

EXCLUSIVE OFFERING MEMORANDUM



FOR LEASE: MULTIPLE SUITES AVAILABLE
LONG-TERM UPSIDE IN A STRATEGIC LOCATION

RIVERGATE SQUARE

1558 GALLATIN PIKE N. MADISON, TN 37115



PROPERTY OVERVIEW

Rivergate Square is an ±81,935 SF multi-tenant retail shopping center located along the high-traffic Gallatin Pike corridor in Madison, TN. Anchored by Home Depot, dd's Discounts, Office Depot, Dollar General, and Outback Steakhouse, the Property benefits from strong daily consumer traffic, excellent visibility, and immediate access to the Rivergate retail trade area.

The center offers three suites currently available for lease, ranging from ±1,270 SF to ±2,600 SF, with the option to combine adjacent suites for larger contiguous space. Positioned at a signalized intersection, Rivergate Square provides multiple ingress/egress points, ample parking, and exposure to over 30,500 vehicles per day on Gallatin Pike.

GLA:	±81,935 SF
SITE SIZE:	±5.72 acres
YEAR BUILT:	1990 – 1994
ANCHOR TENANTS:	Office Depot, dd's Discount, Dollar General, Outback
PARKING:	Ample Surface parking for tenants and customers
ACCESS:	Signalized intersection, multiple entry points
TRAFFIC COUNT:	Gallatin Pike N – 30,561 VPD
ZONING:	Commercial
LOCATION ADVANTAGES:	Dense retail corridor with national tenants, close to RiverGate Mall redevelopment site



INVESTMENT/LEASING HIGHLIGHTS



- **Anchored by established national tenants with strong customer draw**



- **High-traffic Gallatin Pike location with 30,561 VPD**



- **Signalized intersection with multiple access points**



- **Suites available from $\pm 1,270$ SF to $\pm 2,600$ SF, with option to combine**



- **Dense surrounding population and strong local consumer base**

MARKET OVERVIEW

Rivergate Square is located in Madison, TN, part of the rapidly growing North Nashville retail trade area. The property sits within the Rivergate retail corridor, home to a diverse mix of national and regional retailers, restaurants, and service providers. The area benefits from steady consumer demand, supported by surrounding residential density, strong commuter traffic, and proximity to major employers.

Radius	Population	Households	Avg. HH Income
1 Mile	6,486	2,806	\$54,550
3 Mile	41,585	17,994	\$53,082
5 Mile	103,296	43,942	\$59,931

TENANT ROSTER

Suite	Tenant	SF
1582	Office Depot	25,000
1580	dd's Discounts	16,900
1578	Dollar General	8,750
OP3	Outback Steakhouse	6,300
1574B	Available	1,270
1574C	Available	1,747
1596	Available	2,600
OP2	RimTyme Custom Wheels & Tires	4,500
1570	Rivergate Village Dental	2,880
1568	El Pulgarcito	2,600
1592	Jimmy John's	2,360
1572	Illusion Beauty	2,022
1594	Super Fiesta Latina Mercado	1,220
1574A	International Africa Hair Braiding	986



SITE PLAN



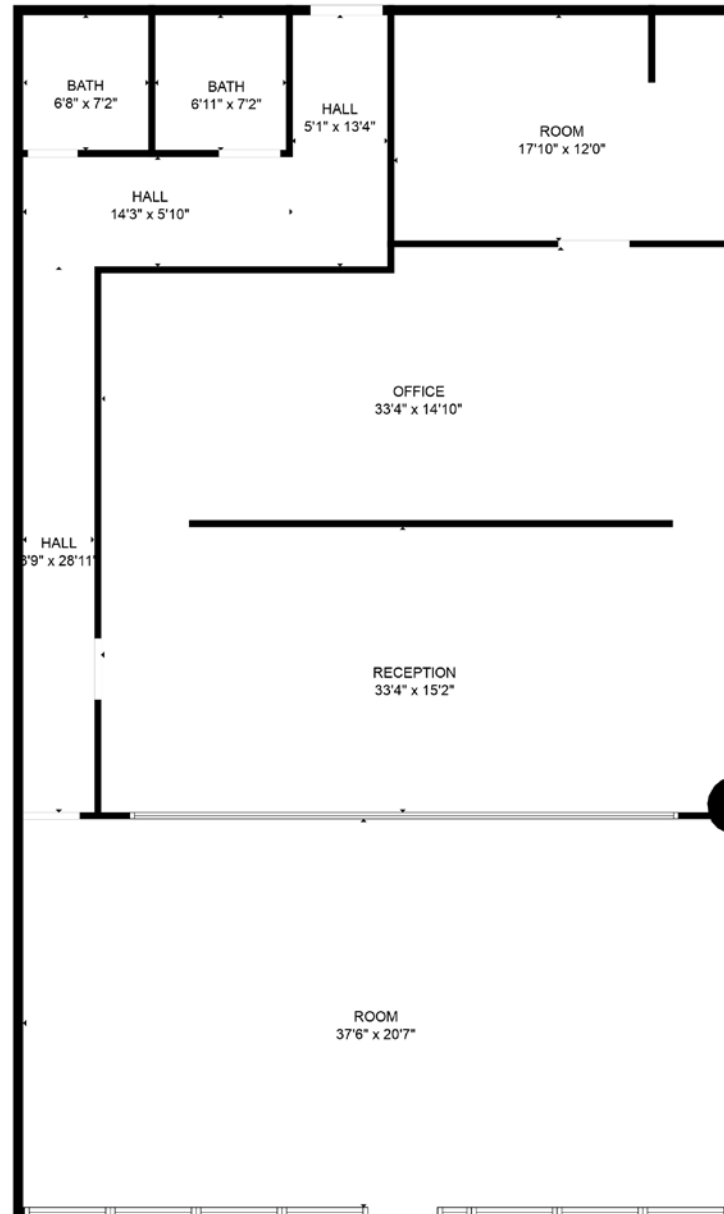
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SUITE 1596 – 2,600 SF – UNIT DETAILS



- Outparcel with maximum visibility on Gallatin Pike
- Full glass façade front and side
- Clear height: 9'7"
- Side and front parking
- Concrete flooring

SUITE 1596 – 2,600 SF – FLOOR PLAN

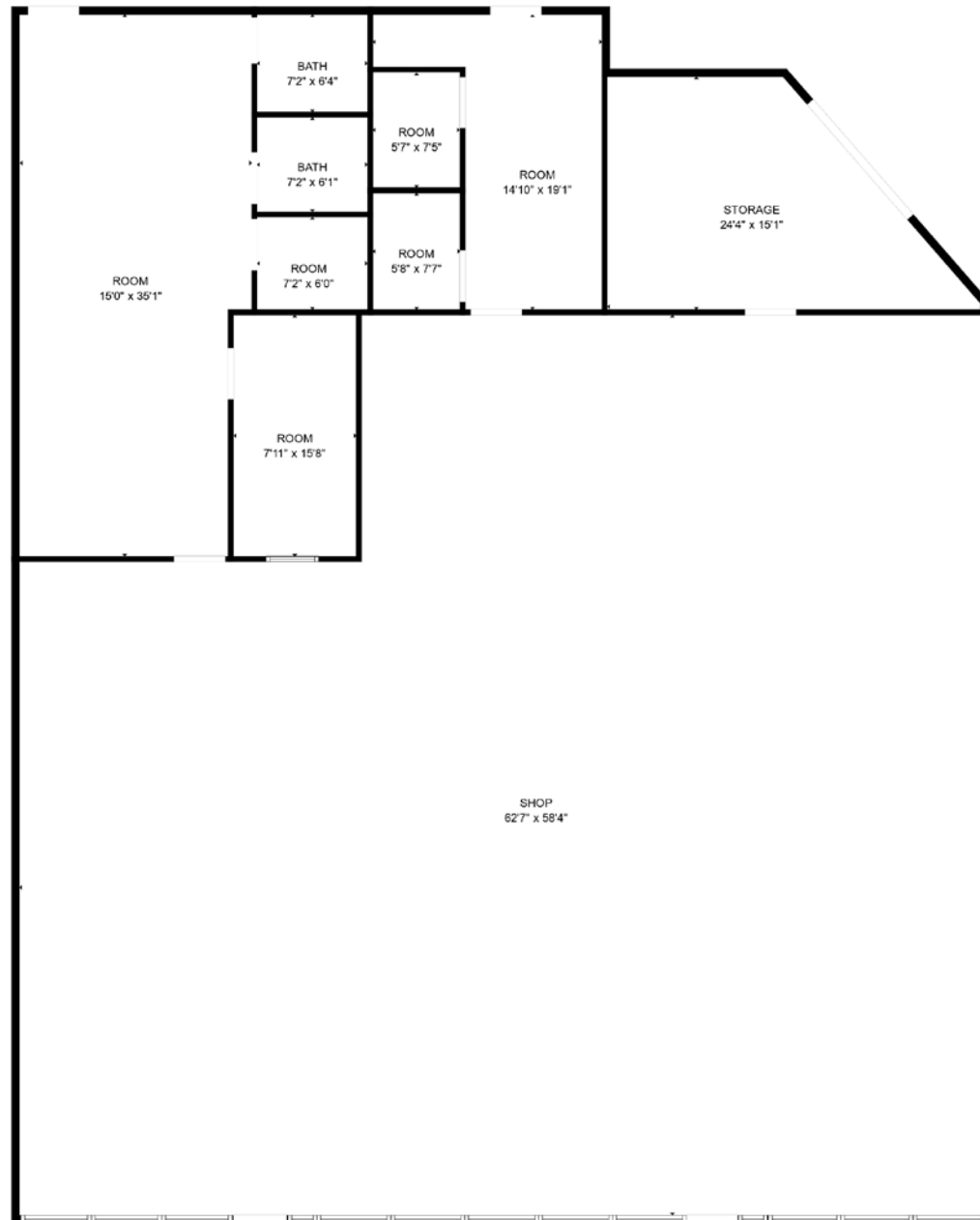


SUITE 1574C – 1,747 SF – UNIT DETAILS



- Fully sprinkled
- Full glass front façade
- Rear exit door for deliveries
- Concrete flooring
- Clear height: 10' (15' to rafters, 16' to roof deck)
- Two bathrooms
- 220V power
- Can be combined with 1574B for ±3,107 SF total

SUITE 1574C – 1,747 SF – FLOOR PLAN

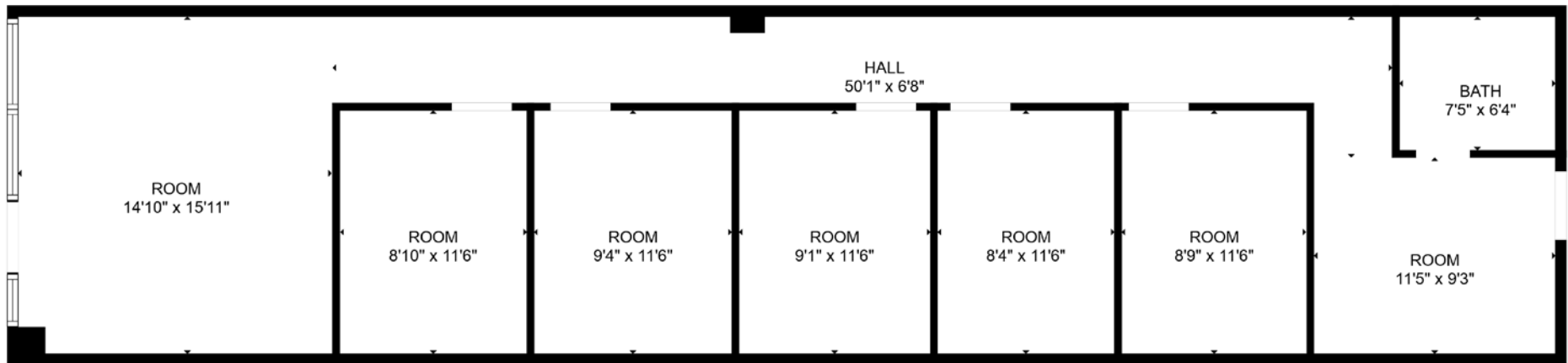


SUITE 1574B – 1,270 SF – UNIT DETAILS



- Fully sprinkled
- Carpet over concrete flooring
- Rear door for deliveries
- Full glass front façade
- Five private suites within unit
- One bathroom
- Clear height: 9'7"
- Can be combined with 1574C for ±3,107 SF total

SUITE 1574B — ICE BY DIESEL — FLOOR PLAN



AERIAL MAP — FACING NORTH



AERIAL MAP — FACING SOUTH



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INVESTMENT SALE & LEASING SPECIALISTS:

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