



IDEAL FOR DRIVE THRU QSR OR GAS STATION

Highway Commercial Pad Site | Greater Nashville MSA

1900 HIGHWAY 46 S, DICKSON, TN 37055

UNPRICED MAKE COMPETITIVE OFFER

ADRIAN DEL RIO

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PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Offering Price: Unpriced - Market

Lot Size: 2.0 Acres

Building Size: TBD

Market: Greater Nashville
MSA

PROPERTY HIGHLIGHTS

- Excellent highway commercial corner with monument signage
- Signalized 4 - way intersection
- 29,000 ADT (Per TDOT)
- Less than 1 mile from I40 which runs east to west through TN
- Flat & level, utilities at site, delivered pad ready
- 40 mile commute to Nashville which is the hottest RE market in the country

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	356	8,111	19,219
Total Population:	911	19,883	47,931
Average HH Income:	\$58,333	\$67,344	\$71,073

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

PCG TN Firm License#265971
 TN Broker's License#371574
 99 E Main St. STE 200
 Franklin, TN 37064
 (615)626-6426

For Sale or Ground - Lease Opportunity in fast growing Dickson, TN which is part of the greater Nashville MSA.

Offering Sales Price: Unpriced Make a Competitive Offer

Rate: Negotiable

Term: 10-20 years with built in escalations

"Main and Main", Just 1 mile from Interstate I40, this is a rare and excellent highway commercial pad site for a national Drive-Thru or Gas-Station company in the fastest growing real estate market in the country. The property is located at a signalized 4-way intersection boasting over 29,000 Average Daily Traffic count (ADT). This 2 acre property is flat, level, graded, monument signage, with utilities at the parcel.

The City of Dickson is PRO business , easy to work with, and ready to approve the much needed amenities supporting the continued growth.

LOCATION DESCRIPTION

Excellent high visibility and traffic count corner at a 4-way signalized intersection. The city of Dickson is experiencing unprecedented growth as people move outward into the suburbs due to the the continued expansion of Nashville. The subject property is located directly on Highway 46 the only major thoroughfare from the I40 through Dickson. Furthermore, the corner is in a central retail district near nationally anchored businesses such as WalMart, Hobby Lobby, Tractory Supply Company, Ross, Big Lots, CVS among others. In addition, the corner is trafficked by those heading to the interstate for work in booming Nashville or those driving into local major employers such as Dal-Tile Manufacturing, TENNSCO, Nematik USA, Fiesta Gas Grills, Horizon Medical Center, Dickson Medical Associates, plus several regional banking institutions.

AERIAL MAP



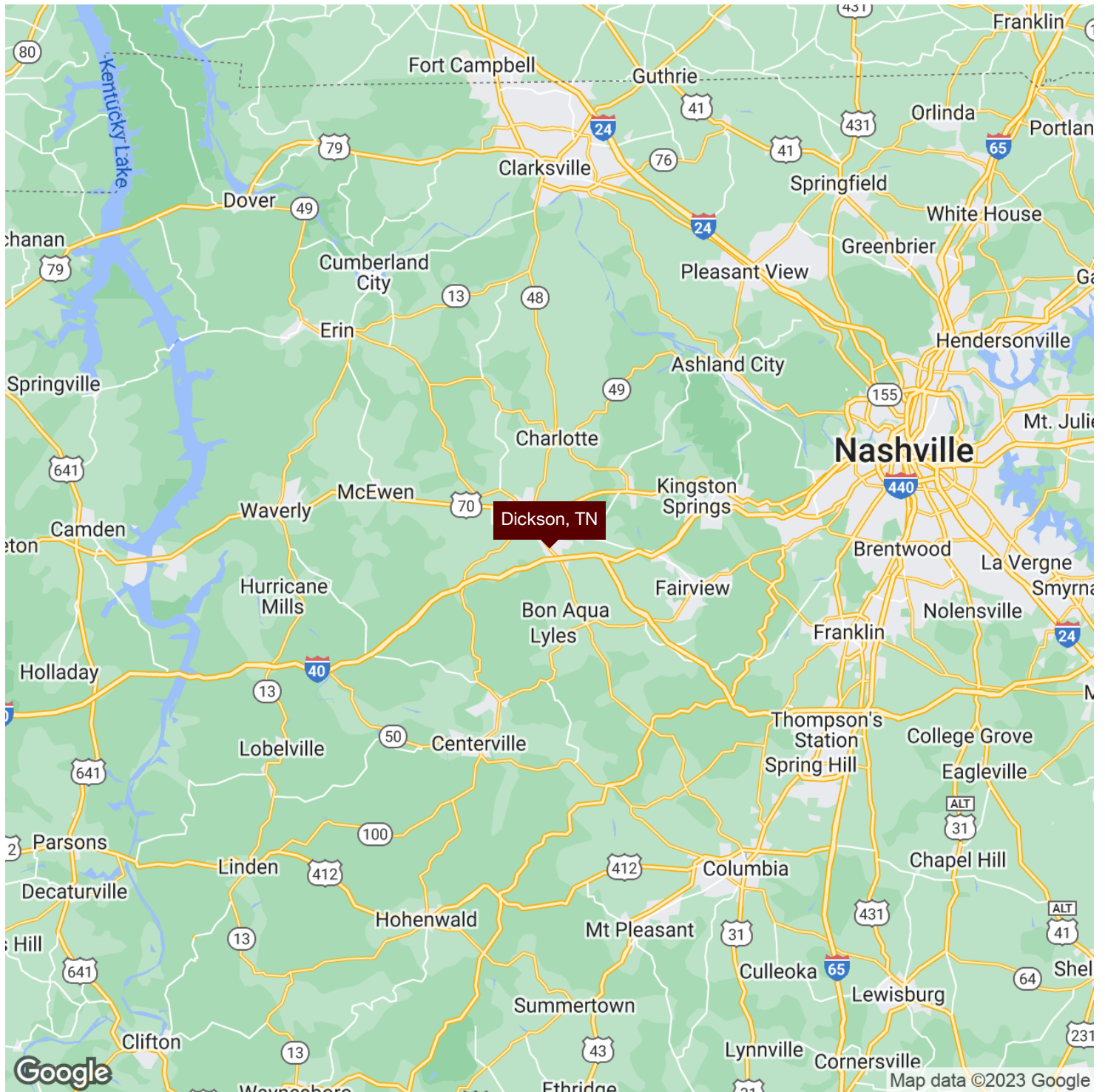
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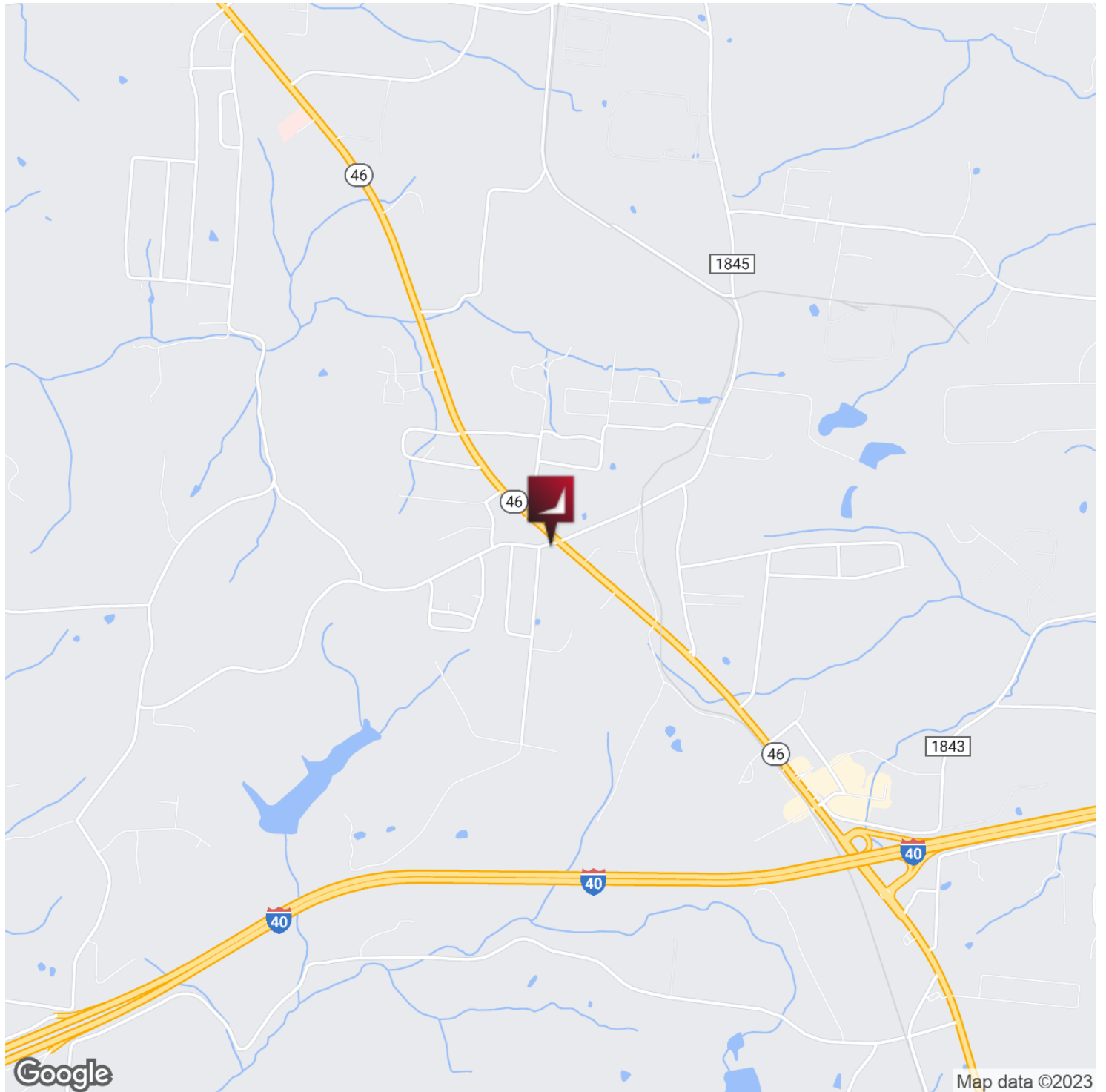
PHOTOS



REGIONAL MAP



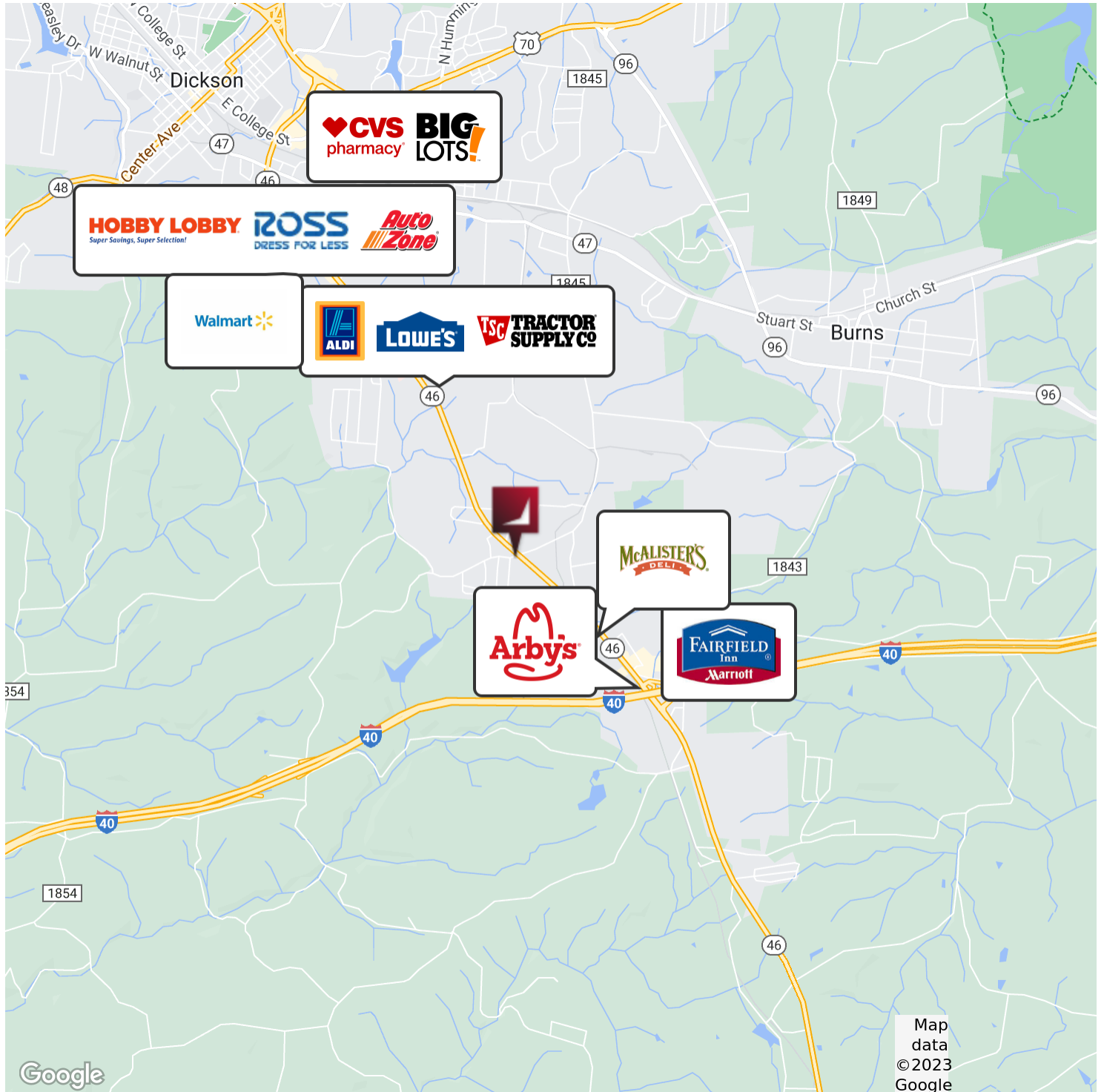
LOCATION MAP



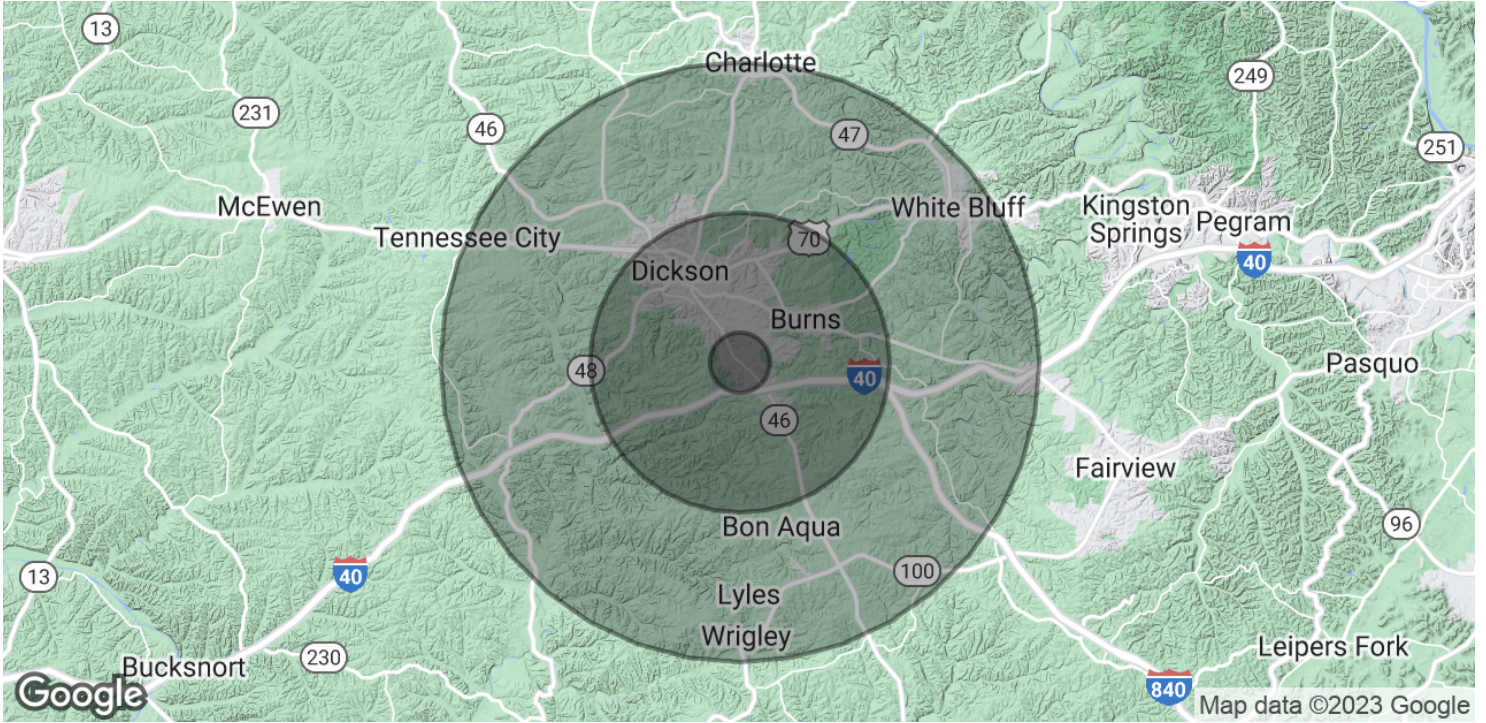
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RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	911	19,883	47,931
Average Age	34.2	37.9	38.9
Average Age (Male)	32.9	37.2	38.1
Average Age (Female)	36.9	39.4	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	356	8,111	19,219
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$58,333	\$67,344	\$71,073
Average House Value	\$165,927	\$195,757	\$192,523

* Demographic data derived from 2020 ACS - US Census