

COLLINS PARK DRIVE

NNN INVESTMENT FOR SALE | NASHVILLE, TN

CONFIDENTIAL OFFERING MEMORANDUM

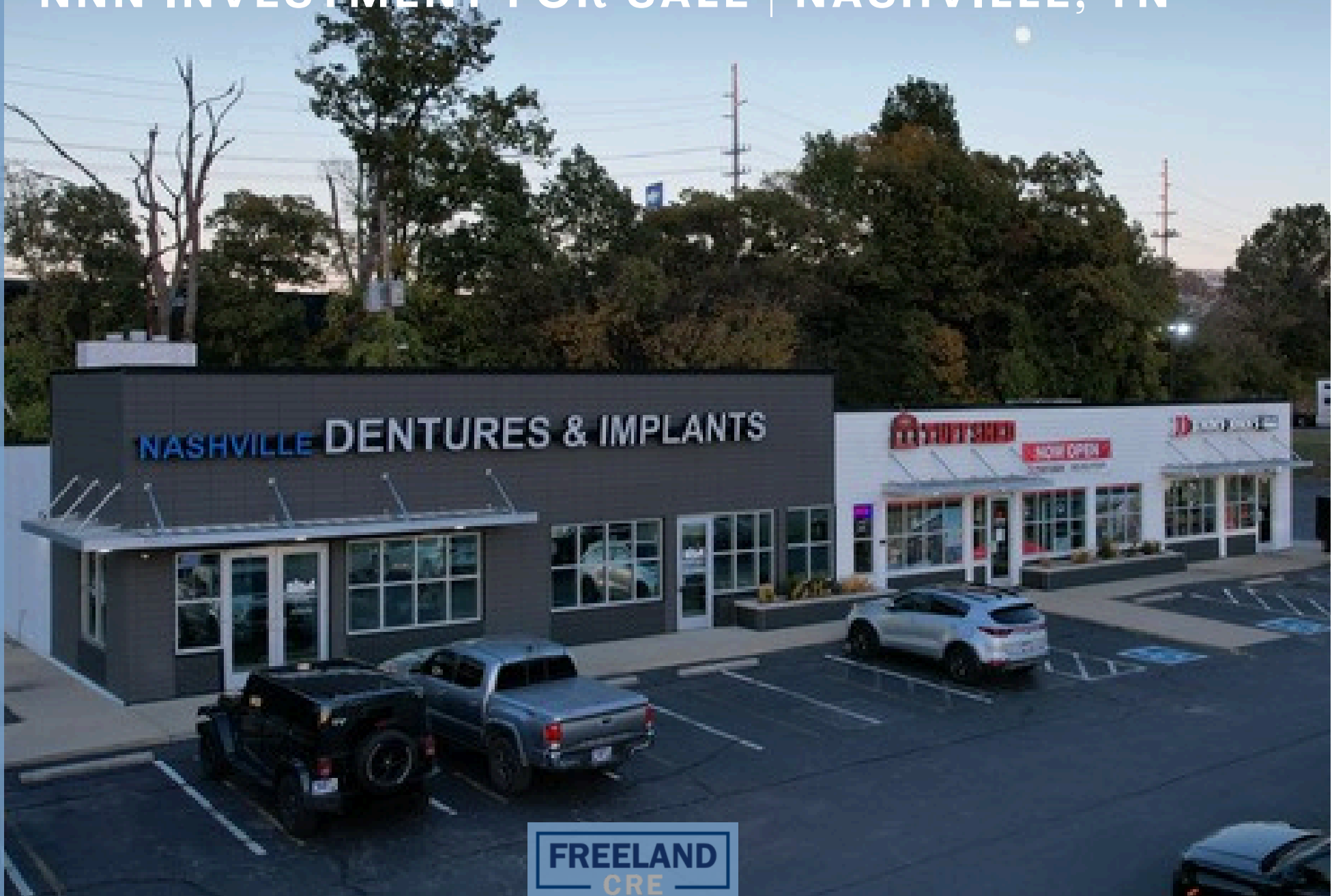


TABLE OF CONTENTS

- 1 INVESTMENT SUMMARY**
- 2 PROPERTY DETAILS**
- 3 FINANCIAL DETAILS**
- 4 MARKET OVERVIEW**

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1

INVESTMENT SUMMARY

COLLINS PARK DRIVE / INVESTMENT HIGHLIGHTS



**STABILIZED 100%
OCCUPIED MULTI-
TENANT ASSET**



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



**DIVERSIFIED INCOME
WITH ON-PREMISES
BILLBOARD & SIGNAGE**



**UPSIDE OPPORTUNITY
WITH ADDITIONAL
EXPANSION AREA**

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.

PRICING SUMMARY

\$4,591,000

OFFERING PRICE

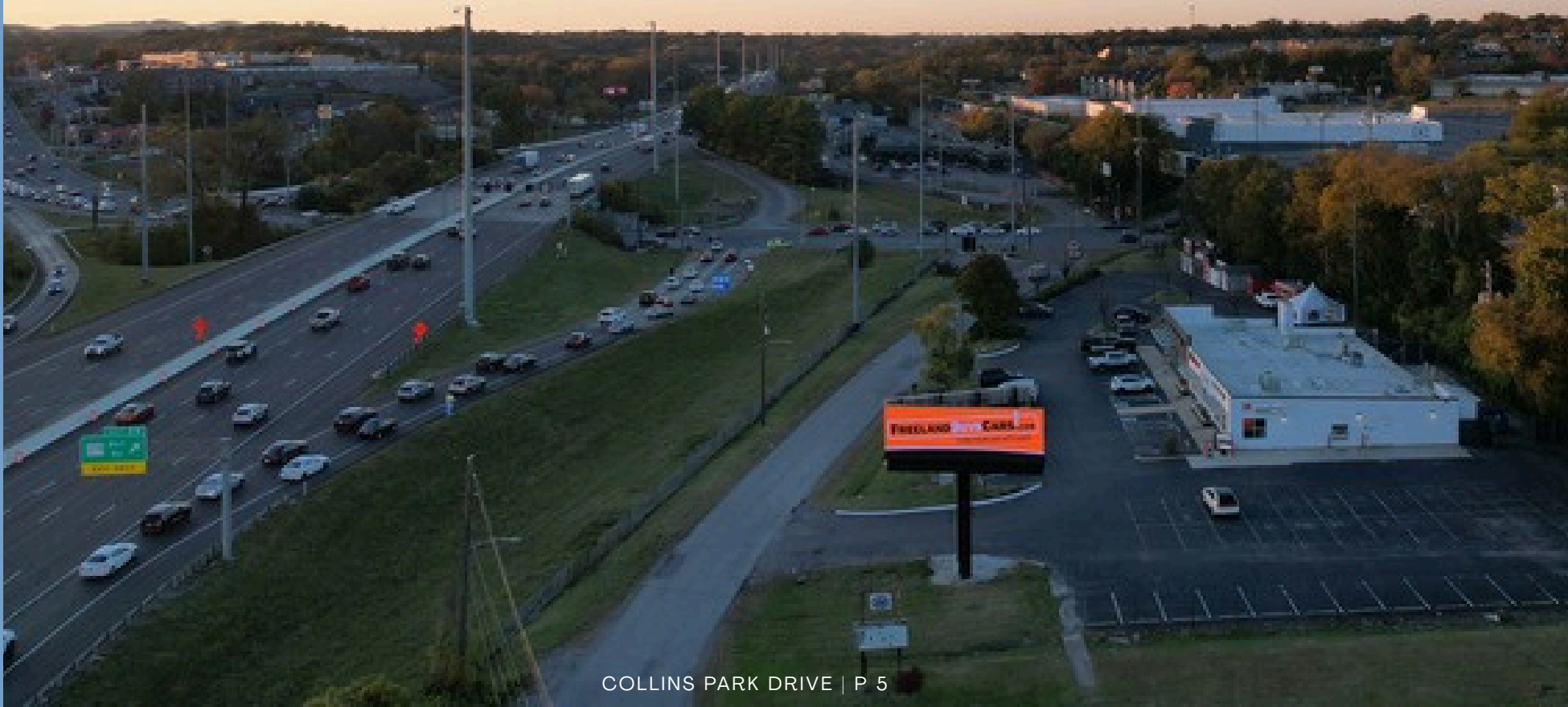
\$330,524

2026 NOI

7.2%

CAP RATE

2 PROPERTY DETAILS



COLLINS PARK DRIVE / OVERVIEW

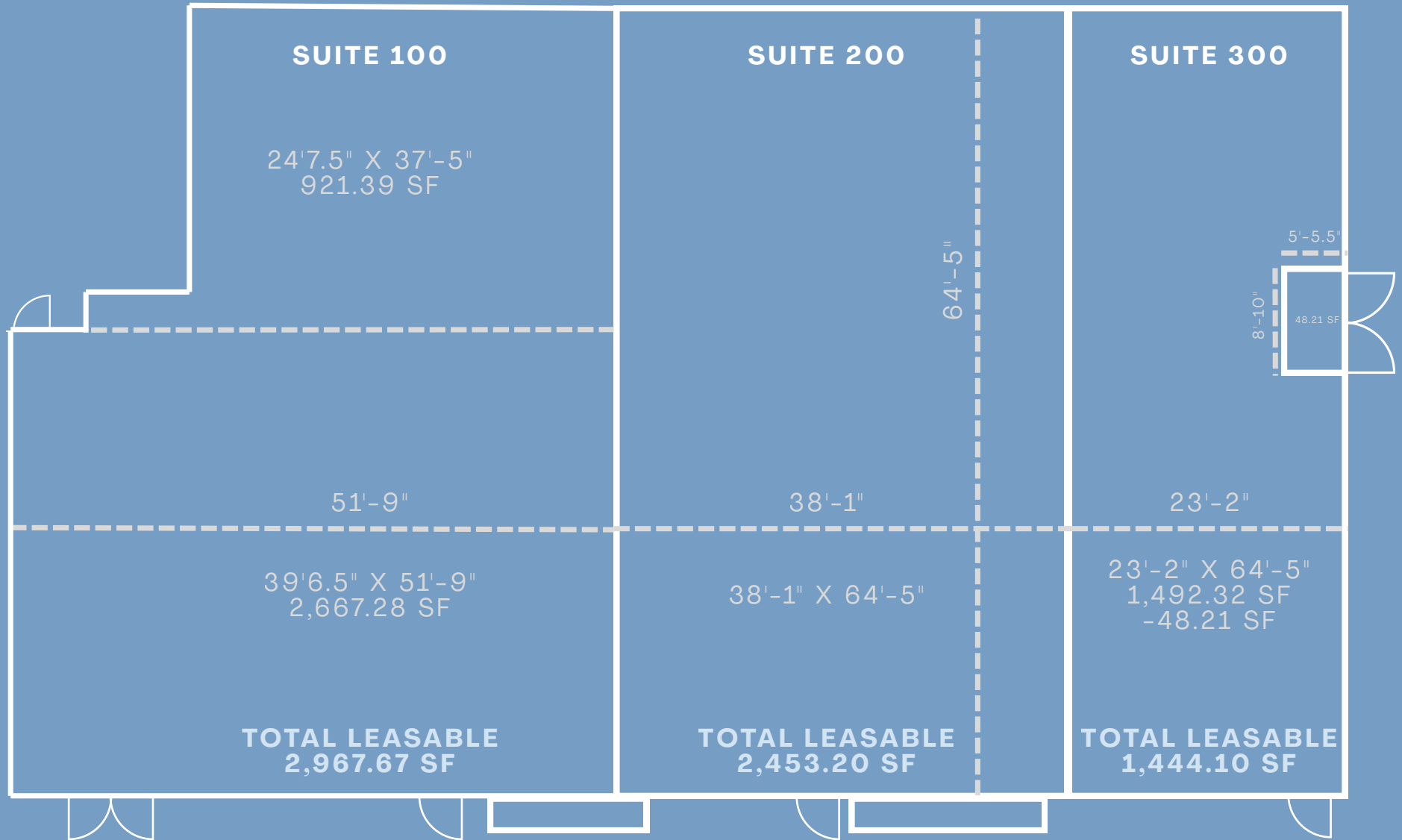
PARCELS	500, 501, & 504 Collins Park Dr
ASSET TYPE	RETAIL
ACRES	2.2
SIZE	6,865 SF
BUILT	1978
RENOVATED	2021
ZONING	CS
OCCUPANCY	100%
WALT	3.7 Years
PROPERTY TENANTS	3
SIGNAGE TENANTS	6
PARKING RATIO	17.3 / 1,000
SIGNAGE	On-Premises Digital Billboard & Monument Signage



COLLINS PARK DRIVE / SITE



COLLINS PARK DRIVE / FLOORPLAN



COLLINS PARK DRIVE / SIGNAGE



**MONUMENT
SIGNAGE**

**ON-PREMISES
DIGITAL BILLBOARD**

A HIGH-VISIBILITY REVENUE ASSET

Collins Park Drive features a rare, on-site signage platform that delivers both significant advertising income and best-in-class visibility along one of Nashville's busiest interstate corridors. The property benefits from a combination of interstate-facing digital media and monument signage that enhances tenant branding while generating supplemental NOI.

DAILY TRAFFIC

150K

INTERSTATE EXPOSURE

I-24

ON-PREMISES DIGITAL BILLBOARD

Double-sided, full-motion digital billboard positioned directly along Interstate 24, capturing over 150,000 vehicles per day. The billboard currently supports multiple long-term advertising agreements, creating stable, recurring revenue.

MONUMENT SIGNAGE

Strategically located at the I-24 exit and Bell Road intersection, the monument sign provides high-impact visibility to both interstate and local traffic. A long-term anchor signage lease is in place through 2038, ensuring durability of income, while remaining panels offer incremental leasing opportunities for future tenants and co-tenancy users.

COLLINS PARK DRIVE / PARKING



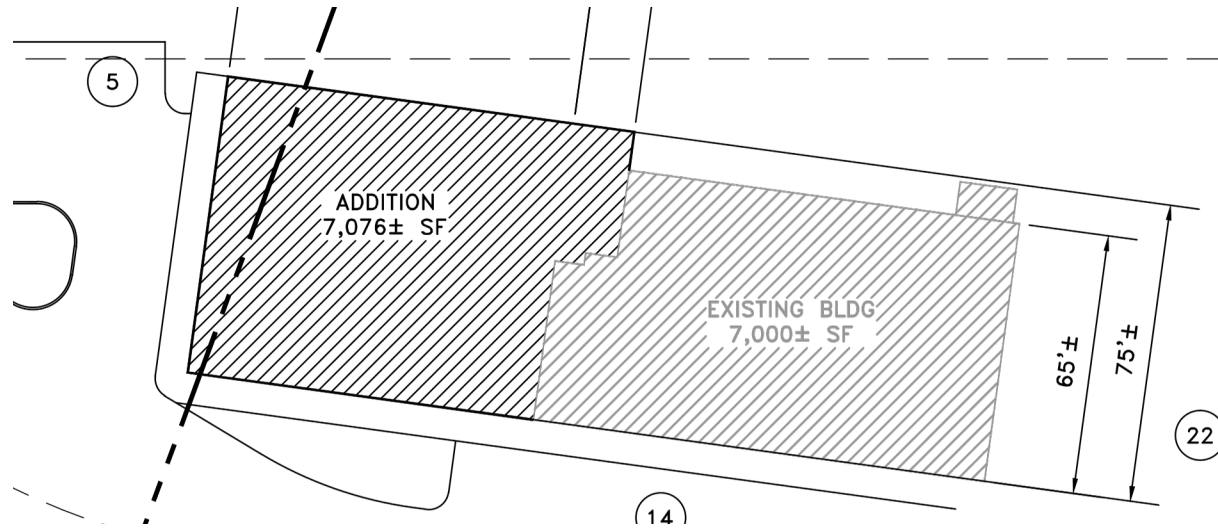
There are currently **119 Parking Spaces**, including 4 handicap spaces. This is **17.3 parking spaces / 1000 SF** leaving a large ability for expansion potential. This sale includes site plans to expand the current building or add two QSRs.

EXPANSION POTENTIAL

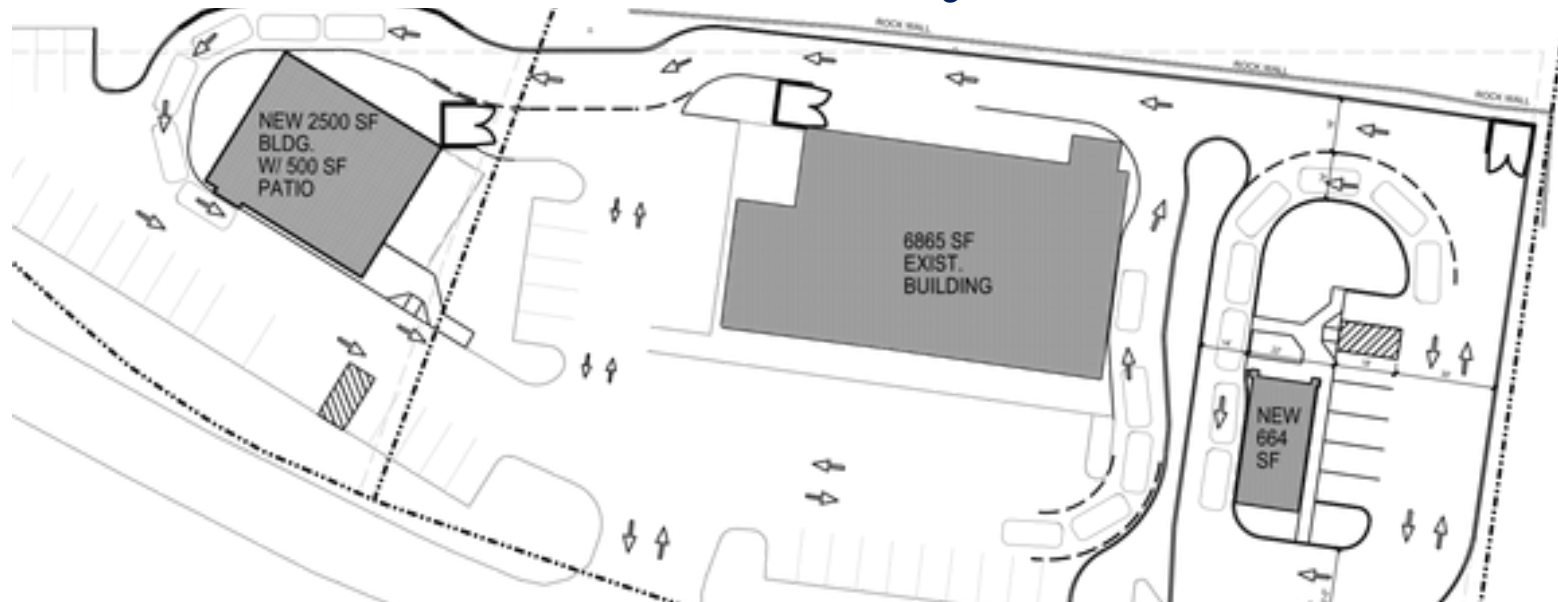
Use	Required Parking Ratio	Max SF	Current Parking
Retail / General CS	4 / 1,000	29,750 SF	4.3× over-parked
Medical Office	5 / 1,000	23,800 SF	3.5× over-parked
Restaurant	10 / 1,000	11,900 SF	1.7× over-parked

COLLINS PARK DRIVE / EXPANSION POTENTIAL

EXPAND ORIGINAL BUILDING



ADD MULTIPLE QSRs



3

FINANCIAL ANALYSIS



COLLINS PARK DRIVE / SUMMARY RENT ROLL

Tenant Name	Suite	SF	% of SF	Start Date	End Date	Current Rent / Mo	Projected 2026 Rent	2026 Rent/SF	Annual Increases	Renewal Options	Tenant Expense
Jimmy John's (Marla's Munchies)	300	1,444.10	21.04%	8/1/2021	9/30/2031	\$3,256.54	\$39,404.13	\$27.29	2.00%	3 additional 5-year options	NNN (expense stop)
Nashville Dentures & Implants	100	2,967.67	43.23%	9/1/2021	8/31/2031	\$6,765.20	\$81,858.92	\$27.58	2.00%	2 additional 5-year options	NNN
Tuff Shed	200 + 8 Parking Spaces	2,453.20	35.74%	4/1/2022	5/31/2027	\$5,944.11	\$72,666.74	\$29.62	2.5% or CPI	1 additional 5-year option	NNN
Nashville Dentures Billboard	Billboard	N/A	N/A	9/1/2021	8/31/2031	\$83.11	\$996.33	N/A	N/A	N/A	N/A
Tuff Shed Billboard	Billboard	N/A	N/A	8/15/2025	8/31/2026	\$1,030.00	\$8,240.00	N/A	N/A	N/A	N/A
Crash Champions	Monument Signage	N/A	N/A	10/1/2021	9/30/2038	\$224.27	\$2,775.76	N/A	2.5% or CPI	2 additional 5-year options	N/A
Freeland Chevrolet	Billboard	N/A	N/A	4/1/2022	3/31/2032	\$5,384.45	\$65,824.94	N/A	2.50%		MG (Electric)
Freeland CDJR	Billboard	N/A	N/A	4/1/2022	3/31/2032	\$5,384.45	\$65,824.94	N/A	2.50%		MG (Electric)
Ahumados Al Barril Calaos Food Truck	Parking Spaces	N/A	N/A	9/1/2025	8/31/2026	\$1,000.00	\$8,000.00	N/A	N/A	None; Mutual 60 day early term	N/A
Total		6,865	100%				\$347,951.43				

COLLINS PARK DRIVE / 2026 DETAILED RENT ROLL

2026 Rent Roll													
	1	2	3	4	5	6	7	8	9	10	11	12	Total
Month	January	February	March	April	May	June	July	August	September	October	November	December	Total
Jimmy Johns	\$3,256.54	\$3,256.54	\$3,256.54	\$3,256.54	\$3,256.54	\$3,256.54	\$3,256.54	\$3,321.67	\$3,321.67	\$3,321.67	\$3,321.67	\$3,321.67	\$39,404.13
Nashville Denture	\$6,765.20	\$6,765.20	\$6,765.20	\$6,765.20	\$6,765.20	\$6,765.20	\$6,765.20	\$6,900.50	\$6,900.50	\$6,900.50	\$6,900.50	\$6,900.50	\$81,858.92
Nashville Denture - Billboard	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$996.33
Tuff Shed	\$5,944.11	\$5,944.11	\$5,944.11	\$6,092.71	\$6,092.71	\$6,092.71	\$6,092.71	\$6,092.71	\$6,092.71	\$6,092.71	\$6,092.71	\$6,092.71	\$72,666.74
Tuff Shed - Billboard	\$1,030.00	\$1,030.00	\$1,030.00	\$1,030.00	\$1,030.00	\$1,030.00	\$1,030.00	\$1,030.00	\$-	\$-	\$-	\$-	\$8,240.00
Crash Champions - Monument	\$229.88	\$229.88	\$229.88	\$229.88	\$229.88	\$229.88	\$229.88	\$229.88	\$229.88	\$235.62	\$235.62	\$235.62	\$2,775.76
Freeland CDJR	\$5,384.45	\$5,384.45	\$5,384.45	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$65,824.94
Freeland Chevy	\$5,384.45	\$5,384.45	\$5,384.45	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$5,519.06	\$65,824.94
Food Truck	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$-	\$-	\$-	\$-	\$8,000.00

Total **\$345,591.77**

COLLINS PARK DRIVE / PROPERTY TENANT OVERVIEWS

NASHVILLE DENTURES



Nashville
Dentures & Implants

SQUARE FOOTAGE: 2,967 SF BASE RENT PER SF: \$27.58

Nashville Dentures established its flagship practice at Collins Park Drive, becoming the anchor tenant for the property’s redevelopment. As a locally based dental group specializing in dentures and implants, they were drawn to the site’s high visibility and accessibility off I-24. Their prominent suite serves as a showcase location for their growing brand presence across Middle Tennessee. Nashville Dentures also advertises on the property’s on-premises digital billboard to drive new patient awareness.

SQUARE FOOTAGE: 2,453 SF 2026 BASE RENT PER SF: \$29.62

Tuff Shed is a nationally recognized retailer specializing in custom storage buildings and garages with over 200 locations nationwide. Their Nashville showroom at Collins Park Drive provides a high-traffic, highly visible retail destination that aligns perfectly with their regional expansion goals. The store benefits from the site’s I-24 exposure to showcase their models and leverages the property’s on-site digital billboard to highlight seasonal promotions and product offerings.

TUFF SHED



JIMMY JOHN’S

SQUARE FOOTAGE: 1,444 SF BASE RENT PER SF: \$27.29



Jimmy John’s at Collins Park Drive is operated by Marla’s Munchies, LLC, a well-established Nashville-based franchise group with multiple locations throughout the metro area. The franchisee selected this site for its unbeatable visibility, convenient access, and complementary tenant mix. The location serves the surrounding residential and commuter traffic, benefiting from the property’s high exposure.

COLLINS PARK DRIVE / ROLLOVER SCHEDULE

				2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TENANT	NRA	% of Property	Expires	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Jimmy John's (Marla's Munchies)	1,444.10	21.00%	9/30/2031						1,444.10				
Nashville Dentures & Implants	2,967.67	43.20%	8/31/2031						2,967.67				
Tuff Shed	2,453.20	35.70%	5/31/2027		2,453.20								
Nashville Dentures Billboard	N/A	N/A	8/31/2031						EXP				
Tuff Shed Billboard	N/A	N/A	8/31/2026	EXP									
Crash Champions	N/A	N/A	9/30/2038										
Freeland Chevy***	N/A	N/A	3/31/2032							EXP			
Freeland CDJR***	N/A	N/A	3/31/2032							EXP			
Ahumados Al Barril Calaos Food Truck	N/A	N/A	8/31/2026	EXP									
Total Expiring SF	6,864.97	100%		-	2,453.20	-	-	-	4,411.77	-	-	-	-
Total Square Feet Expiring	6,864.97												
Total Net Rentable Area	6,864.97												
Percent Expiring	100%			0%	36%	0%	0%	0%	64%	0%	0%	0%	0%
Cumulative Square Feet				0	2,453.20	2,453.20	2,453.20	2,453.20	6,864.97	6,864.97	6,864.97	6,864.97	6,864.97
Cumulative Percent				0%	36%	36%	36%	36%	100%	100%	100%	100%	100%

4

MARKET DATA



COLLINS PARK DRIVE / LOCATION

Southeast Nashville has been undergoing a significant transformation, **anchored by retail and infrastructure investment**. The 290,000 SF Tanger Outlets opened in 2023 at Century Farms; PopStroke by Tiger Woods is open; the 650-acre Mill Ridge Park opened in 2023; and the Global Mall redevelopment is advancing under Metro Nashville. The 300+ acre Century Farms master plan includes new multifamily and mixed-use developments. Major employers, including LKQ, HCA, and the Nashville SC training facility, reinforce Antioch's growing economic gravity.



COLLINS PARK DRIVE / DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	Nashville	Tennessee	USA
POPULATION						
2025 Population	10,866	97,142	207,085	757,773	7,245,884	339,887,819
2010 Population	8,244	69,173	158,816	626,640	6,346,105	309,121,785
2020 Population	9,353	85,397	190,739	715,884	6,910,840	331,839,985
2030 Population	11,853	104,979	219,953	814,275	7,538,006	347,149,422
2020-2025 Population Growth Rate	2.93%	2.48%	1.58%	1.09%	0.91%	0.48%
2025-2030 Population Growth Rate	1.72%	1.56%	1.21%	1.45%	0.79%	0.42%
HOUSEHOLDS						
2025 Households	4,706	35,311	76,768	320,530	2,922,711	132,422,916
2010 Households	4,208	27,173	61,192	260,108	2,497,821	116,857,098
2020 Households	4,250	31,658	71,178	302,363	2,749,025	127,005,058
2030 Households	5,099	37,649	80,578	345,584	3,068,643	136,716,884
2020-2025 Households Growth Rate	2.86%	2.36%	1.54%	1.19%	1.22%	0.83%
2025-2030 Households Growth Rate	1.62%	1.29%	0.97%	1.52%	0.98%	0.64%
2025 Average Household Size	2.29	2.74	2.68	2.29	2.43	2.50
INCOME						
2025 Average Household Income	\$83,571.00	\$96,749.00	\$104,487.00	\$122,120.00	\$100,277.00	\$116,179.00
2025 Median Household Income	\$63,238.00	\$75,834.00	\$80,496.00	\$84,450.00	\$72,259.00	\$81,624.00

COLLINS PARK DRIVE

500, 501, & 504 COLLINS PARK DRIVE



FOR MORE INFORMATION:

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LoopNet Listing

Note: Selling Broker has an ownership interest in the property.