



THE NISSAN DRIVE OPPORTUNITY

738 NISSAN DRIVE

SMYRNA, TENNESSEE

PROFESSIONAL OFFICE INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM | SECTION 1

LOCATION & PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS



IMMEDIATE INCOME

Income producing tenant in place generating \$2,000 / month.



OWNER-USER POTENTIAL

Occupy a portion of the building and collect rent from the remaining leased space. Or occupy the entire property for your business needs.



ADDITIONAL FLEXIBILITY

Detached outbuilding offers added space for storage, operations, or future expansion.



STRATEGIC LOCATION

Minutes from Nissan North America, I-24, retail, restaurants, hotels, banks, and services.

PROPERTY SUMMARY

ADDRESS	738 Nissan Drive Smyrna, TN 37167
BUILDING SIZE	Approx. 1,450 SF (Main Office)
OUTBUILDING SIZE	Approx. 400 SF (Detached)
LOT SIZE	Approx. 0.56 Acres upon right-of-way vacation reversion
ZONING	Commercial (C-2)
YEAR BUILT	1980
PARKING	Ample On-Site Parking
FRONTAGE	Direct on Nissan Drive
UTILITIES	All Public Utilities
CURRENT USE	Professional Office
INCOME	PRIME HIGH-TRAFFIC LOCATION Exceptional visibility with over 30,000+ vehicles passing daily.



LOCAL AREA AMENITIES



DRIVE TIME / DISTANCE

Nashville	Lebanon
La Vergne	Smyrna
Eagleville	Murfreesboro
NISSAN NORTH AMERICA SMYRNA PLANT	1 MILE
INTERSTATE 24 (EXIT 66)	6 MILES
DOWNTOWN SMYRNA	1.2 MILES
DOWNTOWN NASHVILLE	26.4 MILES
SMYRNA AIRPORT	3 MILES

NISSAN NORTH AMERICA SMYRNA PLANT LOCATION



PROJECT 738
THE NISSAN DRIVE OPPORTUNITY

PRESENTED BY:
Amanda Ackerman
Reliant Realty
615-613-1838



636 Grassmere Park
Nashville, TN 37211
615-859-7150
www.reliantrealtytn.com



SCAN TO VIEW
VIDEO TOUR &
DIGITAL BROCHURE