

AVAILABLE FOR LEASE | MAY 1, 2026

734 Nashville Pike

SUMNER PLACE SHOPPING CENTER | GALLATIN, TENNESSEE 37066

WESTCHASE
PARTNERS



\$21.00/SF

ANNUAL RATE (NNN)

\$2,800/mo

MONTHLY BASE RENT

1,600 SF

TOTAL SPACE

May 2026

AVAILABLE DATE

PROPERTY HIGHLIGHTS

- ▶ Lighted intersection at Nashville Pike & HWY 109 N Bypass
- ▶ Open floor plan — 26' wide x 50' long main area
- ▶ Back storage room: 9' x 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)
- ▶ Building exterior painted (2020)
- ▶ 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 — HIGHLIGHTED



FULL CENTER VIEW



SMALL SHOPS WING

FULL LISTING View on LoopNet → loopnet.com/Listing/31976825

WESTCHASE
PARTNERS

Weston Cowden
LISTING AGENT
WESTCHASE PARTNERS LLC

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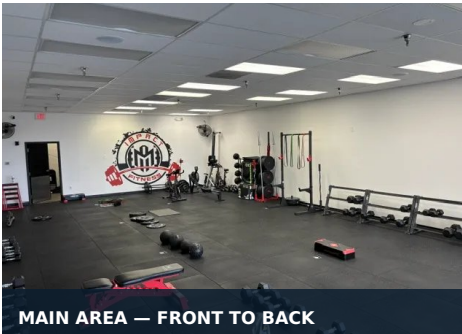
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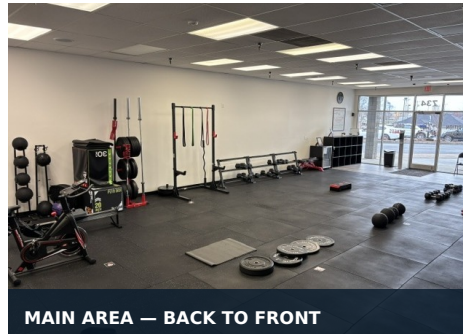
AVAILABLE SUITE 734 — EXTERIOR



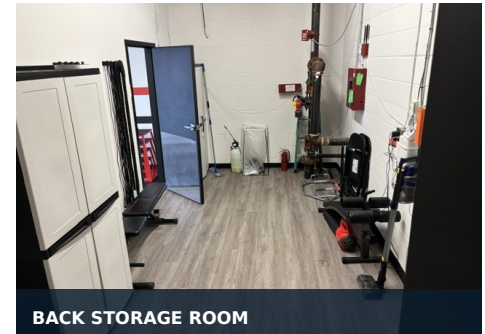
734 NASHVILLE PIKE



MAIN AREA — FRONT TO BACK



MAIN AREA — BACK TO FRONT



BACK STORAGE ROOM

1,600

SQ FT
AVAILABLE

\$2,800

PER
MONTH

23,000

VEHICLES
PER DAY

237

PARKING
SPACES

545'

FRONTAGE

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.

NEARBY RETAILERS & AREA BUSINESSES

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

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FULL LISTING View on LoopNet → loopnet.com/Listing/31976825