

COLLINS PARK DRIVE

NNN INVESTMENT FOR SALE | NASHVILLE, TN



Stabilized Retail Asset with Premier I-24 Visibility and Expansion Potential



100% LEASED MULTI-TENANT ASSET



PREMIER FRONTAGE ON HIGH-TRAFFIC I-24 & BELL ROAD EXIT



ON-PREMISES BILLBOARD & SIGNAGE



EXPANSION & DEVELOPMENT POTENTIAL

Collins Park Drive offers a premier opportunity to acquire a stabilized retail asset with **outstanding I-24 visibility** in the heart of Southeast Nashville. The 6,865-square-foot building is fully leased to a diverse and complementary mix of tenants, each with separately metered suites that support long-term operational efficiency.

The property includes **additional acreage** that provides several options for value creation, including adding a second story, expanding the existing building, or developing a new outparcel or quick-service restaurant (QSR) site.

Situated in one of Davidson County's highest-growth corridors, the property benefits from **150,000+ vehicles per day** and strong demographic momentum. The Southeast Nashville retail market continues to see record-high rental rates, reflecting sustained demand for quality retail space in this expanding trade area.

OCCUPANCY	SIZE	ACRES	ZONING	BUILT	RENOVATED	PARKING RATIO
100%	6,865 SF	2.2	CS	1978	2021	17.3 / 1,000