

**JOIN**  
Whataburger,  
Dutch Bros,  
Chase and more!

# A2Z

## REAL ESTATE

*For Lease – up to 14,972 sf*

*Rivergate Station*

**1601 Gallatin Pike N, Madison, TN 37115**

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

C: 814-242-7969

**STEVE ZAMIAS JR.**

Co-Founder & CFO

C: 814-525-2057



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REAL ESTATE

## RIVERGATE STATION

### ADDRESS:

1601 Gallatin Pike N  
Madison, TN 37115

**SPACE: 14,972 sf**

### HIGHLIGHTS:

Rivergate Station is an open air shopping center that is anchored by a TJ Maxx, Conn's, Sam Ash Music, and Burkes. The center is situated on "The Go Home" side of Gallatin Pike with two signalized entrances. New tenants include Whataburger and Dutch Bros Coffee!

Traffic on Gallatin Pike is 30,000 CPD.

Average Household Income within 10 miles is \$85,795

Population within 10 miles is 359,325.

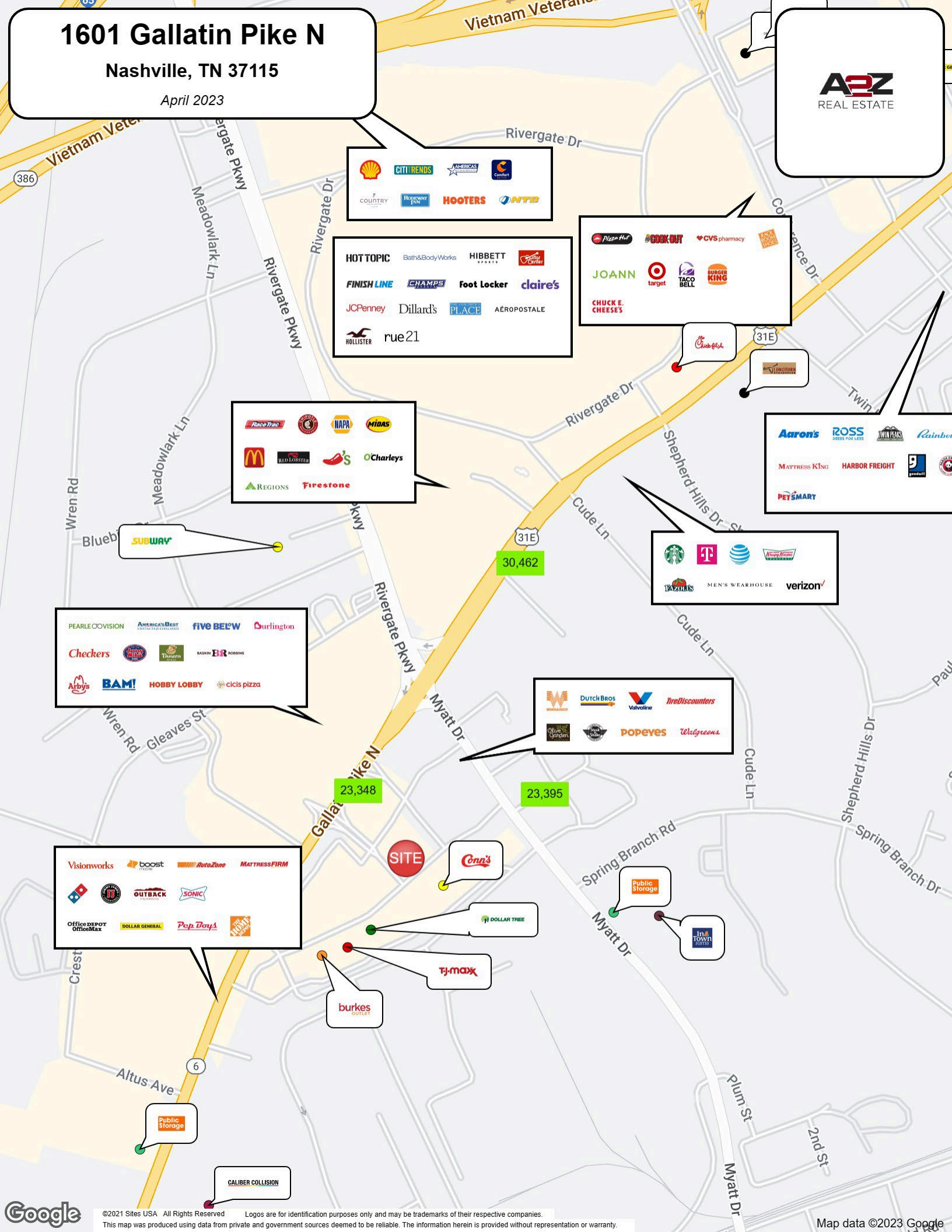


# 1601 Gallatin Pike N

Nashville, TN 37115

April 2023

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Shell CITI TRENDS AMERICA'S BEST COUNTRY HOOTERS ONTSE

HOT TOPIC Bath & Body Works HIBBETT Finish Line CHAMPS Foot Locker claire's JCPenney Dillard's PLACE AÉROPOSTALE HOLLISTER rue21

Pizza Hut COOK OUT CVS pharmacy JOANN target TACO BELL BURGER KING CHUCK E. CHEESE'S

Race Trac NAPA MIDAS McDonald's RED LOBSTER Charleys REGIONS Firestone

SUBWAY

Aaron's ROSS MATTRESS KING HARBOR FREIGHT PET SMART

Starbucks T-Mobile Verizon

PEARLE O'VISION America's Best FIVE BELOW Durlington Checkers BASKIN ROLLING Hobart's ARBY'S BAM! HOBBY LOBBY Cicis pizza

Dutch Bros Valvoline Tire Discounters Popeyes Wegmans

Visionworks boost AutoZone MATTRESS FIRM Office Depot OfficeMax DOLLAR GENERAL Pop Day's

Conn's DOLLAR TREE

TJ-MAXX burkes OUTLET

Public Storage

CALIBER COLLISION

**ROOM KEY**

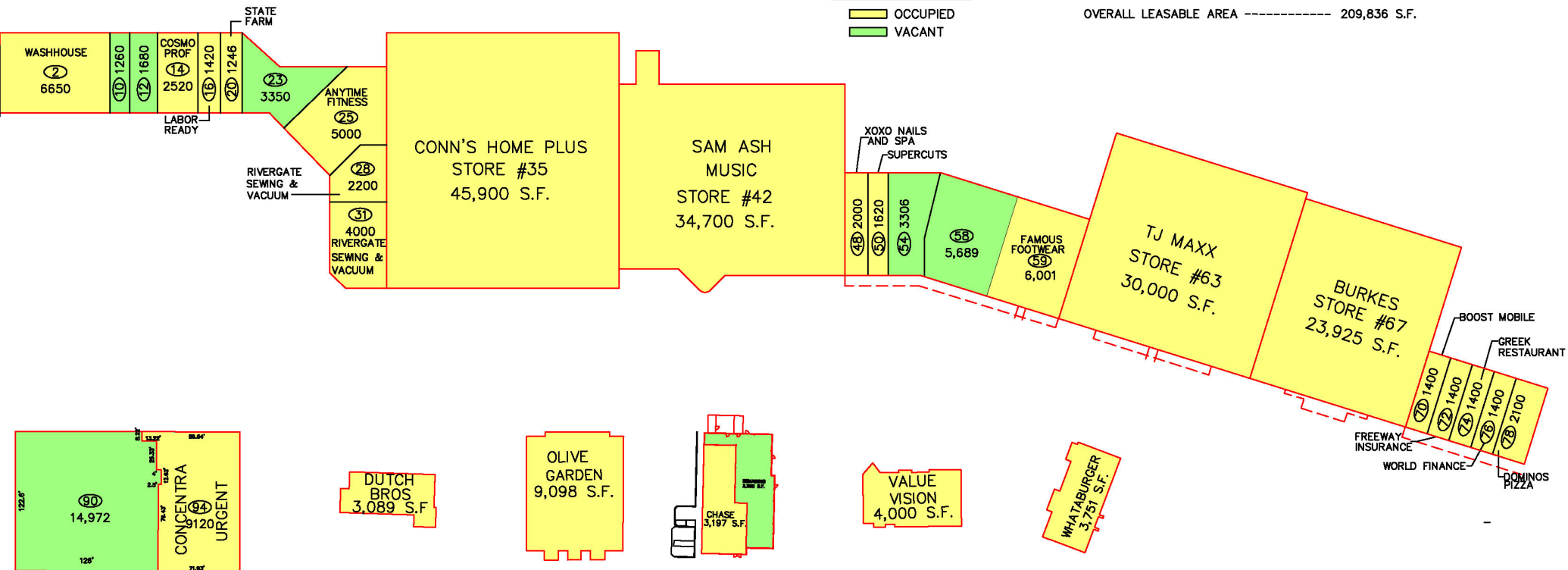
⓪ - UNIT NUMBER  
 0000 - UNIT SQUARE FOOTAGE

**COLOR KEY**

■ OCCUPIED  
 ■ VACANT

**DEVELOPMENT DATA**

<b>ANCHOR STORES</b>	
CONN'S APPLIANCE STORE #35	45,900 S.F.
SAM ASH MUSIC STORE #42	34,700 S.F.
TJ MAXX STORE #63	30,000 S.F.
BURKES STORE #67	23,925 S.F.
<b>TOTAL ANCHOR STORES</b>	<b>134,525 S.F.</b>
<b>SMALL SHOP LEASABLE AREA</b> ----- 55,642 S.F.	
<b>TOTAL PERIPHERAL BUILDING AREA</b> ----- 50,151 S.F.	
<b>OVERALL LEASABLE AREA</b> ----- 209,836 S.F.	



**BON AVIV INVESTMENTS**

MANAGED BY



231 MARKET STREET  
 JOHNSTOWN, PA 15901  
 (814) 254-4004  
 a2zreinc.com  
 info@a2zreinc.com

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**LEASE PLAN  
 RIVERGATE STATION**

**MADISON/NASHVILLE, TN**

**BAI RIVERGATE, LLC  
 BAI RIVERGATE OP, LLC**

0 10 20 30 40 50 100 FEET

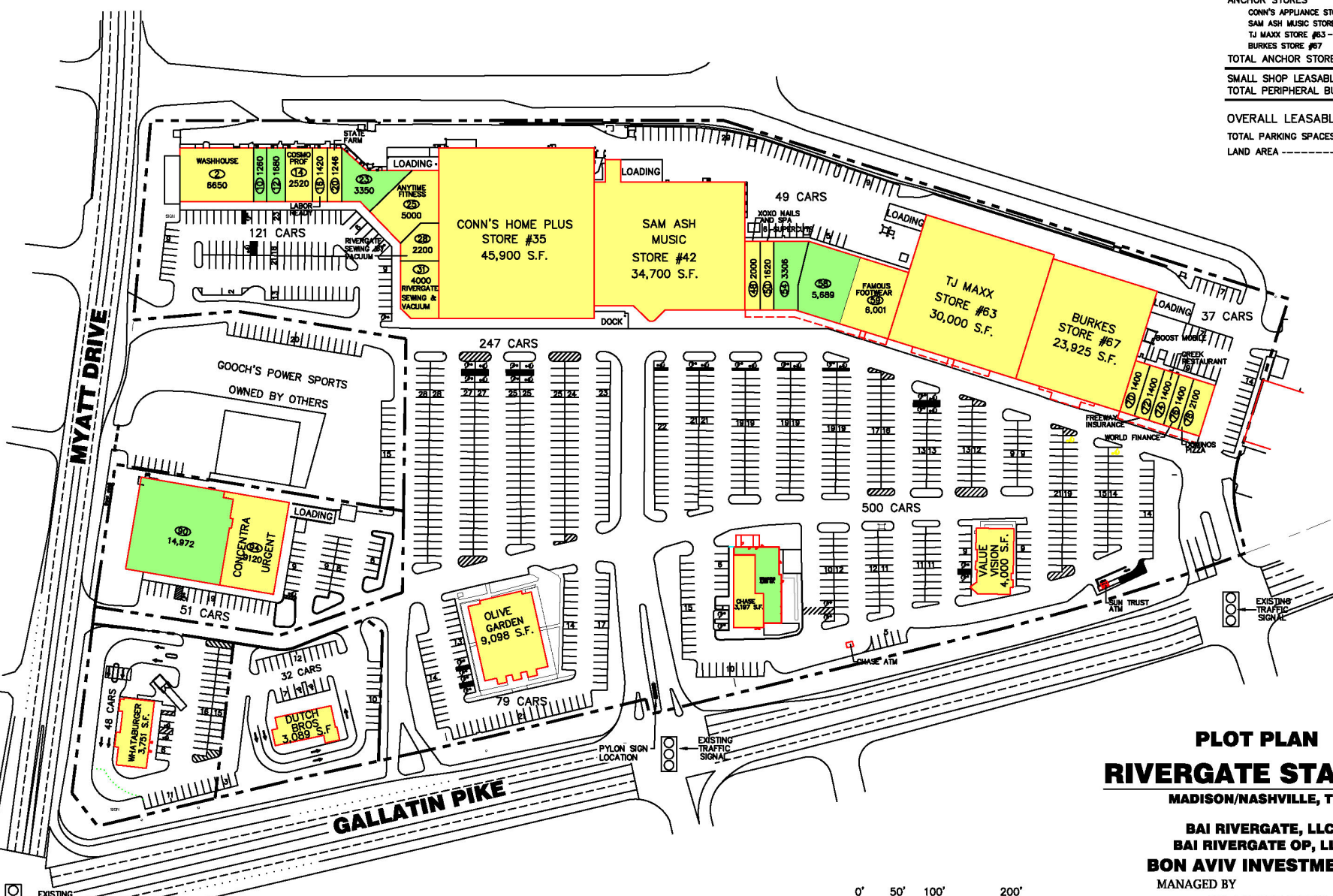
**SCALE**

**DATE: 03.30.23**

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<b>OVERALL LEASABLE AREA</b>	<b>-----</b>	<b>209,836 S.F.</b>
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>-----</b>	<b>1,215 CARS</b>
<b>LAND AREA</b>	<b>-----</b>	<b>22.54 ACRES</b>

NOTE:  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATIONS OF THE BUILDINGS PROPOSED IN THE PROJECT. LESSEES RESERVE THE RIGHT TO CHANGE THE REQUIREMENTS AND LOCATIONS OF OTHER BUILDINGS PROVIDED THE PROPOSED AREA IS NOT MATERIALLY REDUCED. LESSEES ALSO RESERVE THE RIGHT TO CHANGE PERSONS, ADMINISTRATIONS, STRUCTURES, DATE, SERVICE AREAS, ETC. LESSEES MAKE NO REPRESENTATIONS THAT THE PROVISIONS WILL BE OCCUPIED AS SHOWN, BUT ONLY INTEND TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY CONVICTIONS OR VIOLATIONS TO STATE LAWS THAT MAY OCCUR SINCE IN THE PROJECT SHALL APPEAR IN THE WRITTEN BODY OF THE LEASE.



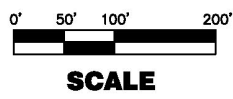
**COLOR KEY**

- OCCUPIED
- VACANT
- PROPOSED

**PLOT PLAN  
RIVERGATE STATION**

MADISON/NASHVILLE, TN

**BAI RIVERGATE, LLC  
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REAL ESTATE  
231 MARKET STREET  
JOHNSTOWN, PA 15901  
(814) 254-4004  
a2zreinc.com  
info@a2zreinc.com

<b>REVISIONS</b>	<b>DATE: 02/30/23</b>
<b>PP-1</b>	

# DEMOGRAPHICS

1601 Gallatin Pike N Nashville, TN 37115	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2022 Estimated Population	5,531	42,919	105,437	359,325
2027 Projected Population	5,594	44,005	108,920	381,457
2020 Census Population	5,613	43,483	105,204	356,772
2010 Census Population	4,764	40,474	96,865	312,180
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.7%	1.2%
Historical Annual Growth 2010 to 2022	1.3%	0.5%	0.7%	1.3%
2022 Median Age	35.9	35.7	38.1	37.7
<b>Households</b>				
2022 Estimated Households	2,429	18,332	44,159	146,937
2027 Projected Households	2,426	18,641	45,660	155,580
2020 Census Households	2,451	18,471	43,846	145,390
2010 Census Households	2,069	17,281	40,597	126,870
Projected Annual Growth 2022 to 2027	-	0.3%	0.7%	1.2%
Historical Annual Growth 2010 to 2022	1.5%	0.5%	0.7%	1.3%
<b>Race and Ethnicity</b>				
2022 Estimated White	51.1%	51.7%	61.1%	63.9%
2022 Estimated Black or African American	32.7%	32.8%	26.0%	25.4%
2022 Estimated Asian or Pacific Islander	2.0%	1.9%	1.9%	2.2%
2022 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%	0.3%
2022 Estimated Other Races	13.6%	13.1%	10.6%	8.1%
2022 Estimated Hispanic	13.9%	13.4%	10.7%	7.7%
<b>Income</b>				
2022 Estimated Average Household Income	\$70,918	\$66,911	\$77,709	\$85,795
2022 Estimated Median Household Income	\$54,205	\$55,829	\$64,906	\$72,617
2022 Estimated Per Capita Income	\$31,200	\$28,613	\$32,595	\$35,186
<b>Education (Age 25+)</b>				
2022 Estimated Elementary (Grade Level 0 to 8)	4.8%	4.9%	4.2%	3.3%
2022 Estimated Some High School (Grade Level 9 to 11)	8.4%	8.0%	6.6%	5.7%
2022 Estimated High School Graduate	22.8%	28.4%	27.2%	23.8%
2022 Estimated Some College	21.4%	21.4%	21.6%	20.5%
2022 Estimated Associates Degree Only	5.8%	7.0%	8.1%	7.5%
2022 Estimated Bachelors Degree Only	19.0%	20.0%	21.4%	26.1%
2022 Estimated Graduate Degree	17.9%	10.4%	11.0%	13.0%
<b>Business</b>				
2022 Estimated Total Businesses	806	2,681	5,409	17,287
2022 Estimated Total Employees	8,366	26,594	47,498	173,834
2022 Estimated Employee Population per Business	10.4	9.9	8.8	10.1
2022 Estimated Residential Population per Business	6.9	16.0	19.5	20.8





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## CONTACT

### A2Z REAL ESTATE INC

231 Market St  
Johnstown, PA 15901  
[info@a2zreinc.com](mailto:info@a2zreinc.com)  
[www.a2zreinc.com](http://www.a2zreinc.com)  
814-254-4004

### JOE ANTHONY, ESQ.

Co-Founder & CEO  
[janthony@a2zreinc.com](mailto:janthony@a2zreinc.com)  
C: 814-242-7969  
D: 814-532-6175  
O: 814-254-4004 x 101

### STEVE ZAMIAS JR.

Co-Founder & CFO  
[szamias@a2zreinc.com](mailto:szamias@a2zreinc.com)  
C: 814-525-2057  
D: 814-532-6185  
O: 814-254-4004 x 102