

RETAIL / OFFICE SPACE FOR LEASE

2,686± SF AVAILABLE

Flexible Floor Plan
Great Signage Opportunities
Ample On-Site Parking For
Customers & Staff

Ideal for Professional Offices,
Boutique Retail, or Specialty
Services

437 E MAIN ST, 100A

GALLATIN, TN 37066

POSITION YOUR BUSINESS IN ONE OF GALLATIN'S MOST
VISIBLE AND ASSECCIBLE CORRIDORS



Westland Center - Multitenant Building



CONTACT:

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3030 Sidco Drive

Nashville, TN 37204

Available Now

Beautiful Landscaping & Ample Parking

The information contained herein has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or reliability; however, this information is provided without any guarantee, should be verified by interested parties, and is subject to change without notice or obligation. Horrell Company assumes no responsibility for the accuracy or reliability of the information herein

SUITE 100A

2,686 $\pm$ SF

\$18.00 PSF NNN

\$4.65 PSF OPEX

**Inclusive of Water & Gas

WHY THIS LOCATION

437 E Main Street sits at the heart of Gallatin's commercial district- drawing customers from the surrounding neighborhoods, college, and medical facilities. The location offers both strong local traffic and easy access from Nashville Pike and SR-109.

SPACE HIGHLIGHTS

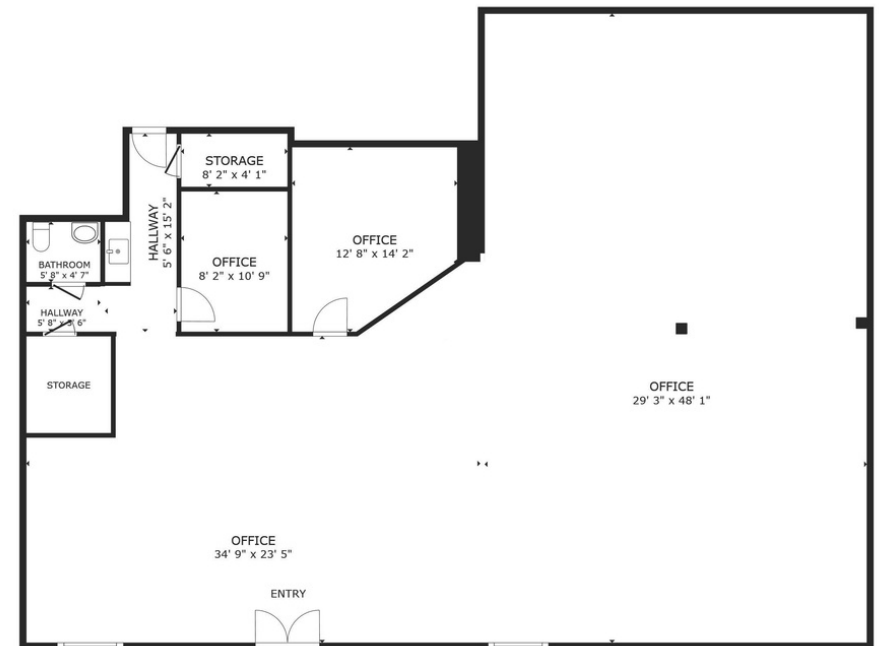
- ✓ Window Store Front
- ✓ Open Floor Plan
- ✓ (2) Private Offices
- ✓ (1) Storage Closet
- ✓ (1) Kitchenette
- ✓ (1) Restroom

VIRTUAL TOUR AVAILABLE

INTERIOR PHOTOS



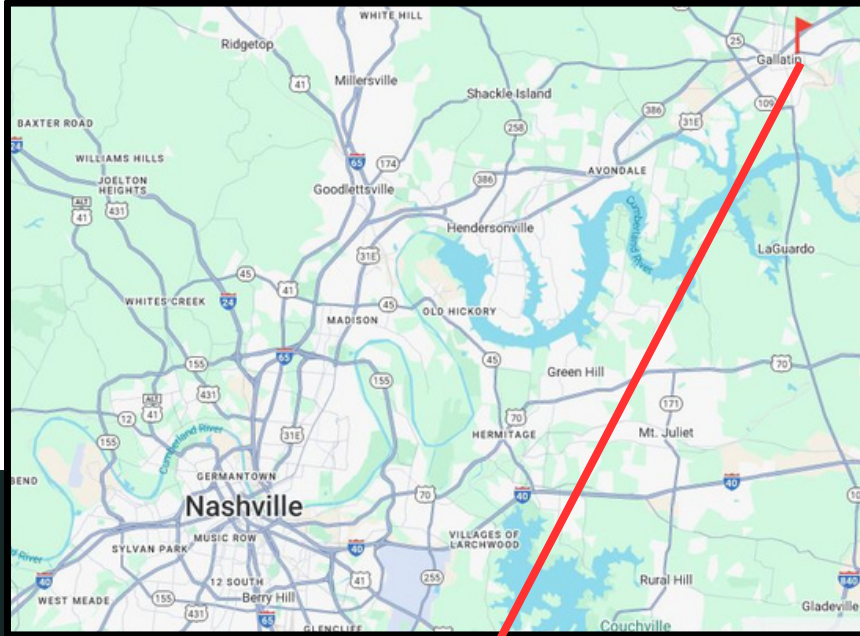
FLOOR PLAN



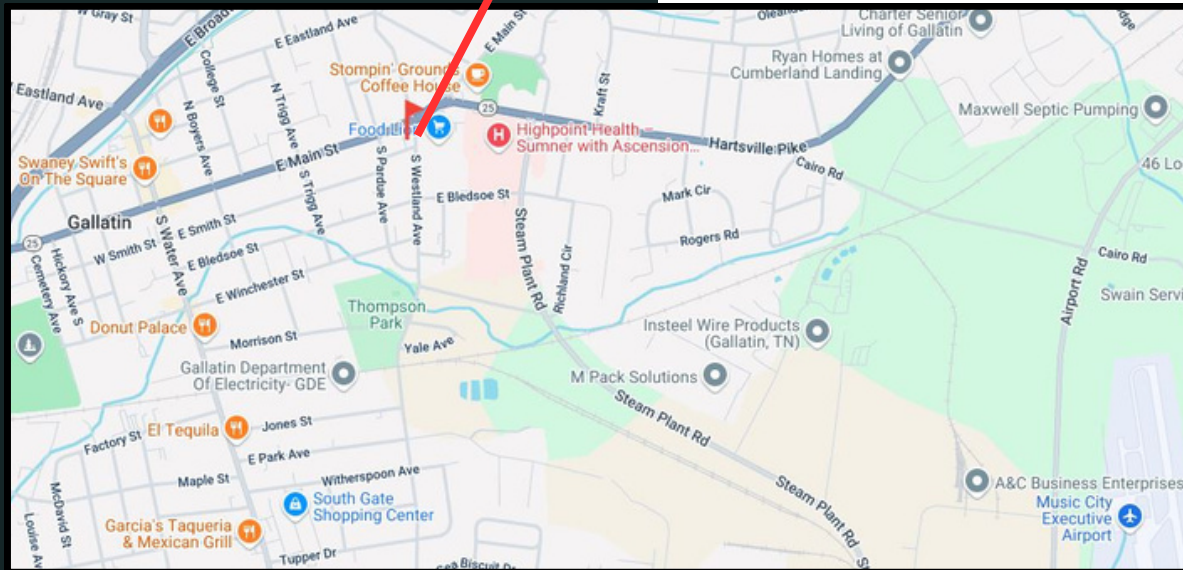
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LOCATION



Located at the Corner of E Main Street & S Westland Ave



NEARBY AMENITIES & TRAFFIC DRIVERS:

- **Sumner Regional Medical Center** – less than 1 mile away
- **Tennessee Orthopaedic Alliance** – across the street
- **Kroger Marketplace & Walmart Supercenter** – minutes away
- **Volunteer State Community College** – major population hub nearby
- Surrounded by restaurants, coffee shops, and retail for added convenience



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