

# 734 Nashville Pike



SUMNER PLACE SHOPPING CENTER · GALLATIN, TENNESSEE 37066

**1,600**

SQ FT AVAILABLE

**\$2,800**

PER MONTH

**23,000**

VEHICLES/DAY

**237**

PARKING SPACES

**545'**

FRONTAGE

## PROPERTY HIGHLIGHTS

- ▶ Lighted intersection at Nashville Pike & HWY 109 N Bypass
- ▶ Open floor plan — 26' wide × 50' long main area
- ▶ Back storage room: 9' × 21' (300 SF)
- ▶ 10-foot drop ceiling throughout
- ▶ New 5-ton HVAC unit installed by Landlord (2025)
- ▶ LED upgrade to monument/pylon signage (2026)
- ▶ Landscaping fully replaced (2025)
- ▶ Sealed & striped parking lot (2024)
- ▶ LED parking lot lighting (2021)
- ▶ New roof installed (2020)
- ▶ Space in excellent, full build-out condition

## PROPERTY DETAILS

Space Use	Office / Retail
Condition	Full Build-Out
Lease Type	Triple Net (NNN)
Lease Term	3 Years
Availability	May 1, 2026
Center Type	Neighborhood Center
Center GLA	47,800 SF
Total Land Area	6.43 Acres
Year Built	1970
Anchor Tenant	Big Lots
Cross Streets	Nashville Pike & HWY 109

Suite 734 is a 1,600 SF open-concept office/retail space located within the Big Lots-anchored Sumner Place Shopping Center. Positioned at one of Gallatin's busiest intersections — Nashville Pike and HWY 109 N Bypass — the property benefits from 23,000 vehicles per day (TDOT 2023). Directly across from Kroger, Starbucks, and Burger King, with co-tenants including Allstate Insurance and Big Lots. Utilities, property expenses, and building services are not included in the lease rate.

[FULL LISTING](#) | [View on LoopNet → loopnet.com/Listing/31976825](#)



## Weston Cowden

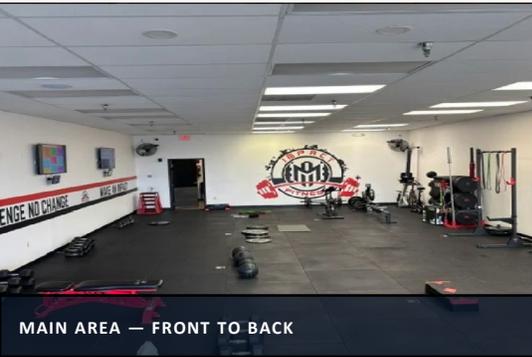
LISTING AGENT  
WESTCHASE PARTNERS LLC

PHONE

(615) 308-5468

EMAIL

Westoncowden@gmail.com



**\$21.00/SF**

ANNUAL RATE (NNN)

**\$2,800/mo**

MONTHLY BASE RENT

**1,600 SF**

TOTAL SPACE

**May 2026**

AVAILABLE DATE

**23,000**

VEHICLES PER DAY  
TDOT 2023

**545 ft**

FRONTAGE ON  
NASHVILLE PIKE

**237**

PARKING SPACES  
EXCESS AVAILABLE

**NEARBY RETAILERS & AREA BUSINESSES**

- Kroger
- Starbucks
- Burger King
- Chili's Grill & Bar
- LongHorn Steakhouse
- Big Lots
- Allstate Insurance
- U.S. Bank
- First Horizon Bank

[FULL LISTING](#) | [View on LoopNet → loopnet.com/Listing/31976825](https://www.loopnet.com/Listing/31976825)