

# COLLINS PARK DRIVE

## NNN INVESTMENT FOR SALE | NASHVILLE, TN



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



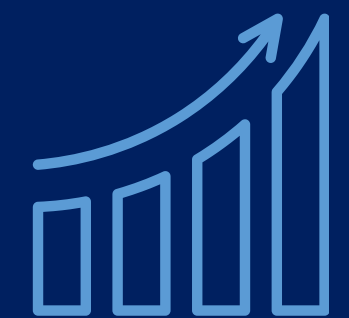
100% LEASED MULTI-  
TENANT ASSET



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

100%

SIZE

6,865 SF

ACRES

2.2

ZONING

CS

BUILT

1978

RENOVATED

2021

PARKING RATIO

17.3 / 1,000

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