

SUBLEASE

Retail Suite: ±4,986 SF

Located in the McHenry Shopping Center at the
Corner of Gallatin Road and Rivergate Pkwy in
Madison, TN

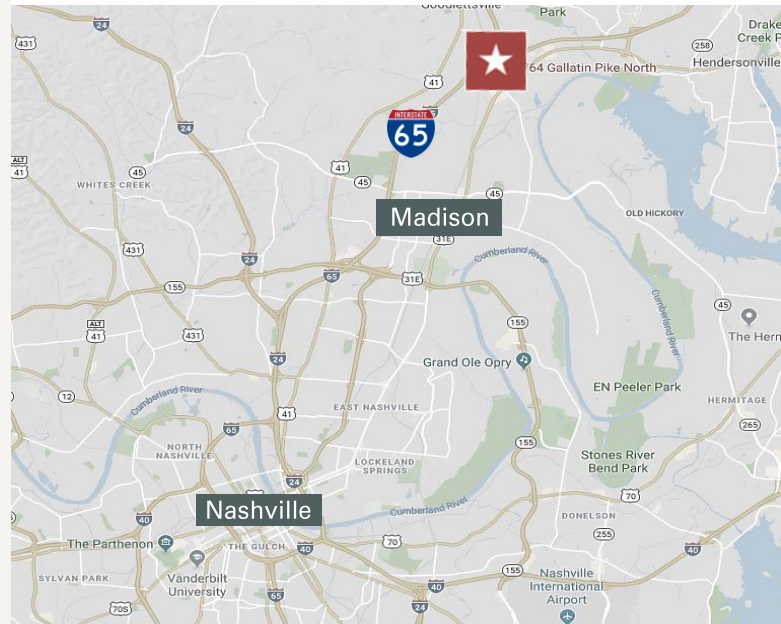
1764 Gallatin Pike North, Madison, TN 37115



AVAILABLE

HIGHLIGHTS

- ±4,986 SF Retail Suite Available
- Suite 3B: Currently Mark's Mattress
- TENANT STILL IN BUSINESS: PLEASE DO NOT DISTURB
- Lease Rate: \$14.57 / SF NNN /Triple Net Charges: \$2.75 / SF
- Term Expires: May 1, 2023
- Located in the McHenry Shopping Center
- Current Tenant Mix: Hobby Lobby; Books A Million; CVS; Royal Furniture; Panera Bread; Cici's Pizza; Baskin Robbins; etc.
- Highly visible shopping complex at the corner of Gallatin Road and Rivergate Parkway; in close proximity to the Rivergate Mall
- 26,526 AADT Traffic Count on Gallatin Ave and 28,607 AADT on Rivergate Pkwy



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Exclusively listed by:
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Sublease
 ±4,986 SF Available
 Retail Space

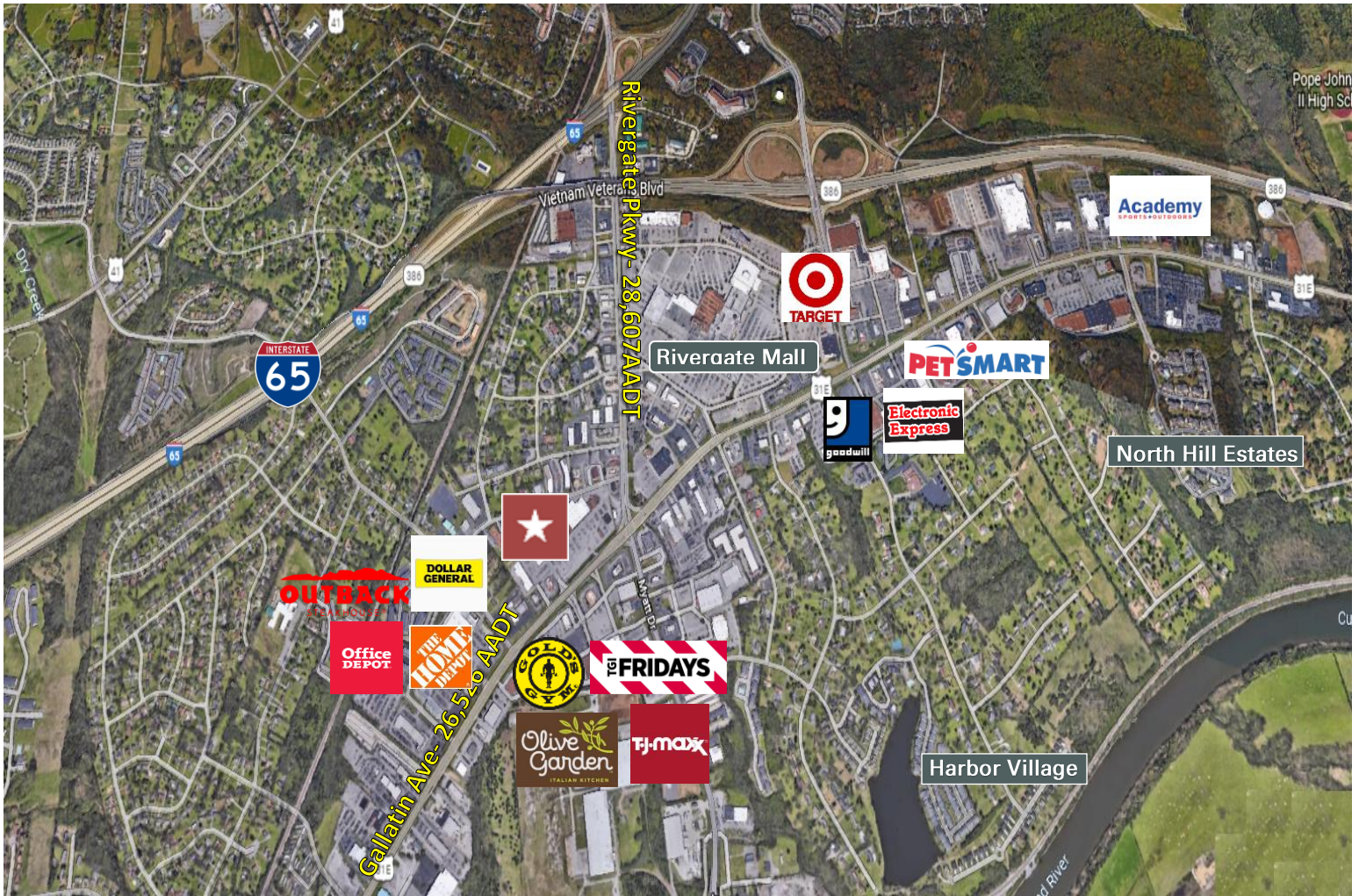
1764 Gallatin Avenue
 Madison, TN 37115
 Davidson County

CHARLES
 HAWKINS CO.

DEMOGRAPHICS / AERIAL

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
	3,883	42,667	102,351
	1,613	17,510	42,527
	\$40,704	\$44,819	\$48,345



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