

504 Collins Park Drive, Nashville, TN

Retail, QSR, or Drive-Thru | Build to Suit



Property Overview



Total Property

- **Site Area:** 2.07 acres
- **Frontage:** 500' of visibility on I-24
- **Average Daily Traffic:** 200,000 vehicles
- **Zoning:** CS – Commercial Services
- **Access:** Stoplight Intersection via Bell Road

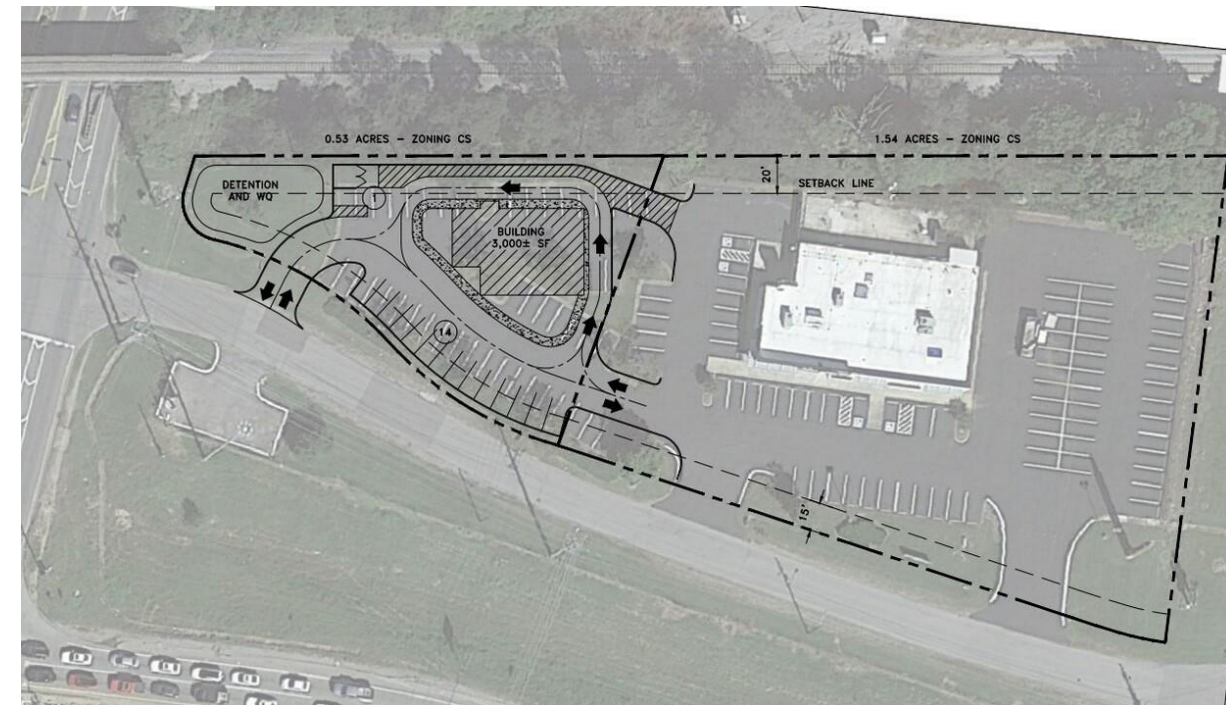


New Building

- **Square Footage:** Up to 15,000 sqft
- **Stories:** One
- **Suites:** 2,000 – 15,000 sqft
- **Delivery:** Whitebox or Fully Furnished
- **Parking:** 91 Spaces (6 per 1,000)

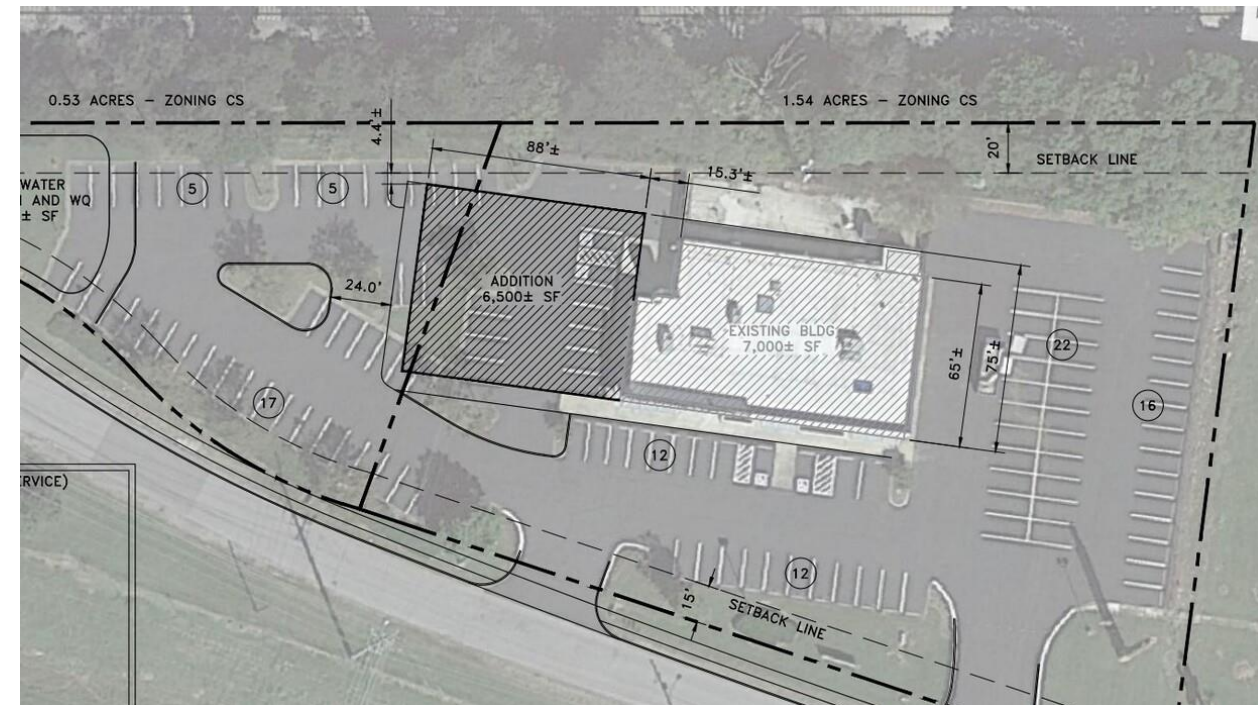
Potential Site Plans

Drive-Thru



C10.20220311.pdf

Building Addition



C21.20221021.pdf

Perspective – I-24 & Bell Road

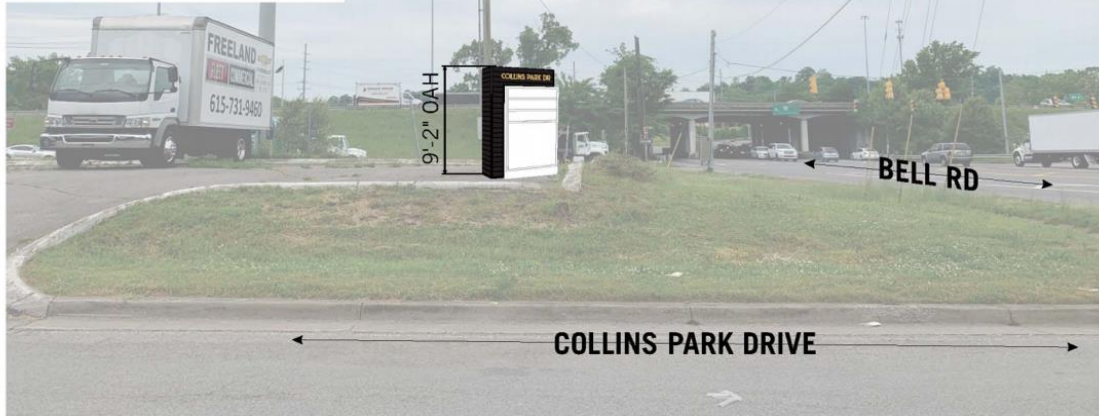


Tenant Monument Sign

CABINET A

91.6 SQ FT

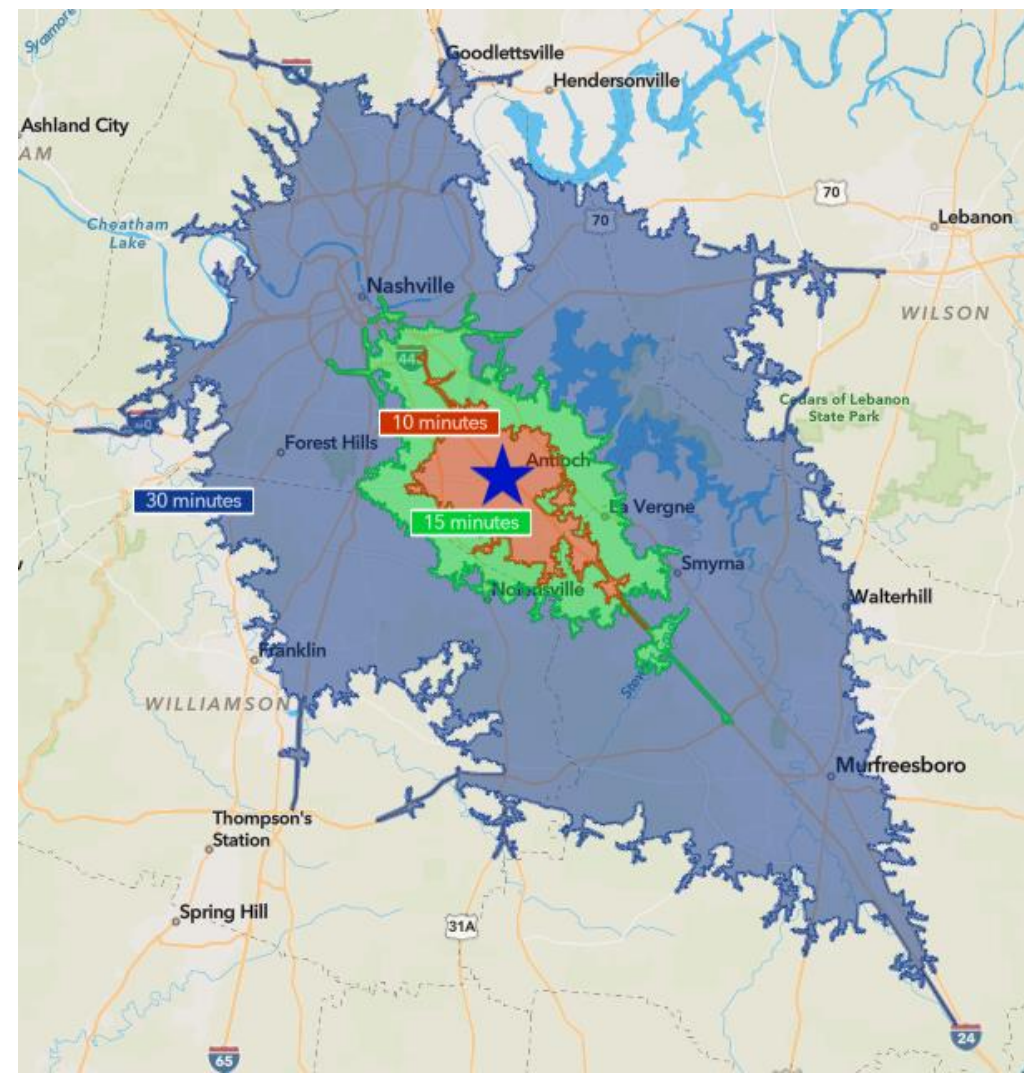
RENDERING SHOWS VIEW OF CABINET A
(DETAIL PAGE 3)



Digital Billboard



Location



• Access:

- Located on I-24
- 16 minutes to Downtown Nashville
- 24 minutes to Downtown Murfreesboro

• Demographics in 37013 Zip Code:

- Highest Population Zip Code in Davidson County
- 12% increase in population from 2020 to 2024
- \$74k Average Disposable Income

• Retail Desert:

- The 37013 zip code has almost twice the income per store compared to Davidson County

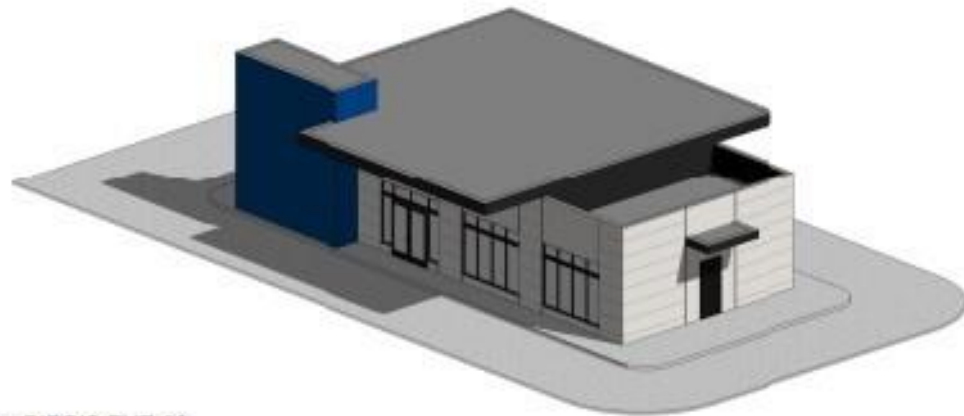
	37013 Zip Code	Davidson County
Disposable Income per Retail Store	\$33M*	\$16M

- *Source: ESRI
- See glossary for math

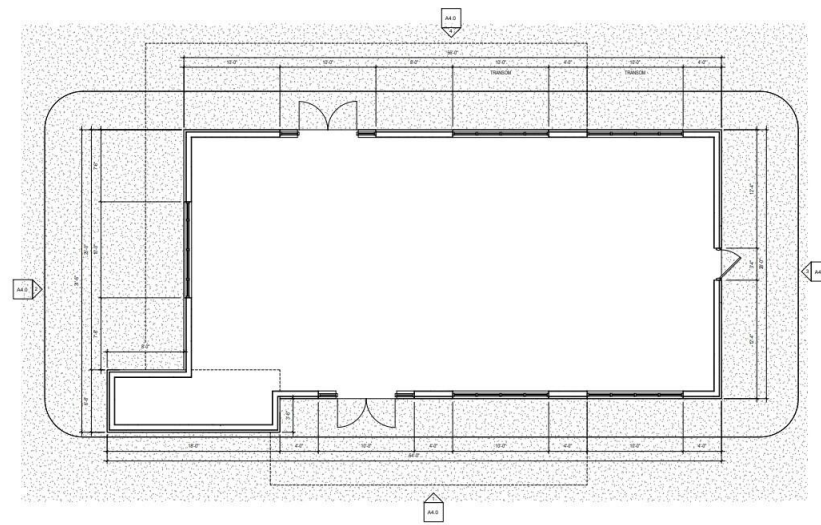
Renderings



7 BIRD'S EYE-01



8 BIRD'S EYE-02



FLOOR PLAN
1/8" = 1'-0"

Build-to-Suit



Build-To Suit

12-Month Horizon

Leasable Space

2,000 – 15,000 sqft

Rent Guidance

\$38 per sqft

Glossary: Spending per Retail Store

	37013 Zip Code	Davidson County
Average Disposable Income	\$ 74,036	\$ 85,020
Population	106,954	765,747
Total Disp Income	\$ 7,918,446,344	\$ 65,103,809,940
Retail Stores (NAICS)	239	4,000
Disp Income per Store	\$ 33,131,574.66	\$ 16,275,952.49