



RIVERGATE

RETAIL • DINING • LIVING

A place to call *home*.

Townhome Opportunity

visitrivergate.com

Rivergate is being reimaged as a walkable *district.*

This new mixed-use development is where retail, dining, and daily life comes together from morning through night.





Rivergate brings
together the uses that
keep a place active,
each adding to the daily
rhythm.

That means there are more reasons to be *here*.

RETAIL & DINING +/- 99,000 SF

MULTIFAMILY 710 units

SENIOR LIVING 80 units

TOWNHOMES +/- 127 units

HOTEL 120 keys

MEDICAL & OFFICE +/- 18,000 SF



Rivergate has always been part of how this area shops. That familiarity still matters.



RIVERGATE MALL



Same location.
Just built for *today*.



386

RIVERGATE

RETAIL & DINING	
MULTIFAMILY	
SENIOR LIVING	
TOWNHOMES	
HOTEL	
MEDICAL & OFFICE	
RETAIL OUTPARCELS	



Proposed master plan development





RIVERGATE

Townhomes

TOWNHOMES +/- 127 units

ACREAGE +/- 10 acres

DELIVERING 2027 & 2028

al Rendering



The central green
brings it all *together*.

Rivergate is built around a
shared center and is better
because of it.



ABOUT THE MARKET

3.7%

RETAIL VACANCY

Among the lowest in the US

897k+

METRO HOUSEHOLDS

Large and growing consumer base

2.18M

METRO POPULATION

One of the fastest growing major metros

+6.4%

POPULATION GROWTH SINCE 2020

Roughly double the national pace

12+

QUARTERS VACANCY BELOW 4%

Sustained demand and limited supply

3.0%

UNEMPLOYMENT RATE

Healthy labor market fundamentals

\$152M

Q4 2025 RETAIL SALES VOLUME

Active investment market

767k sf

RETAIL UNDER CONSTRUCTION

Limited new supply pipeline

Nashville is
one of the most
competitive retail
markets in the
country.



BUILDING A COMMUNITY



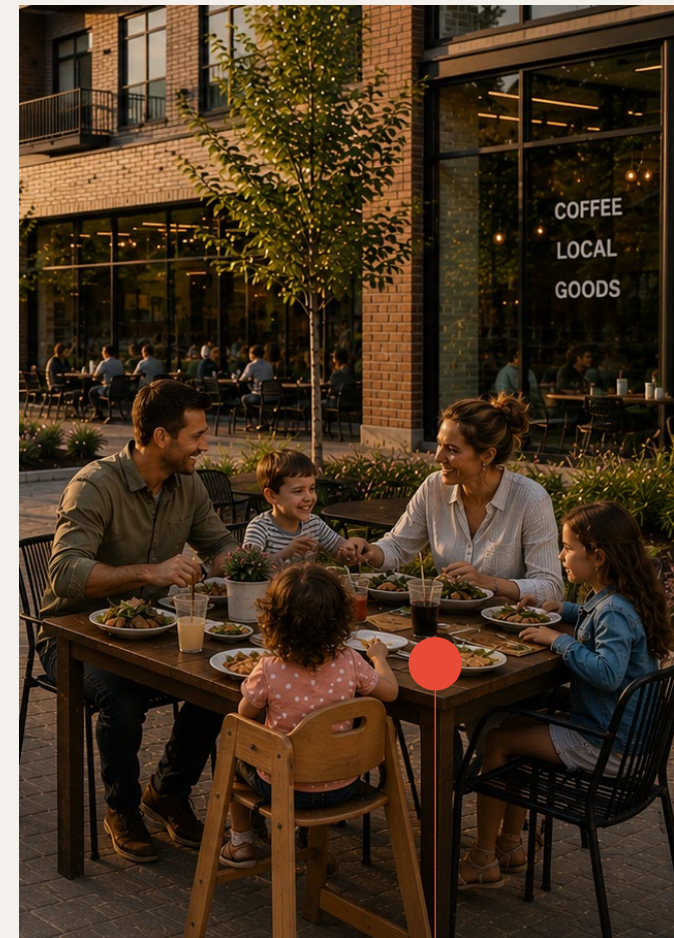
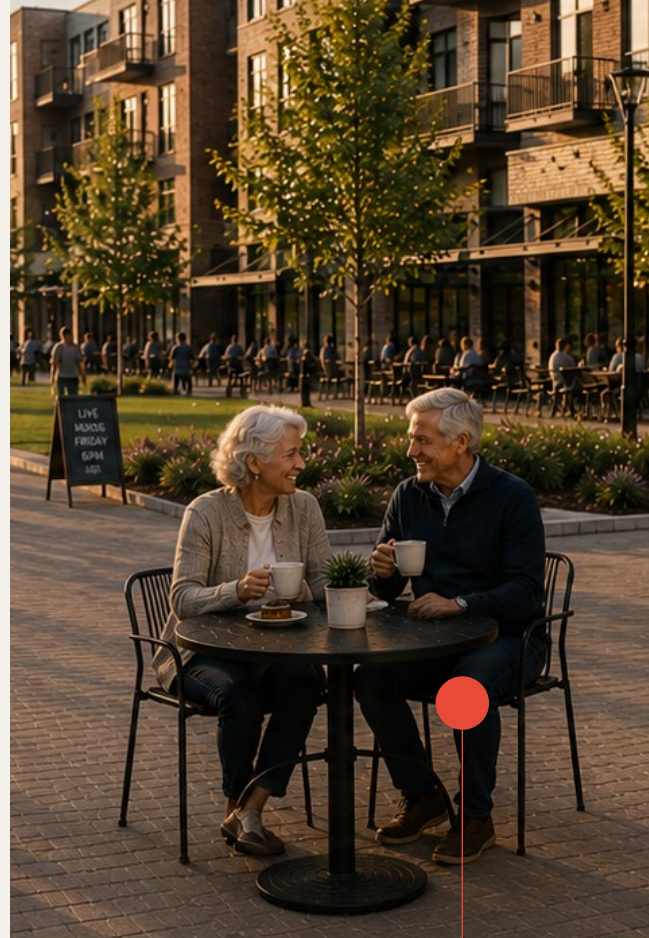
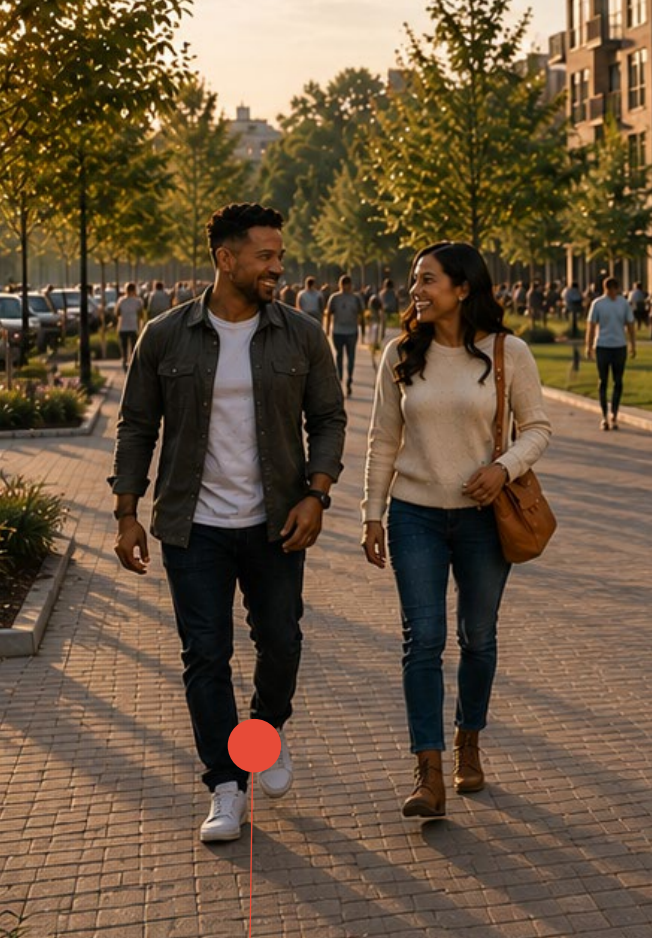
Conceptual Rendering

Rivergate
is where life
comes *together*.

MULTIFAMILY 710 units

TOWNHOMES +/- 127 units

SENIOR LIVING 80-unit community



THE PEOPLE WHO MAKE THE PLACE

Young professionals

WHY THEY MATTER

Drives evening traffic and discretionary spend.

Active empty nesters

WHY THEY MATTER

Provides consistent daytime activity and loyalty.

Busy families

WHY THEY MATTER

Creates frequent visits and cross-shopping.



RIVERGATE

visitrivergate.com

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