

Marketplace at Rivergate Nashville, TN 37115



Demographics	3 mile	5 mile	10 mile
Population			
2022 (estimate)	36,900	99,900	329,800
2025 (projection)	36,900	99,400	333,200
Number of HH			
2022 (estimate)	15,900	41,700	133,200
2025 (projection)	15,900	41,500	134,700
Average HH Income			
2022 (estimate)	\$59,600	\$66,900	\$77,100
2025 (projection)	\$69,300	\$77,300	\$89,200
Median Age			
2022 (estimate)	38.2	41.0	40.9
Daytime Population			
2022 (estimate)	40,300	90,800	298,800



RD
MANAGEMENT LLC

Nashville, Tennessee
Marketplace at Rivergate



Location:

Marketplace at Rivergate is located in Davidson County at 2125 Gallatin Pike (U.S. 31 E) & Conference Drive in Nashville, Tennessee 37115.

Type:

Community Center

GLA:

111,879 sf

Parking:

426 spaces

Traffic:

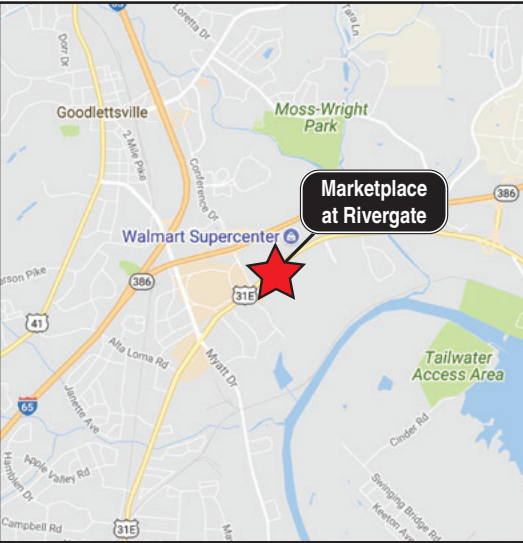
Two way average daily traffic
43,790 cars per day

Major Tenants:

Harbor Freight Tools
Oak Factory Outlet
Aaron's
Rainbow
Twin Peaks

Vital Statistics:

- New potential drive-thru endcap opportunity
- Across from RiverGate Mall (Dillard's, JC Penney, JOANN Fabrics)
- Adjacent to Petsmart
- Across from Target
- Newly Renovated Façade



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The site plan illustrates the layout of RiverGate Mall, featuring 18 numbered units and extensive parking areas. The units are as follows:

- Unit 1:** TWIN PEAKS EATS • DRINKS • SCENIC VIEWS
- Unit 2:** (Empty)
- Unit 3:** NASHVILLE VAPOR
- Unit 4:** PLATOS CLOSET
- Unit 5:** Available 1,600 sf
- Unit 6:** Storming Crab
- Unit 7:** MARINER FINANCE
- Unit 8:** Available 1,600 sf
- Unit 9:** (Empty)
- Unit 10:** Available 8,178 sf
- Unit 11:** Rainbow
- Unit 12:** Aaron's
- Unit 13:** HARBOR FREIGHT TOOLS
- Unit 14:** Available 3,200 sf
- Unit 15:** Available 4,850 sf
- Unit 16:** MATTRESS KING
- Unit 17:** Aspen Dental
- Unit 18:** (Empty)

Surrounding streets and landmarks include:

- GALLATIN PIKE NORTH (US 31 EAST / STATE ROUTE 6):** ADT 43,790
- CONFERENCE DRIVE** (with existing signal)
- ACCESS DRIVE**
- 386 (VIETNAM VETERANS BOULEVARD)**
- Shoppes at Rivergate:** BED BATH & BEYOND, Ashley HOMESTORE, DSW, Gabes, AMERICAN SIGNATURE FURNITURE
- RiverGate Mall:** JCPenney, Dillard's, BJS, TARGET, JOANN
- goodwill:** NOT INCLUDED

