



For Sale | 3.91 AC

1333 Nashville Pike, Gallatin, TN 37066

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JLL SEE A BRIGHTER WAY

For Sale

Address

1333 Nashville Pike, Gallatin, TN 37066

Site Details

- 3.91 acre pad ready development site
- Anchored by Lowe's Home Improvement
- Located at highly visible signalized intersection of Nashville Pike (US-31E) and South Browns Lane.
- Close proximity to synergistic commercial businesses including Edmonton State Bank, Dutch Bros Coffee, Andy's Frozen Custard, Discount Tire, Subaru of Gallatin, and Gallatin Ford.
- All utilities are on-site
- Zoning: PGC (Planned General Commercial District)
- Traffic: 32,259 VPD on Nashville Pike
- *Pre-approved for a 4 story, 90 room hotel. Hotel drawings available.

Price

Contact brokers for pricing



Area Retailers

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Retail Trade Area - Gallatin, TN



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Area Overview



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Market Overview

The City of Gallatin is located approximately 30 miles northeast of Nashville and is the county seat of Sumner County. Gallatin is the fifth fastest growing city in Tennessee and has experienced a 15% population increase in the last 5 years. Several national companies have facilities or headquarters in Gallatin, including Gap Inc, Beretta, Meta, and ServPro Industries. The city is also home to Volunteer State Community College, a two year college with more than 70 degree programs.



Demographics	Total Population	Daytime Population	Avg HH Income	5-Year Pop Growth
1-mile	**4,212**	**5,033**	**$177,884**	**2.28%**
3-mile	**42,587**	**38,982**	**$132,800**	**2.47%**
5-mile	**76,401**	**68,882**	**$135,793**	**2.19%**

Source: Esri, 2026

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