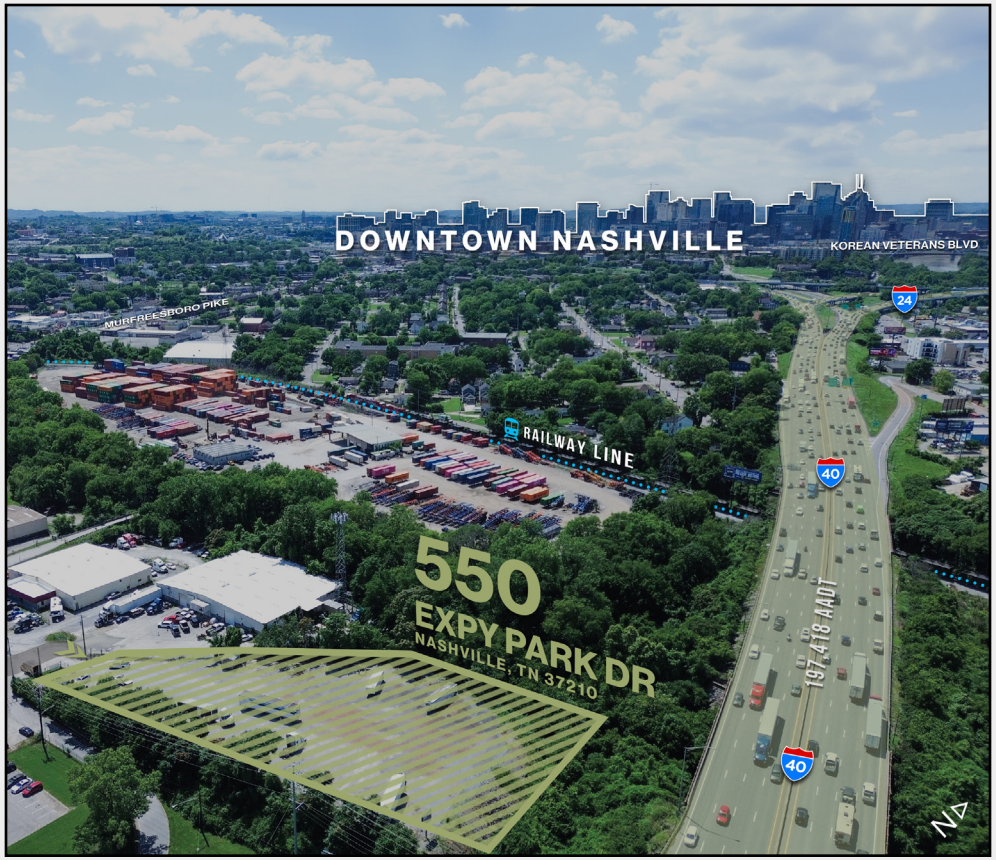
550 & 554 Expy Park Dr.

Fully Stabilized 2.21 Acres For Sale

5 Minutes to Downtown Nashville

Property Overview

Music City Truck & Trailer is the current tenant at Expressway Park, operating under a long-term lease through January 2032. The tenant is a premier, authorized semi-truck dealership with a strong, expanding business model rooted in both truck sales and third-party truck parking services.



Tenant Overview

Music City Truck & Trailer (Guardian Truck Sales) is a trusted commercial truck dealership with three locations spanning Illinois, Tennessee, and Georgia. Their Tennessee flagship is at 155 Charter Place; Expressway Park represents their latest strategic expansion into the independent truck parking market, which they entered successfully in 2023 at 233 Fesslers Lane.

Every expansion, including Expressway Park, has reached full occupancy rapidly due to strong demand from owner-operators and connections through the dealership.

Unique Business Model & Market Position

- Exclusive Downtown IOS Offering: Downtown Nashville parking for independent owner-operators is scarce; Music City Truck & Trailer provides critical capacity to a customer base nearly untapped by competitors.
- Synergy with Dealership: The business leverages its dealership sales network and industry relationships to capture both truck buyers and parking tenants, filling a crucial market gap for long-term vehicle storage.
- High Barriers to Entry: Zoning complexity and real estate costs create limited competition for independent truck parking in this area, further solidifying the tenant's market position and the property's desirability.
- Stable Occupancy & Expansion Track Record: Expressway Park has maintained full occupancy since opening due to Music City Truck & Trailer's deep ties to independent driver communities and responsive

Term	Details
Lease Start	October 15, 2024
Lease End	January 15, 2032
Annual Base Rent	$187,200 ($15,600/month), with 4% annual escalation each October 15
Security Deposit	$15,000
Absolute Net Lease	Tenant covers all operating costs, CAM, taxes, insurance, utilities
Asking Price	$2,700,000
Cap Rate	6.93%

Aerial Map

HIGHLIGHTS

- 2.21 Acres
- Truck Parking Available
- 1 Mile to Downtown Nashville
- Fully Secured & Graveled
- Excellent I-24 Visibility

550 & 554 Expy Park Dr.

Contact Broker For Pricing Details

Will Goodman
Senior Vice President

(o) +1 615 493 9256
(c) +1 321 230 1522
will.goodman@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.