



FranklinStreet



Site
±3.37 AC

1113 LONG HOLLOW PIKE

Gallatin, TN 3766

Franklin Street Real Estate Services, LLC | A Licensed Tennessee Broker #265768

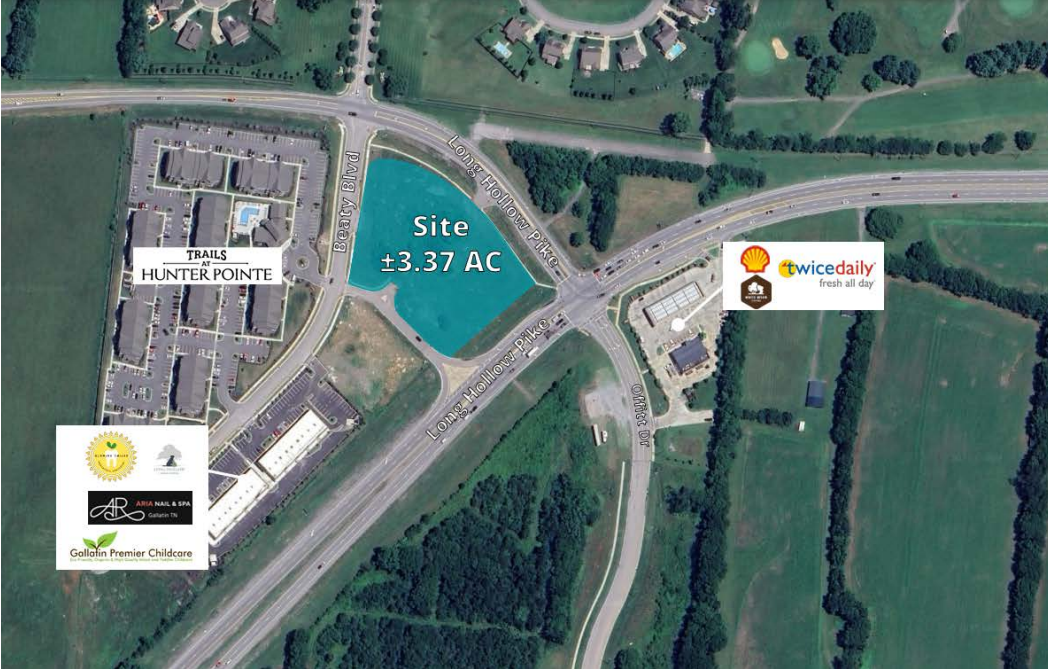
PROPERTY DETAILS

Property Description

Franklin Street partnered with Cushman & Wakefield U.S. is pleased to present qualified investors the opportunity to acquire the enclosed site in Gallatin, TN. The site is positioned at/near the Northwest corner of Long Hollow Pike and Highway 174, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Gallatin MSA.

INVESTMENT DETAIL

Address	1113 Long Hollow Pike, Gallatin, TN 37066
Price	\$3,000,000
Size	±3.37
Parcel ID	125 01701 000
Zoning	MU- Mixed Use District
County	Sumner
Traffic Count	36,040 VPD

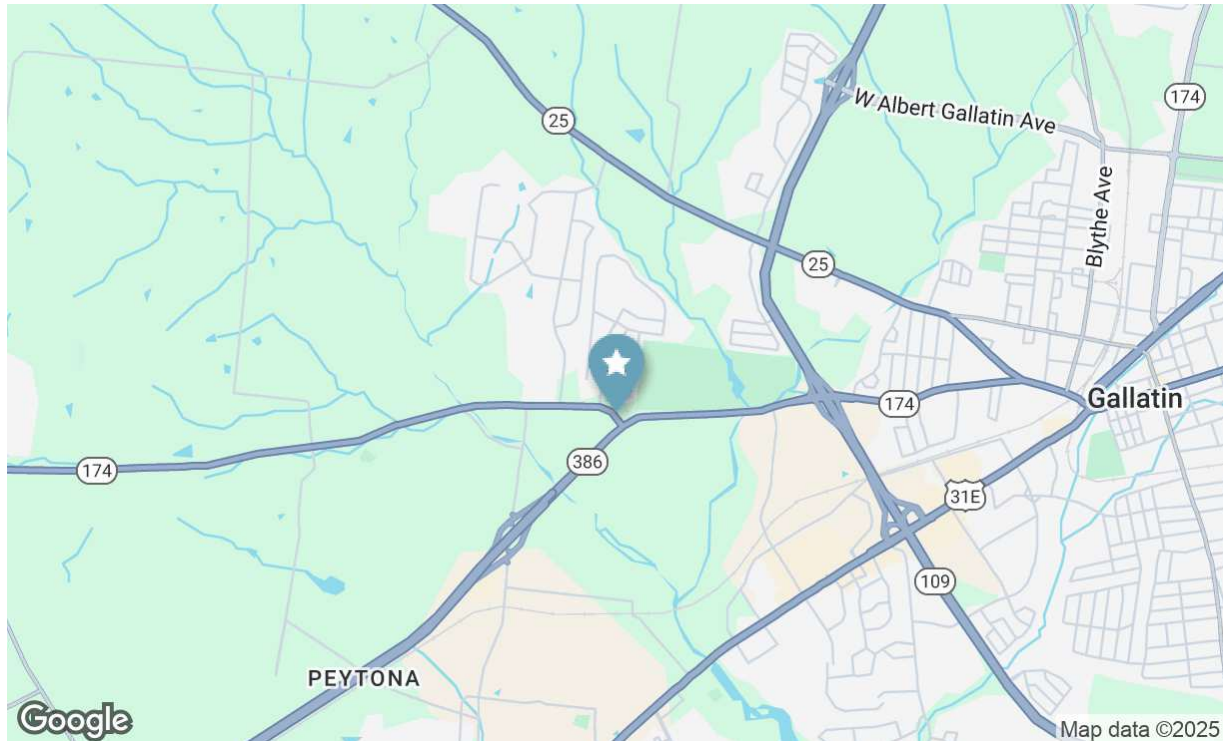


LOCATION OVERVIEW

ABOUT GALLATIN

Gallatin, Tennessee, the county seat of Sumner County, is a fast-growing city with a 2025 population of 54,040, reflecting over 20% growth since 2020. Just northeast of Nashville, Gallatin blends small-town charm with modern amenities, offering a median household income of \$73,589 and a median home value around \$413,273. The city's median age is 37.3, supporting a balanced, family-friendly community.

Gallatin is known for its vibrant downtown, annual festivals like the Main Street Festival and Square Fest, and historic sites such as Rose Mont and the Douglass-Clark House. Residents enjoy abundant parks, scenic trails, and outdoor recreation at Bledsoe Creek State Park and Old Hickory Lake. With a lively local dining scene, a strong sense of community, and easy access to Nashville, Gallatin stands out as a welcoming and dynamic place to live.



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