

MADISON, TN

0 Conference Drive, Nashville, TN 37072

Davidson County | Conference Dr and Rivergate Dr



HIGHLIGHTS

For Sale
 County: Davidson
 Type: Outparcel
 Market: Nashville MSA

CONTACT

Cameron Zurbruegg
 404.213.8697
 czurbruegg@hendonproperties.com

One 1.04 acre parcel available on Conference Drive in Madison, TN just off of Vietnam Veterans Blvd (70,000 VPD) with immediate access to and from Interstate 65 and minutes from downtown Nashville. The parcel is ideally located at the entrance to the 57-acre redevelopment of RiverGate Mall, now underway.

Surrounding traffic generators include Dillard's, Target, BJ's Wholesale Club, Sprouts Farmers Market, Walmart, Ross, Harbor Freight, and Hobby Lobby.

RiverGate's mixed-use transformation will bring 700 multifamily units, 100 townhomes, 80 independent senior housing units as well as over 130,000 SF of retail and dining. Plans also include a center green for programming and gathering and rapid bus transit connectivity. Phased completion is expected between 2029 - 2030.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	43,363	106,565	176,298
Daytime Population	25,922	44,697	74,769
Households	18,344	44,967	72,849
Average Household Income (\$)	81,962	92,688	101,861
Median Household Income (\$)	60,334	68,407	75,428
Median Age	39	39	39