

FOR LEASE:
EXCLUSIVE OFFERING
MEMORANDUM



321 GALLATIN PIKE S,
MADISON, TN 37115

CONTACT INFO:

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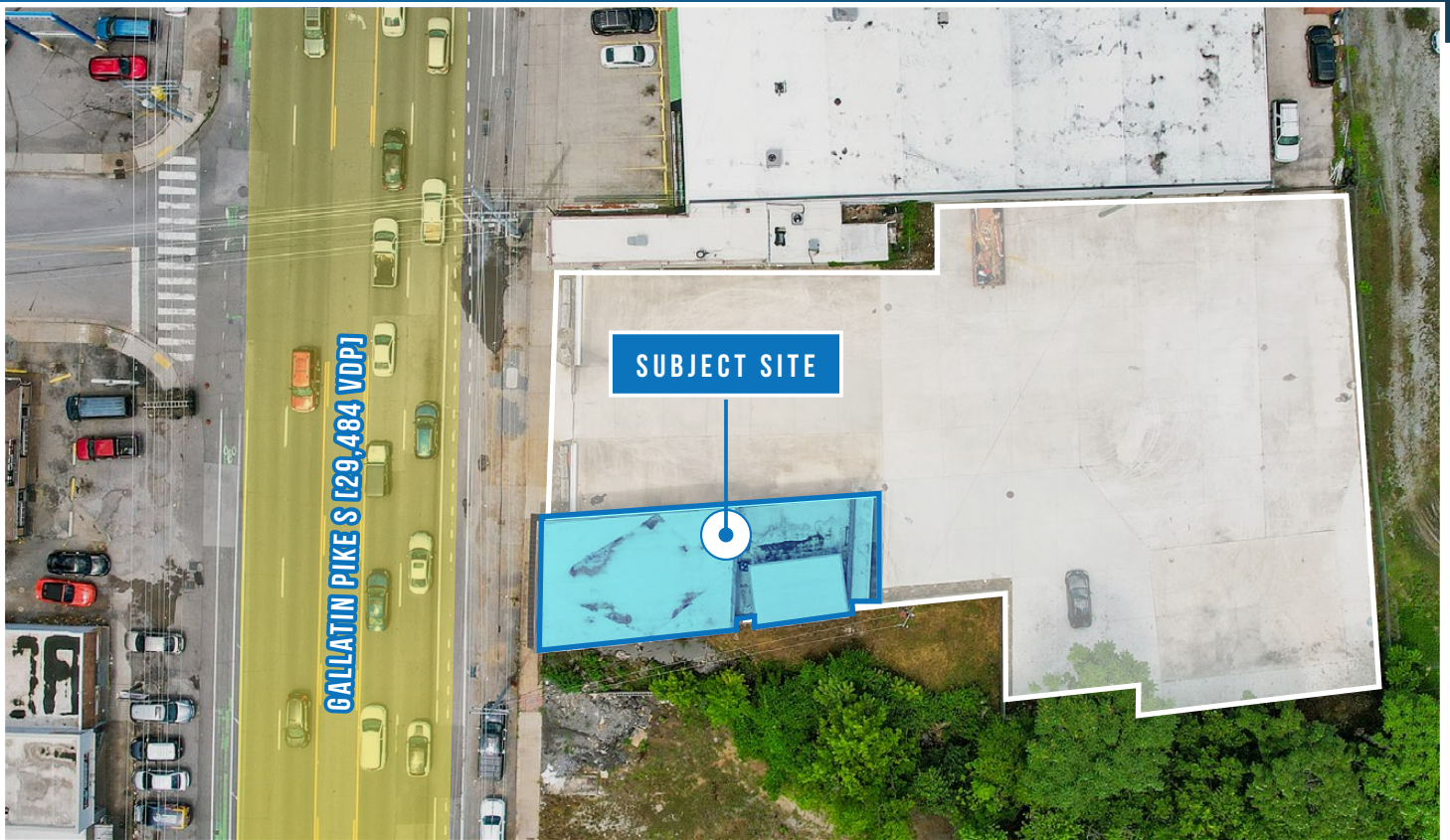
HIGHLIGHTS:

This newly remodeled freestanding building features 97 feet of frontage along the major four-lane thoroughfare of Gallatin Pike South. With a dedicated turn lane and an average daily traffic count of over 29,000 VPD, the property offers excellent visibility and convenient access. It also includes exclusive use of a 0.56-acre paved lot, secured by a rolling gate.

Space Size:	900 SF - 2,550 SF
Lot Size :	0.62/ acres
Zoning:	CS
Rate :	\$2,500/mo - \$4,500/mo
Lease Type :	Modified Gross
Availability:	Immediate

The property is positioned just 0.2 miles from the intersection of Gallatin Pike S and Old Hickory Blvd, 1.6 miles from I-65, and only half a mile from the Madison Station mixed-use redevelopment project. It's surrounded by major retailers such as Walmart, Kroger, Walgreens, Aldi, Dollar General, Planet Fitness, Bojangles, McDonald's, Pizza Hut, and Taco Bell.

321 GALLATIN PIKE S, MADISON, TN 37115 PROPERTY PHOTOS



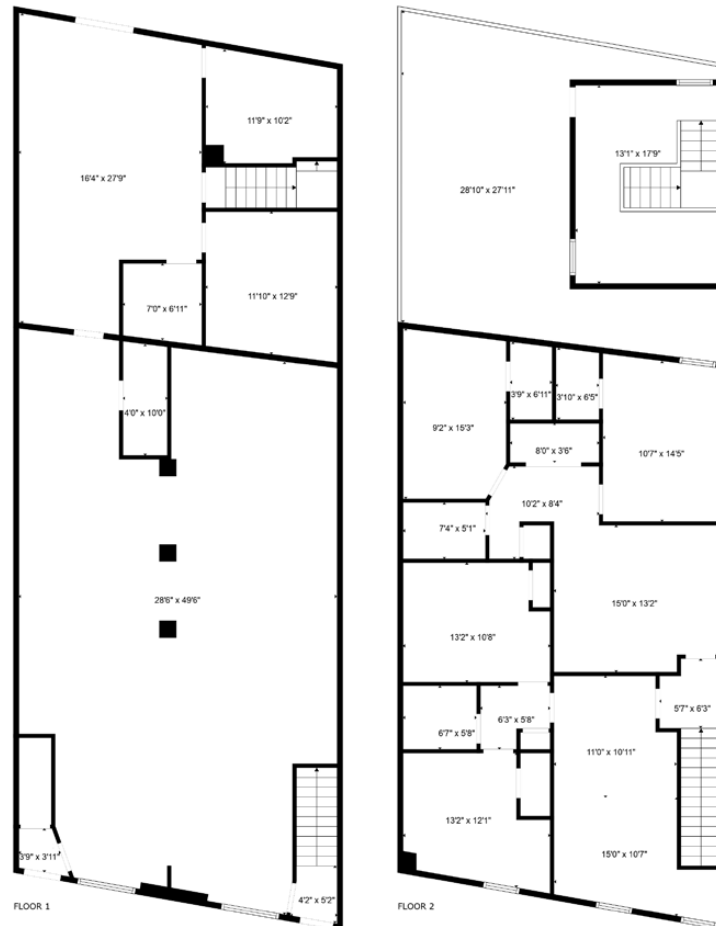
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321 GALLATIN PIKE S, MADISON, TN 37115 FLOOR PLAN



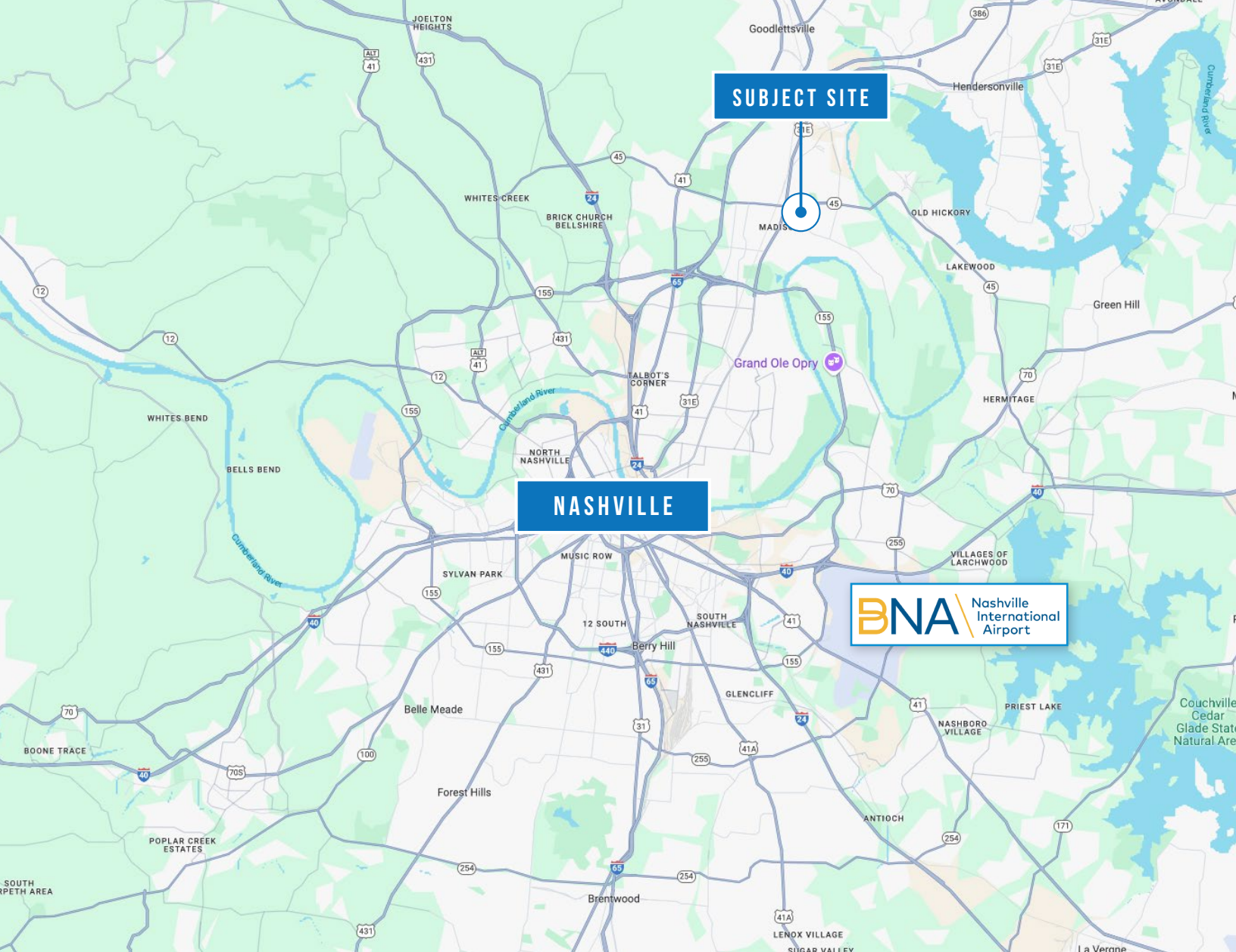
**900 SF - 2,550 SF
AVAILABLE**

All information has been secured from the seller/lessor and Landmarc Commercial, LLC and its agents, employees and representatives (collectively "Landmarc Commercial") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease.

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321 GALLATIN PIKE S, MADISON, TN 37115 NEARBY AMENITIES





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