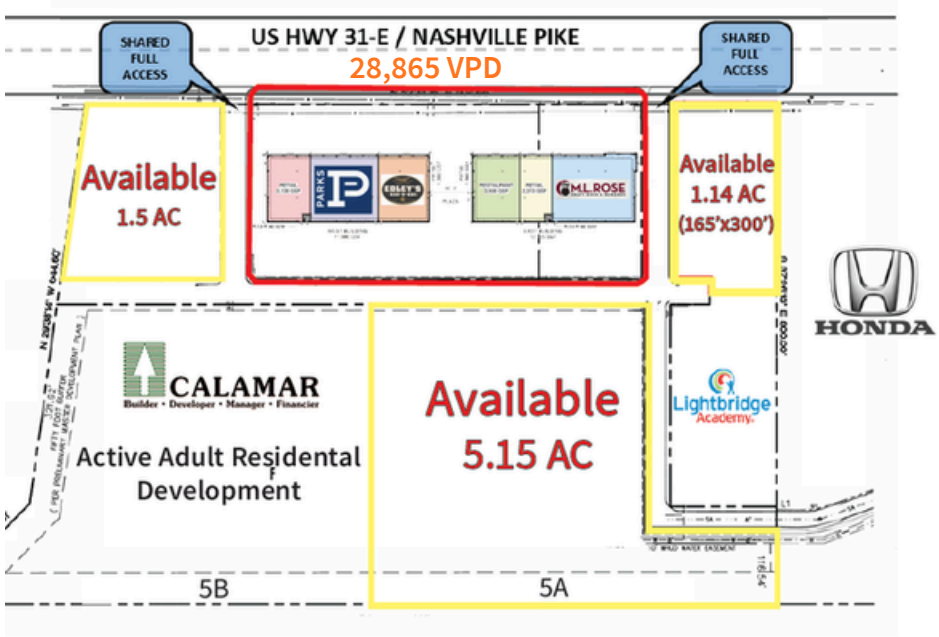
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For Lease | **Gallatin, TN**



Property Description

Three outparcels are available for ground lease or build-to-suit along Nashville Pike (US Hwy 31-E) in Gallatin, TN. The sites sit next to Kroger Marketplace and face one of Gallatin's busiest commuter and shopping corridors. The land is rough graded with all utilities on site, and it is well suited to QSR, light medical, financial, and cellular users.



Property Highlights

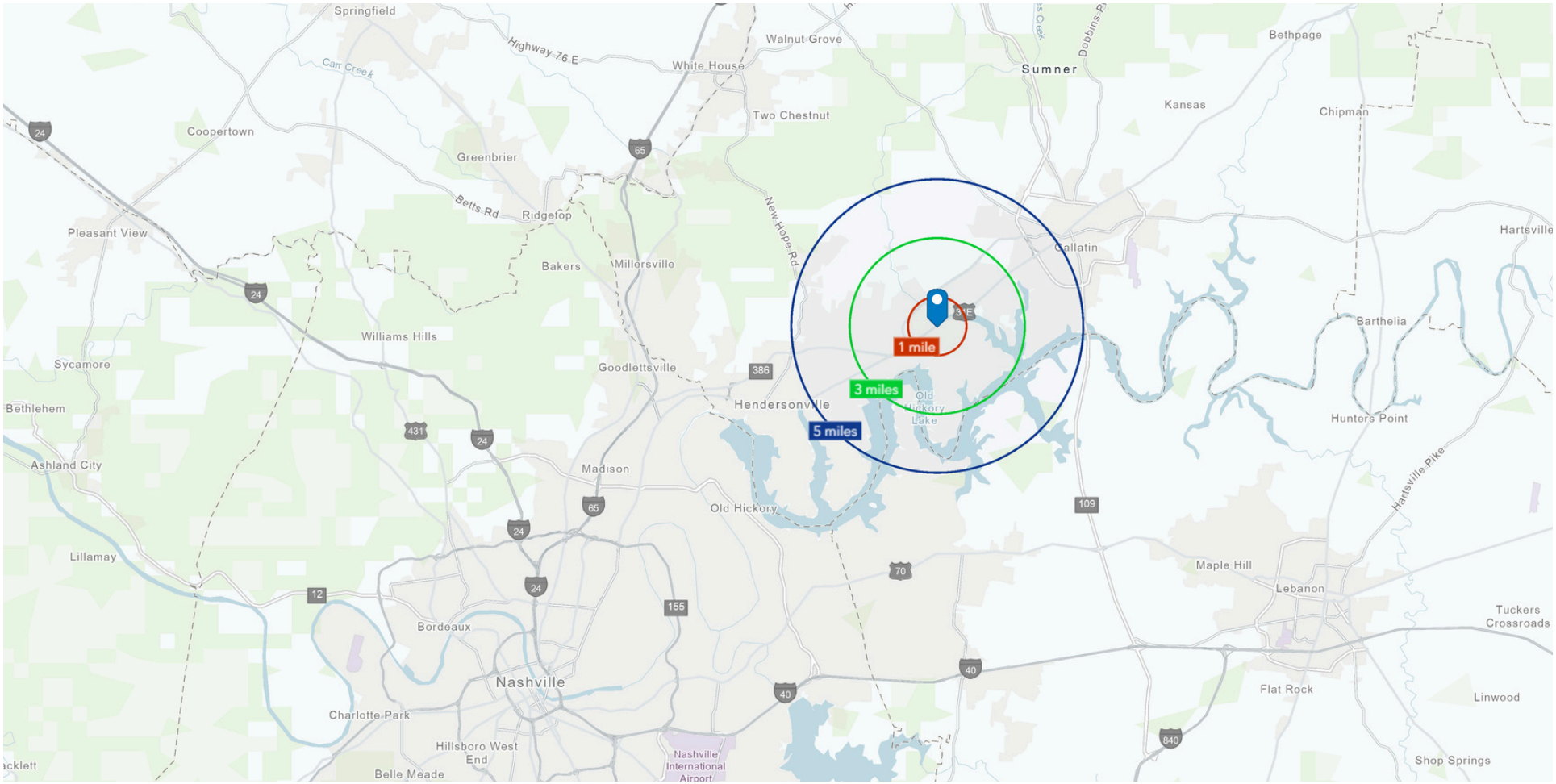
- 1.14 AC, 1.5 AC, and 5.15 AC outparcels available (GL/BTS)
- Adjacent to high-volume Kroger Marketplace
- Excellent frontage and exposure to 28,000+ VPD on Nashville Pike
- Full access and a dedicated turn lane
- Rough graded with all utilities on site
- Neighbors include Walmart Supercenter, Lowe's, Publix, Taco Bell, Heartland Dental, Express Oil Change, Walgreens, and Starbucks
- Savannah West (+/- 24,000 SF, with Parks, Edley's Bar-B-Que, and M.L. Rose) is under construction next door
- Ideal uses: QSR, light medical, financial institution, cellular, etc.

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Trade Area Overview - Gallatin, TN



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Demographics	1-mile	3-mile	5-mile
2026 Total Population	4,643	33,761	83,234
Average HH Income	$182,365	$166,812	$156,431
Total Households	1,974	13,695	32,517
5-year Pop Growth Rate	1.28%	2.72%	1.81%

Source: Esri, 2026

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