



VACANT HWY 55 FOR SALE/LEASE

1006 Westgate Dr, Gallatin, TN 37066

Stand-alone Former Hwy 55 with Drive-Through in High Traffic Location



PRICING/RATE:

Call For Pricing



SIZE:

2,490 SF Newly Constructed in 2022
Stand-Alone with Drive-Through
1.15 Acres



SIGNAGE:

- Large monument sign fronting TN-109
- Traffic Count: 34,237 AADT



IDEALLY LOCATED:

- Ideally located at lighted intersection across from Publix anchored center
- Near Publix, Dutch Bros, McDonald's, pet Supplies Plus, MOOYAH Burgers and Fries, Tropical Smoothie Cafe, Wingstop and more!



CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



For More Information: pointecre.com

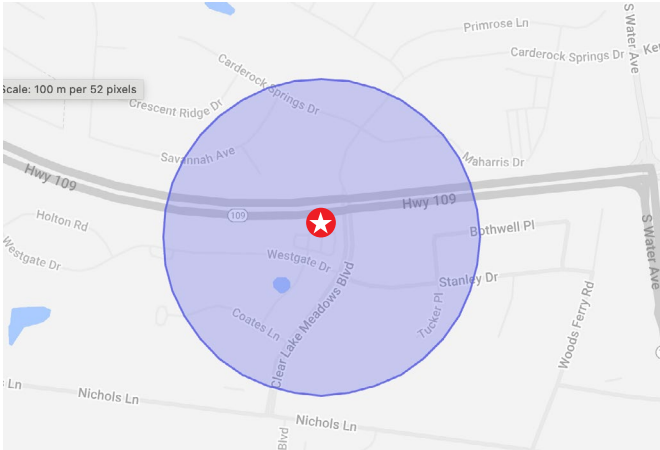
David Melton - Managing Member
dmelton@pointecre.com | 423-756-0856
1209 Pointe Centre Drive, Suite 100, Chattanooga, TN 37421

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LOCATED IN ACTIVE RETAIL CORRIDOR



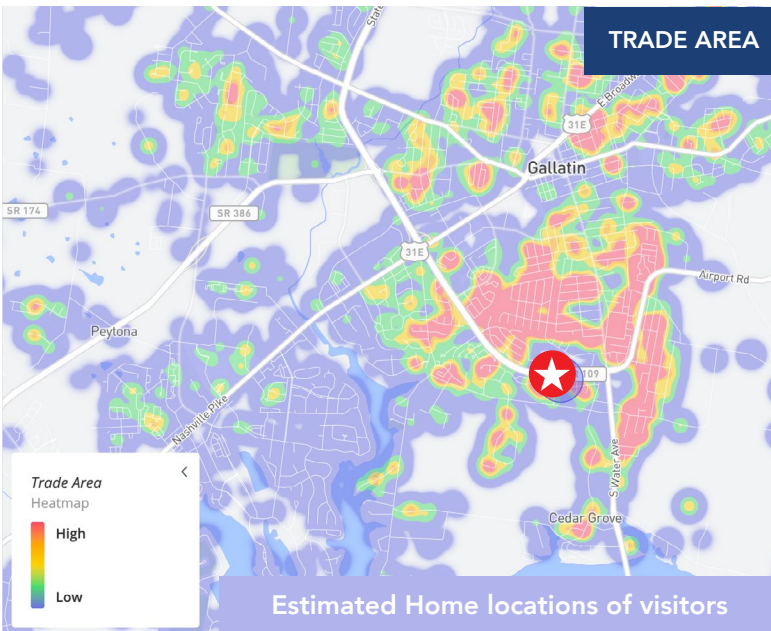
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.2M
Visitors	195.8K
Visit Frequency	6.22x
Avg Dwell Time	17 minutes

1.2M
VISITS

\$87K+
AVG HH INCOME
WITHIN 1 MILE

195.8K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	6,830	32,635	55,461

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	2,803	13,267	22,566

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$87,265	\$94,514	\$110,306



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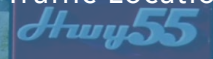
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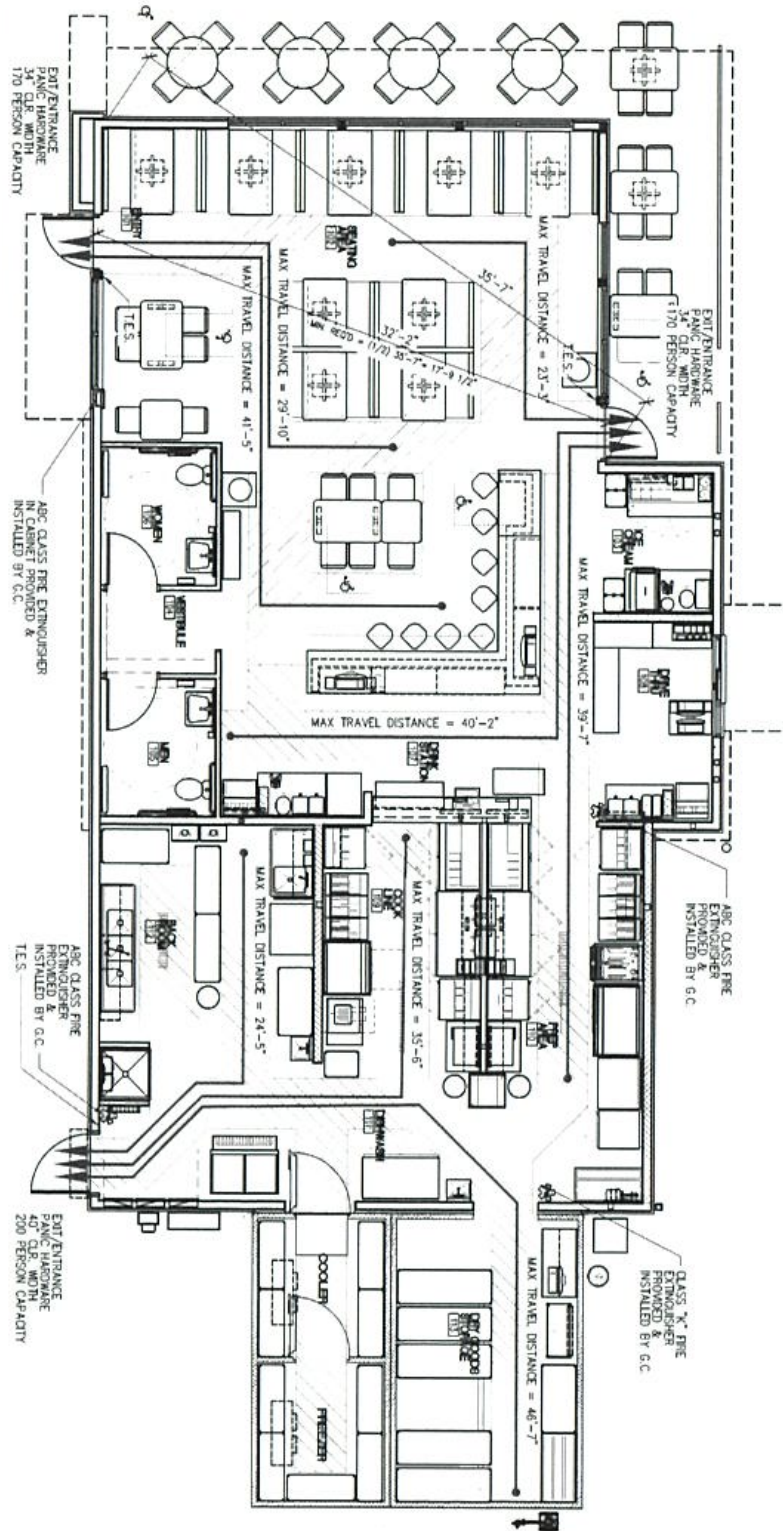
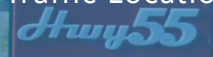
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