

# RIVERGATE MALL

1000 Rivergate Pkwy, Goodlettsville, TN 37072

Davidson County



[Click here for a video tour of the property.](#)

## HIGHLIGHTS

For Lease  
County: Davidson  
Type: Retail  
Total SF: 1,164,631  
Parking Spaces: 4,918  
Year Built: 1971  
Year Renovated: 2011

- Just minutes from Downtown Nashville, RiverGate Mall is a regional shopping destination with over 100 stores and eateries.
- Anchored by Dillards, and JC Penney.
- Dollar General Corporate Headquarters is located on a neighboring parcel.
- Vietnam Veteran's Parkway has over 57,000 vehicles per day and provides immediate access to and from Interstate 65.

## CONTACT

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## DEMOGRAPHICS

### 3 MILES

### 5 MILES

### 7 MILES

Population	41,950	103,198	169,746
Daytime Population	21,809	41,945	73,761
Households	17,628	43,421	69,695
Average Household Income (\$)	77,469	82,011	90,600
Median Household Income (\$)	57,634	59,846	64,999
Median Age	40	40	40

## RETAILERS INCLUDE

Dillard's JCPenney CITITRENDS



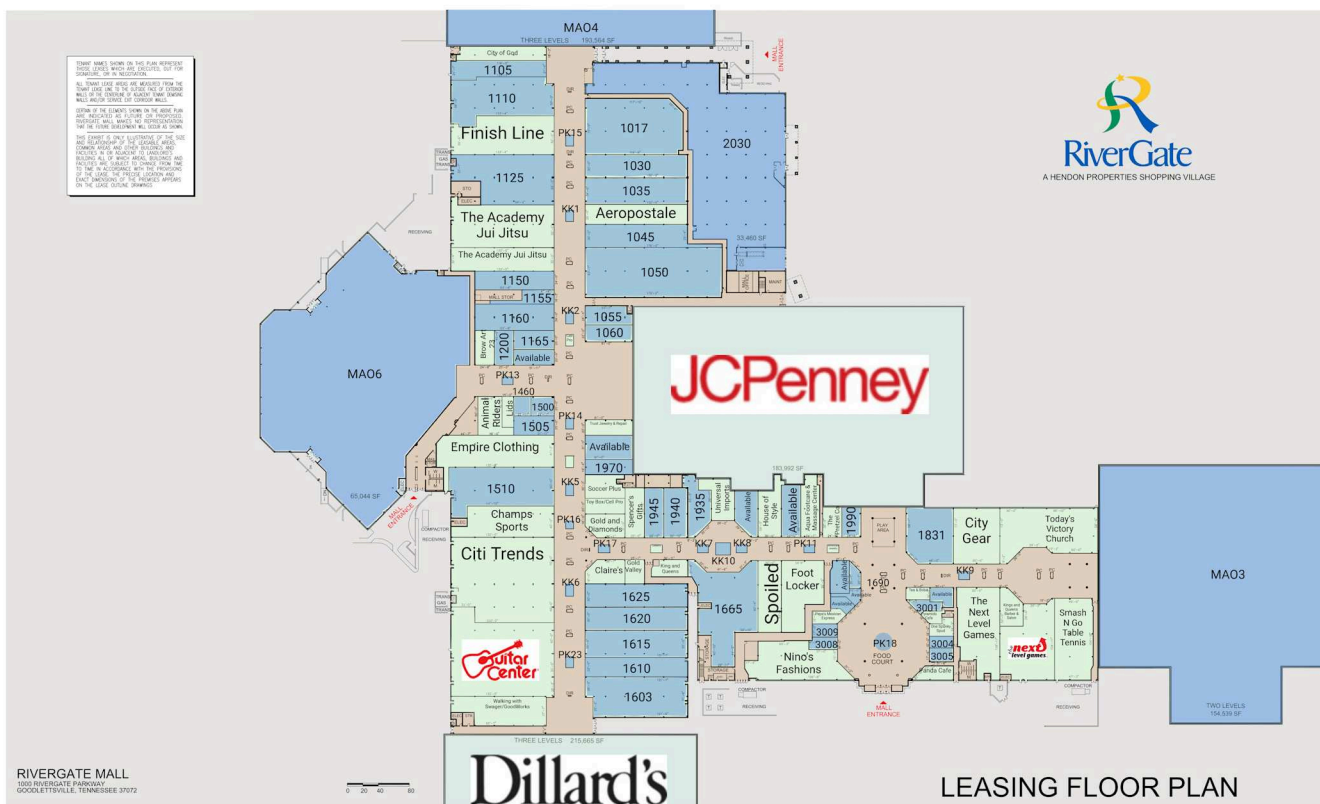
Finish Line



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MAO1	Dillard's	215,665 SF	1630	Claire's	1,473 SF
MAO2	JCPenney	183,992 SF	1640	Gold Valley	791 SF
MAO3	Available	154,539 SF	1650	King and Queens	963 SF
MAO4	Available	193,564 SF	1665	Available	8,000 SF
MAO6	Available	64,658 SF	1670	Spoiled	2,783 SF
PK12	American Jewelry	150 SF	1680	Foot Locker	4,109 SF
PK18	Available	1,600 SF	1685	Available	1,025 SF
PK19	Cell Pro	150 SF	1690	Available	420 SF
PK20	Cellairis	150 SF	1700	Tea & Boba	496 SF
PK24	Gold and Diamonds	150 SF	1705	Available	698 SF
1017	Available	8,980 SF	1710	The Next Level Games	5,859 SF
1030	Available	3,960 SF	1720	Kings and Queens Barber & Salon	1,268 SF
1035	Available	4,558 SF	1725	Next Level Games	6,028 SF
1040	Aeropostale	3,452 SF	1730	Smash N Go Table Tennis	5,242 SF
1045	Available	4,265 SF	1800/	Today's Victory Church	7,441 SF
1050	Available	11,342 SF	1815		
1055	Available	1,430 SF	1822	City Gear	4,383 SF
1060	Available	1,354 SF	1831	Available	4,357 SF
1100	City of God	2,074 SF	1905	The Pretzel Co	954 SF
1105	Available	2,888 SF	1910	Aqua Footcare & Massage Center	1,858 SF
1110	Available	6,869 SF	1915	Available	1,662 SF
1115	Finish Line	6,285 SF	1920	House of Style	2,038 SF
1125	Available	7,418 SF	1925	Available	1,587 SF
1138	The Academy Jui Jitsu	7,333 SF	1930	Universal Imports	1,755 SF
1145	The Academy Jui Jitsu	3,990 SF	1935	Available	2,010 SF
1150	Available	2,460 SF	1940	Available	2,241 SF
1155	Available	1,000 SF	1945	Available	2,180 SF
1160	Available	3,502 SF	1950	Spencer's Gifts	1,809 SF
1165	Available	1,300 SF	1955	Gold and Diamonds	1,473 SF
1170	Available	1,040 SF	1960	Toy Box/Cell Pro	967 SF
1200	Available	1,125 SF	1965	Soccer Plus	1,457 SF
1205	Brow Art 23	1,125 SF	1970	Available	1,200 SF
1450	Animal Riders	1,706 SF	1975	Available	1,893 SF
1455	Lids	594 SF	1980	Trust Jewelry & Repair	1,220 SF
1460	Available	550 SF	1990	Available	943 SF
1500	Available	750 SF	2030	Available	33,460 SF
1505	Available	1,300 SF	3001	Available	557 SF
1509	Empire Clothing	5,961 SF	3002	Pyramids Cafe	505 SF
1510	Available	7,012 SF	3003	One Spunky Spud	636 SF
1520	Champs Sports	4,800 SF	3004	Available	473 SF
1527/	Citi Trends	14,007 SF	3005	Available	529 SF
1535			3006	Panda Cafe	891 SF
1550	Guitar Center	11,695 SF	3008	Available	594 SF
1560	Walking with Swager/ GoodWorks	4,098 SF	3009	Available	530 SF
1603	Available	8,771 SF	3010	Pepe's Mexican Express	679 SF
1610	Available	3,325 SF	3011	Available	463 SF
1615	Available	4,637 SF	3012	Available	431 SF
1620	Available	3,975 SF	3013	Nino's Fashions	5,550 SF
1625	Available	3,975 SF			

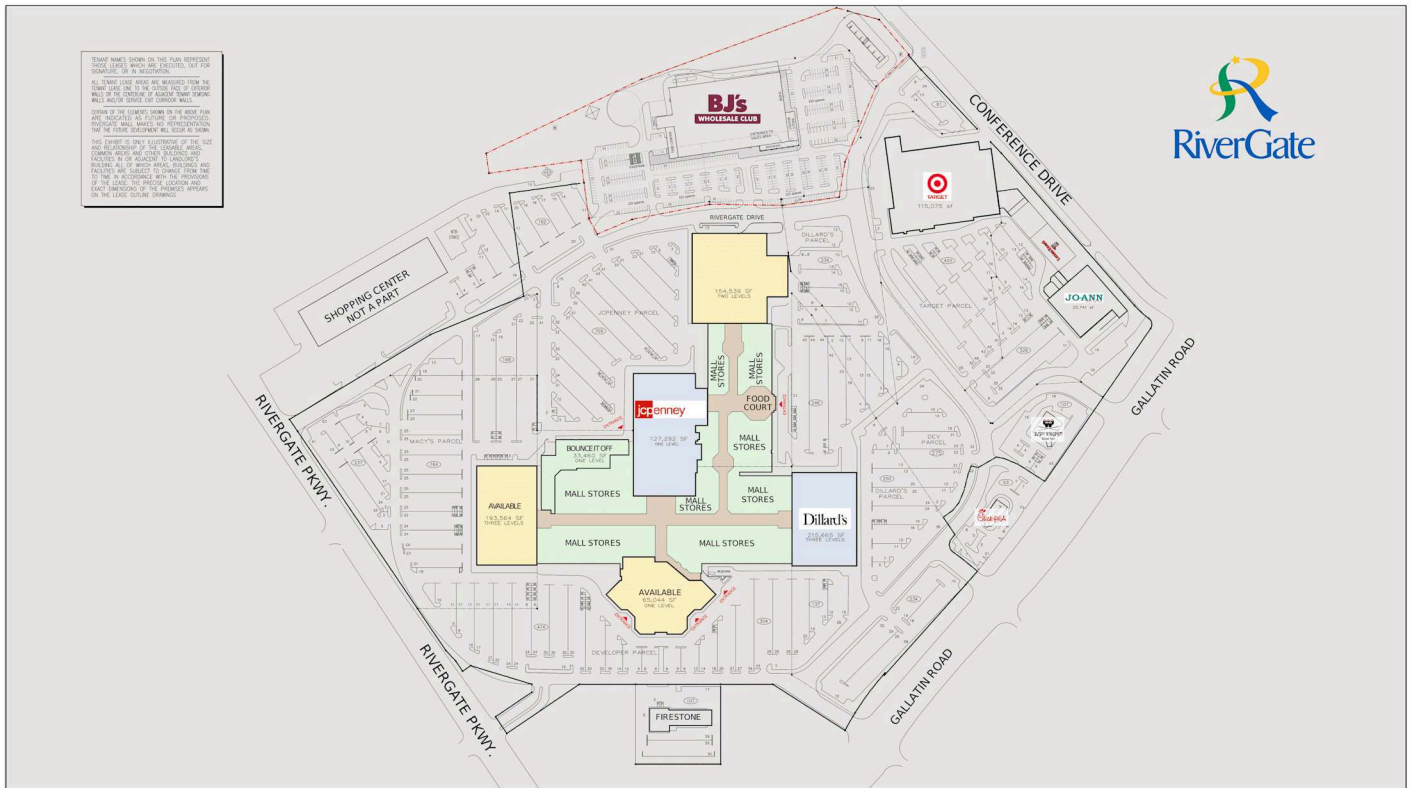
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HENDON  
PROPERTIES

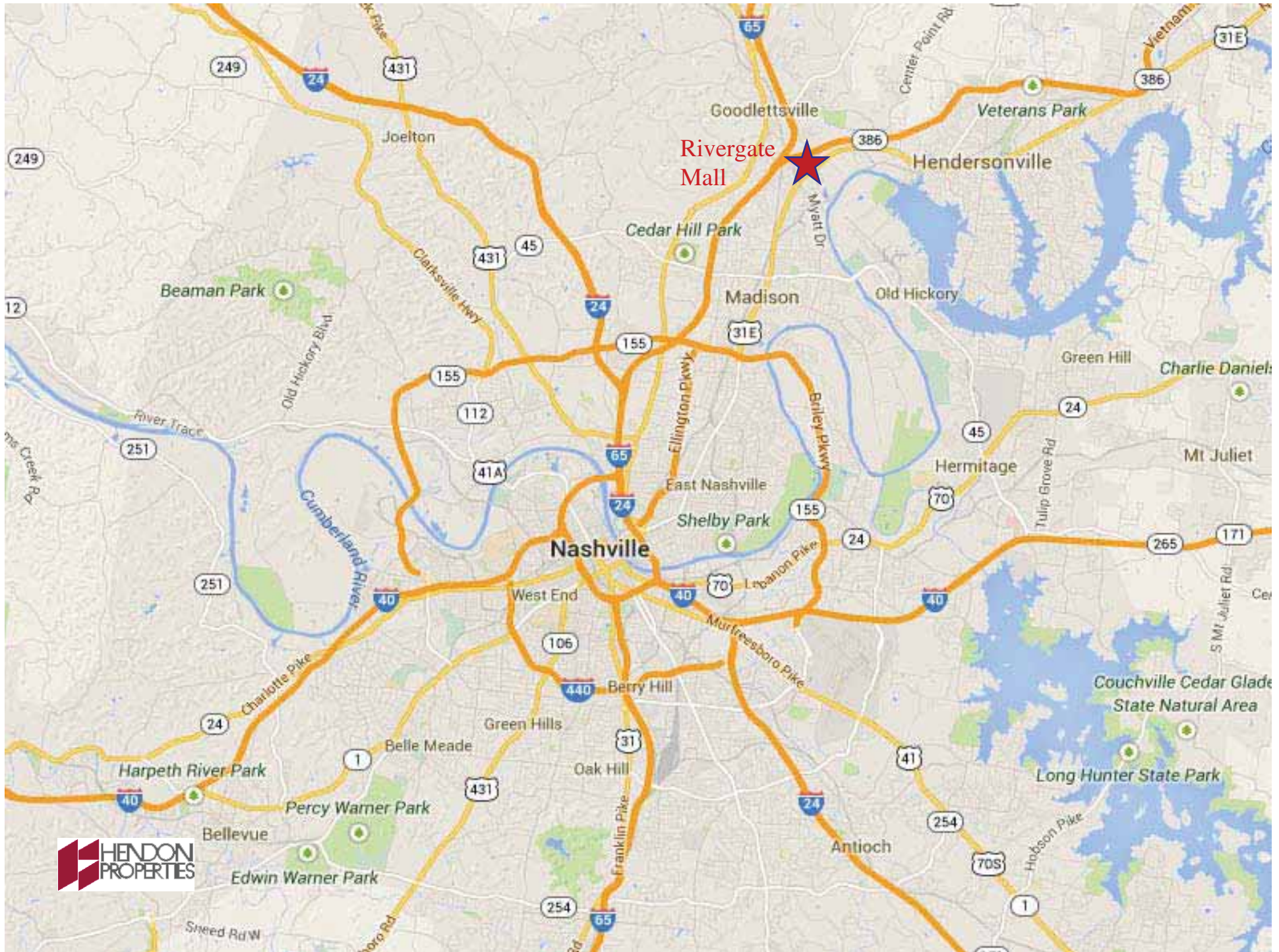


TRADE NAME SHOWN ON THIS PLAN REPRESENTS EXISTING STORES WHICH ARE PROTECTED, BUT FOR REDEMPTION, OR IN REDEMPTION.  
 ALL TRADE NAMES ARE SUBJECT TO THE FINAL TRADE NAME AND TO THE DISCRETION OF THE LEASOR. THE LEASOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE TRADE NAMES AND FOR THE TRADE NAMES TO BE USED IN THE LEASING AGREEMENT.  
 OTHER THAN THE TRADE NAMES SHOWN ON THIS PLAN, ALL OTHER TRADE NAMES ARE SUBJECT TO THE DISCRETION OF THE LEASOR.  
 THE TRADE NAMES SHOWN ON THIS PLAN ARE NOT GUARANTEED AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE LEASOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE TRADE NAMES AND FOR THE TRADE NAMES TO BE USED IN THE LEASING AGREEMENT.  
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RIVERGATE MALL  
1000 RIVERGATE PARKWAY  
GOODLETTSVILLE, TENNESSEE 37072

LEASING SITE PLAN  
EFFECTIVE DATE: APRIL 1, 2024





Firestone

SMART BUYS  
FURNITURE

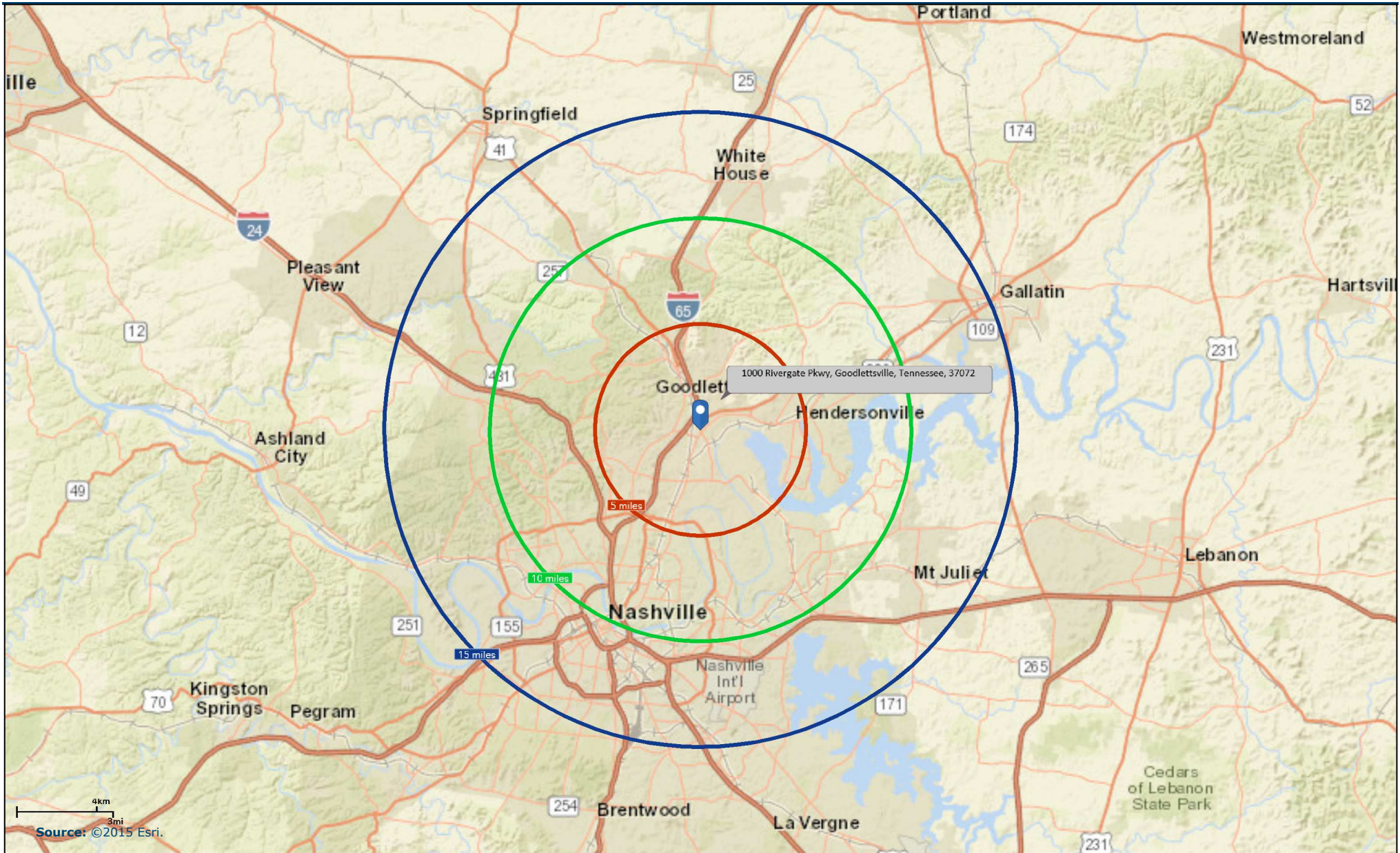
jcpenny

Dillard's

Chick-fil-A

TARGET

JO-ANN  
fabrics and crafts





# Executive Summary

Rivergate Mall & Village at Rivergate  
 1000 Rivergate Pkwy, Goodlettsville, Tennessee, 37072  
 Rings: 3, 5, 7 mile radii

Prepared by Esri  
 Latitude: 36.29835  
 Longitude: -86.69981

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	33,249	86,128	143,501
2010 Population	37,470	94,468	155,734
2018 Population	40,553	104,271	172,088
2023 Population	42,596	110,442	182,364
2000-2010 Annual Rate	1.20%	0.93%	0.82%
2010-2018 Annual Rate	0.96%	1.20%	1.22%
2018-2023 Annual Rate	0.99%	1.16%	1.17%
2018 Male Population	47.9%	47.8%	47.9%
2018 Female Population	52.1%	52.2%	52.1%
2018 Median Age	37.1	39.1	39.6

In the identified area, the current year population is 172,088. In 2010, the Census count in the area was 155,734. The rate of change since 2010 was 1.22% annually. The five-year projection for the population in the area is 182,364 representing a change of 1.17% annually from 2018 to 2023. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	62.3%	67.9%	68.3%
2018 Black Alone	26.0%	22.3%	23.3%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2018 Asian Alone	1.9%	1.8%	1.7%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	5.8%	4.6%	3.6%
2018 Two or More Races	3.4%	3.0%	2.7%
2018 Hispanic Origin (Any Race)	11.6%	9.8%	7.7%

Persons of Hispanic origin represent 7.7% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.3 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	14,444	36,295	58,539
2010 Households	15,929	39,489	63,785
2018 Total Households	16,973	42,965	69,740
2023 Total Households	17,681	45,188	73,462
2000-2010 Annual Rate	0.98%	0.85%	0.86%
2010-2018 Annual Rate	0.77%	1.03%	1.09%
2018-2023 Annual Rate	0.82%	1.01%	1.05%
2018 Average Household Size	2.38	2.42	2.46

The household count in this area has changed from 63,785 in 2010 to 69,740 in the current year, a change of 1.09% annually. The five-year projection of households is 73,462, a change of 1.05% annually from the current year total. Average household size is currently 2.46, compared to 2.43 in the year 2010. The number of families in the current year is 44,027 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





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<b>Median Household Income</b>			
2018 Median Household Income	\$44,368	\$47,899	\$50,820
2023 Median Household Income	\$48,776	\$52,529	\$54,967
2018-2023 Annual Rate	1.91%	1.86%	1.58%
<b>Average Household Income</b>			
2018 Average Household Income	\$57,408	\$62,096	\$67,275
2023 Average Household Income	\$64,834	\$70,409	\$76,129
2018-2023 Annual Rate	2.46%	2.54%	2.50%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$23,910	\$25,903	\$27,461
2023 Per Capita Income	\$26,776	\$29,154	\$30,867
2018-2023 Annual Rate	2.29%	2.39%	2.37%

Current median household income is \$50,820 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$54,967 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$67,275 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$76,129 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,461 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,867 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	15,278	38,221	61,402
2000 Owner Occupied Housing Units	7,711	21,358	38,076
2000 Renter Occupied Housing Units	6,733	14,937	20,463
2000 Vacant Housing Units	834	1,926	2,863
2010 Total Housing Units	17,434	43,165	69,234
2010 Owner Occupied Housing Units	7,716	22,635	40,462
2010 Renter Occupied Housing Units	8,213	16,854	23,323
2010 Vacant Housing Units	1,505	3,676	5,449
2018 Total Housing Units	18,396	46,255	74,638
2018 Owner Occupied Housing Units	8,152	24,272	43,704
2018 Renter Occupied Housing Units	8,821	18,693	26,037
2018 Vacant Housing Units	1,423	3,290	4,898
2023 Total Housing Units	19,123	48,389	78,334
2023 Owner Occupied Housing Units	8,619	25,753	46,449
2023 Renter Occupied Housing Units	9,062	19,435	27,013
2023 Vacant Housing Units	1,442	3,201	4,872

Currently, 58.6% of the 74,638 housing units in the area are owner occupied; 34.9%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 69,234 housing units in the area - 58.4% owner occupied, 33.7% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 3.40%. Median home value in the area is \$179,963, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.78% annually to \$196,536.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.