

EXCLUSIVE OFFERING
MEMORANDUM



FOR LEASE

**±0.22-ACRE SERVICE STATION WITH
±250 SF POWERED CONCRETE OFFICE/KIOSK**

4100 GALLATIN PIKE, NASHVILLE TN 37216

LEASING PRICE: CONTACT BROKER

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EXECUTIVE OVERVIEW

4805 GALLATIN PIKE, NASHVILLE, TN 37216



EXECUTIVE SUMMARY

4100 Gallatin Pike is a flexible East Nashville leasing opportunity offering prominent Gallatin Pike frontage and versatile site functionality. The ± 0.22 -acre parcel is improved with includes a ± 250 SF concrete block structure (plumbed and powered) suitable for office, storage, or kiosk use. The fully paved lot includes an ~ 800 SF canopy, lit parking, and major curb cuts at both Gallatin Pike and McAlpine Avenue.

The property's history includes three underground storage tanks (reported drained), creating strong potential for automotive-oriented tenants alongside retail, service, or contractor uses. Current occupants are on month-to-month terms, enabling both interim income and flexibility for repositioning.

Situated in the Inglewood neighborhood of East Nashville, the site benefits from steady corridor activity, immediate arterial access, and major growth drivers including the East Bank redevelopment and new Tennessee Titans stadium project, both expected to fuel demand and traffic across the Gallatin corridor for years to come.

BUILDING DETAILS

41000 GALLATIN PIKE, NASHVILLE, TN 37216



PROPERTY HIGHLIGHTS

- **± 0.22-acre service station at Gallatin Pike & McAlpine Ave**
- **± 111' of Gallatin Pike frontage | ±90' on McAlpine**
- **Zoned MUL-A | Gallatin Pike Urban Design Overlay (UDO)**
- **± 250 SF block building with plumbing & electricity**
- **Fully paved lot with lighting, ~800 SF awning, and major curb cuts**
- **Three underground tanks reported in place and drained (~10,000 gal; 2 × ~8,000 gal)**
- **Four-lane corridor with designated turn lane | 20,000+ VPD**
- **Current occupancy on month-to-month terms (income + flexibility)**
- **Quick access to Ellington Pkwy, Briley Pkwy, I-65, and I-24**
- **Less than 2 miles to East Bank redevelopment & new Titans stadium (2027 delivery)**

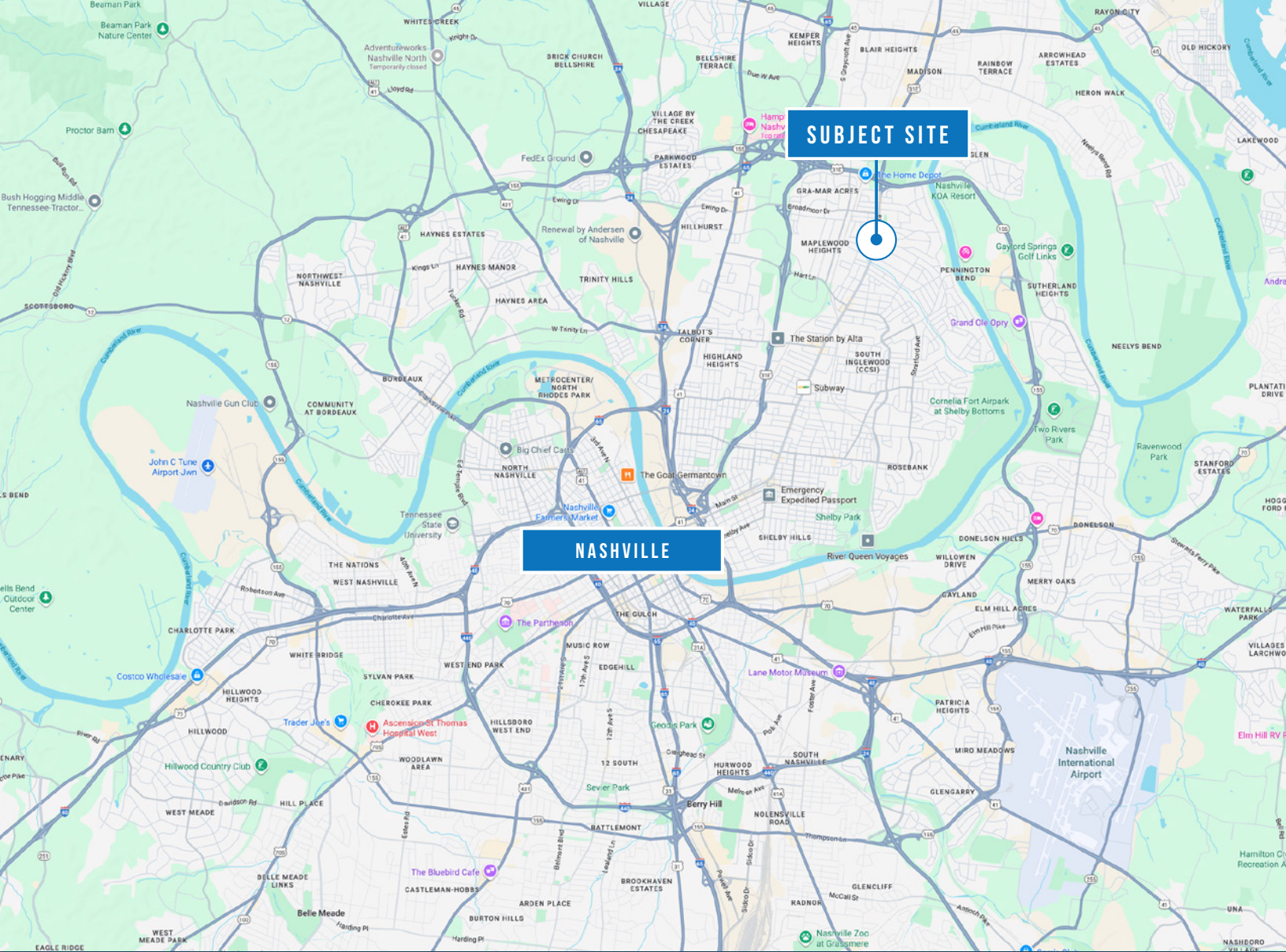
MARKET OVERVIEW

4100 GALLATIN PIKE, NASHVILLE, TN 37216



LOCATION & AREA HIGHLIGHTS

- Prime frontage along **Gallatin Pike** (4-lane highway with turn lane)
- Excellent access to **Briley Parkway**
- Prominent building signage facing Gallatin Pike
- Surrounded by dense residential neighborhoods and strong retail presence



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