

# FOR LEASE

## 0.52± ACRES | REDEVELOPMENT OPPORTUNITY



**1106**  
**S WATER AVE**  
**GALLATIN, TN**



**JERET CROUSE**

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3030 Sidco Drive

Nashville, TN 37204



# 1106

## S WATER AVE

### GALLATIN, TN

#### PROPERTY HIGHLIGHTS

- 0.52± ACRES
- ZONED COMMERCIAL
- \$8,000 / MONTH NNN
- LONG TERM LEASE AVAILABLE
- BUILD-TO-SUIT

AVAILABLE NOW



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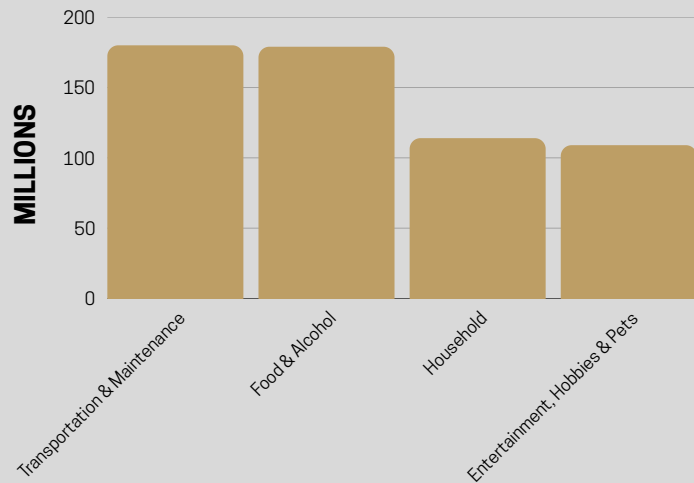
### GALLATIN, TN

#### DEMOGRAPHICS

2024 POPULATION	2 Miles	5 Miles	10 Miles
	17,000	56,000	138,000

2024 HOUSEHOLDS	2 Miles	5 Miles	10 Miles
	7,380	22,503	53,253

#### CONSUMER SPENDING



#### TRAFFIC VOLUME PER DAY

S Water St: 8,210



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# LOCATION



**Ryan Homes  
Development**

**Windsong Development /  
Shops**

S WATER AVE

AIRPORT RD

Google Earth  
Airbus

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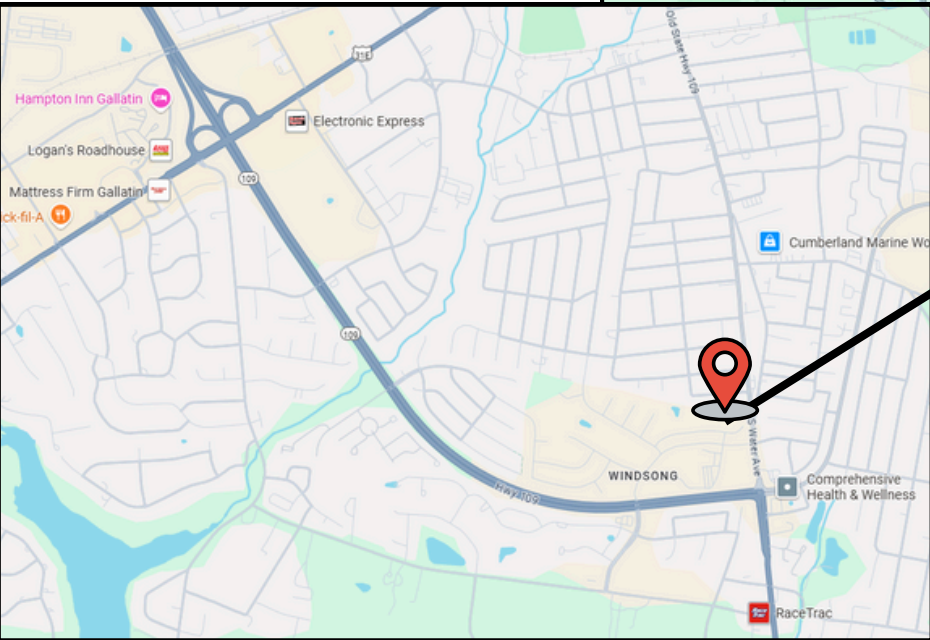
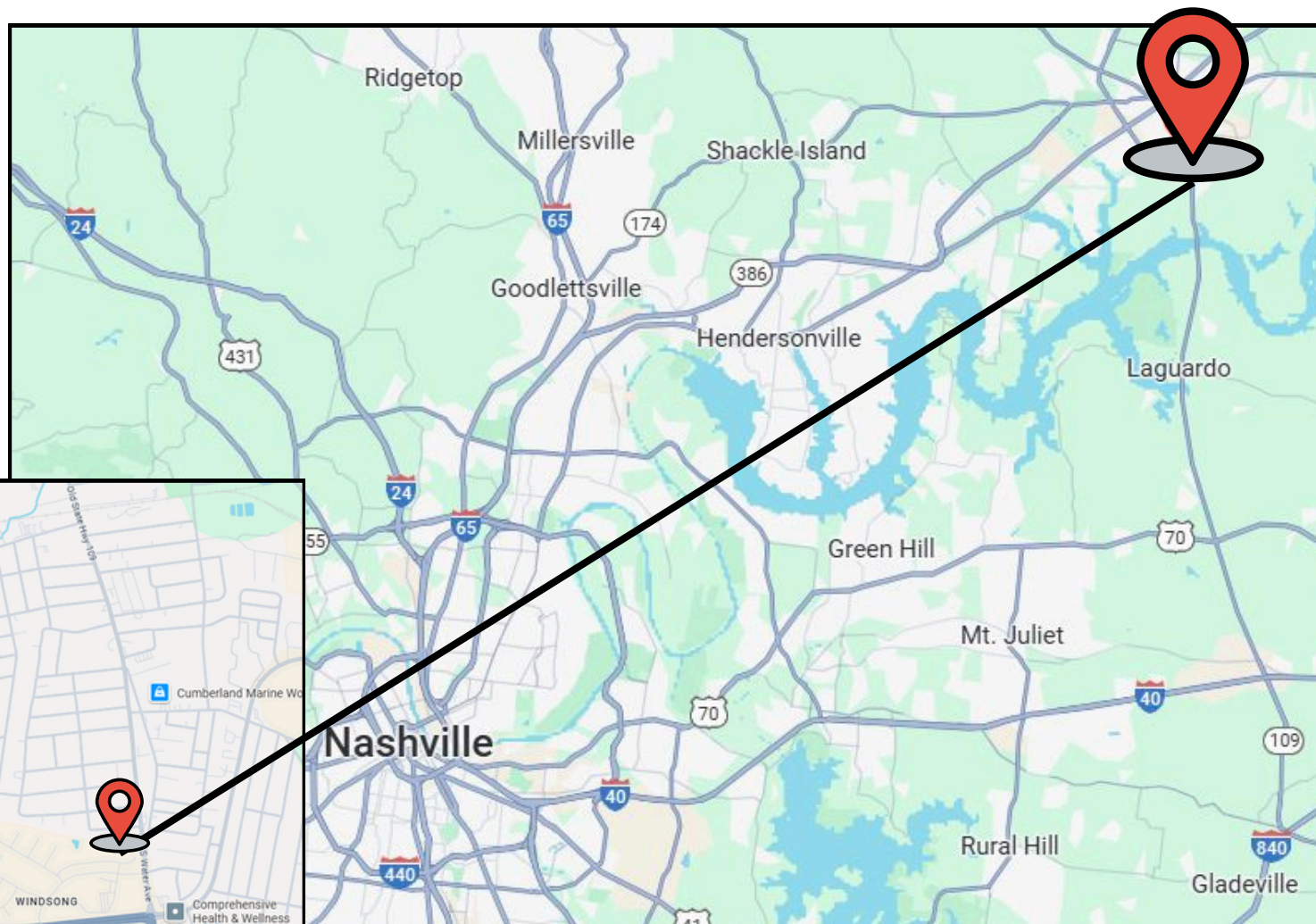
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