

For Lease

Property Highlights:

- Existing c-store located at the signalized intersection of Hancock Street and Highway 109, which serves as the primary bypass route between I-40 and I-65.
- The 1.1 AC corner parcel offers excellent access and multiple opportunities for monument signage
- Building: +/- 4,529 SF
- Close proximity to new mixed-use development anchored by Publix and approx. 450 residential units.
- TN Hwy 109 recently widened to 5 lanes and carries over 31,663 VPD
- Nearby retailers include Publix, Walmart, Longhorn Steakhouse, Valvoline, O’Reilly Auto Parts, Starbuck’s, Whataburger and Regions Bank
- Ideal uses include convenience store, QSR, financial institution, automotive, light medical, car wash, etc.

**377 Hancock Street
Gallatin, TN 37066**

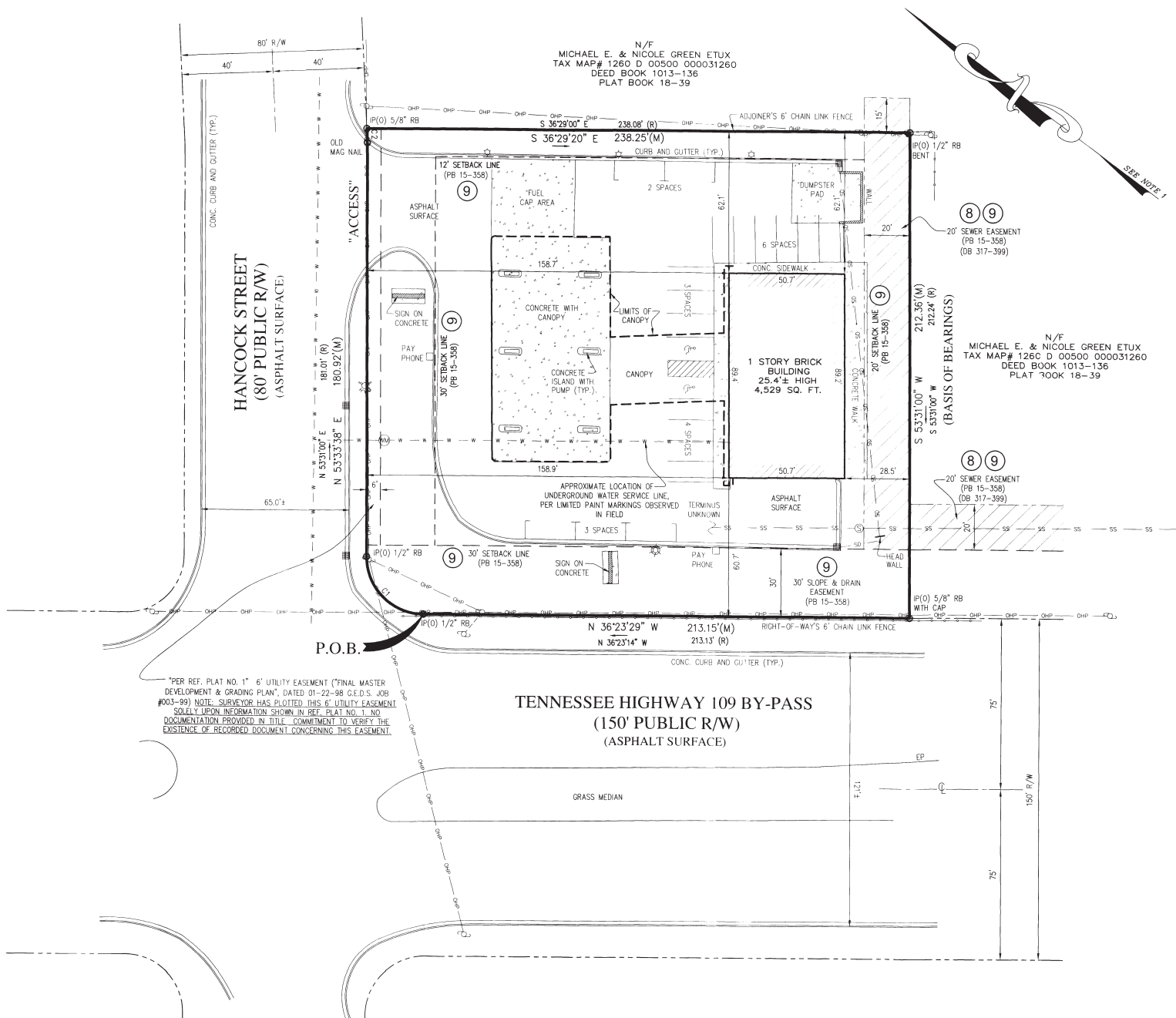
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Google Map link





3 Mile



36,114

2021 Estimated Population



14,178

2021 Households



\$56,442

Median Household Income

5 Miles



55,416

2021 Estimated Population



21,639

2021 Households



\$64,110

Median Household Income

7 Miles



74,201

2021 Estimated Population



28,527

2021 Households



\$71,567

Median Household Income

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