



RETAIL PROPERTY FOR LEASE

# DICKSON SQUARE

424-488 Tennessee 46, Dickson, TN 37055

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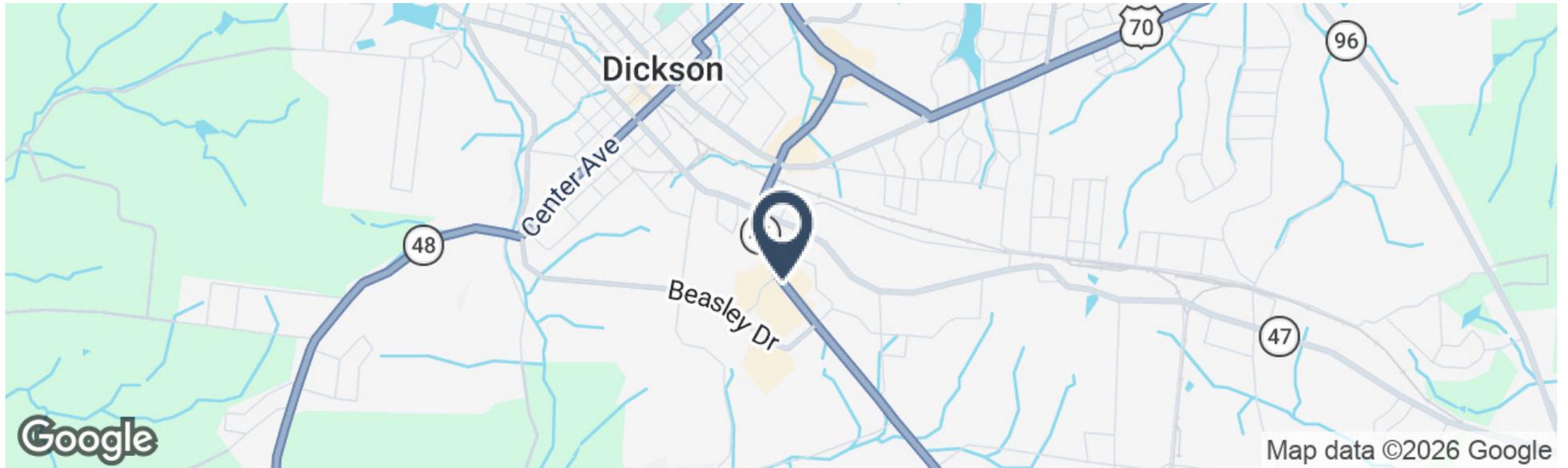
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**Baker Storey McDonald  
Properties**

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## PROPERTY DESCRIPTION

Dickson Square is a ±79,833SF shopping center strategically located along Highway 46 S in Dickson, TN, offering prime frontage, superb visibility at a signalized intersection, and a strong mix of national and regional retailers.

## PROPERTY HIGHLIGHTS

- ±79,833SF retail center located on Hwy 46 S with prominent frontage and access at a signalized intersection
- Excellent visibility from Highway 46—one of Dickson’s busiest retail arteries
- Robust tenant mix, featuring national/regional retailers such as Planet Fitness, America’s Best Contacts & Eyeglasses, Harbor Freight Tools, Aldi, Ross, Marshalls, Lowe’s, Kroger, and Hobby Lobby in the trade area
- High traffic exposure, with approximately 27,000 vehicles per day observed at the signalized intersection



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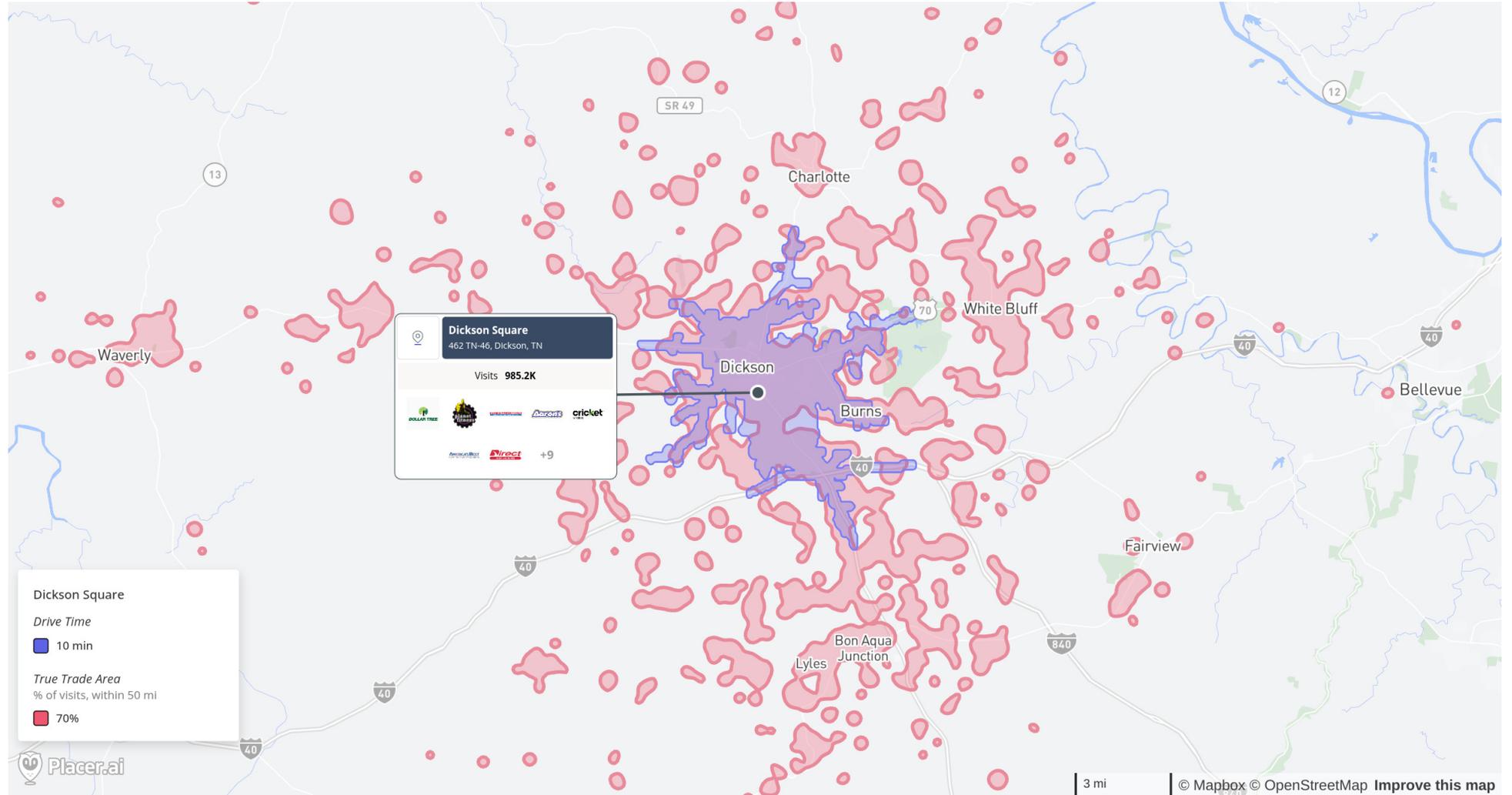


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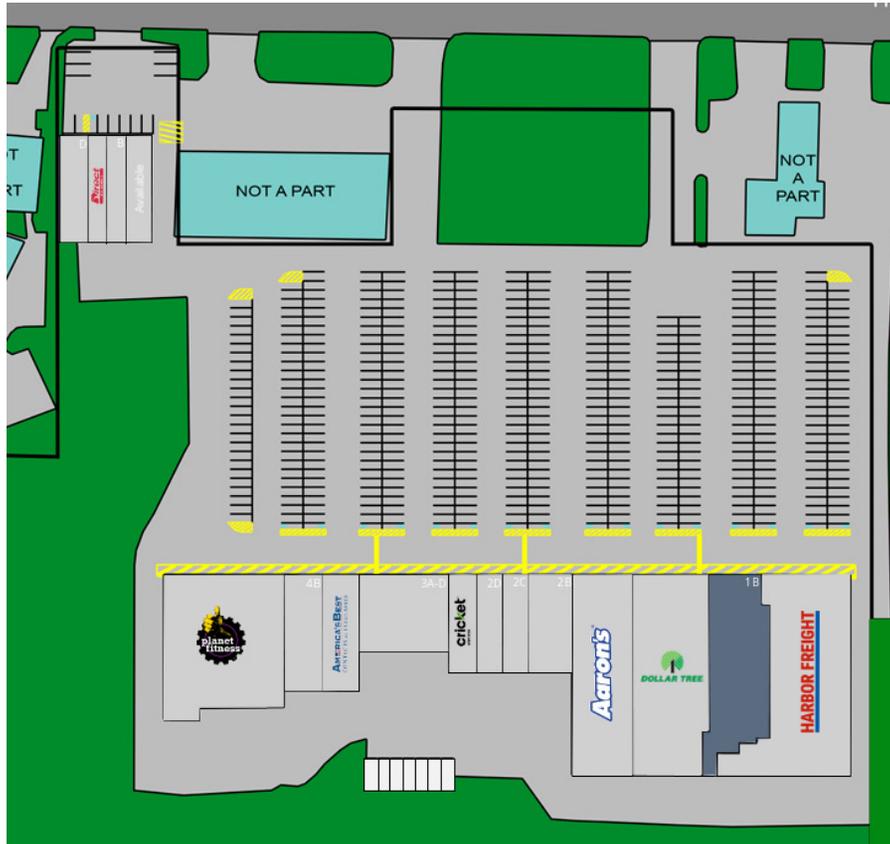


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## AVAILABLE SPACES

SUITE	TENANT	SIZE
1A	Harbor Freight	15,040 SF
1B	Available	5,762 SF
1C	Dollar Tree	11,408 SF
1D	Aaron's	10,000 SF
2B	Aztec Mexican Grocery	3,192 SF
2C	Aztec Bakery	1,600 SF
2D	Dickson Nail Spa	1,600 SF
2E	Cricket	1,600 SF
3A-D	Camino Real Mexican Restaurant	4,800 SF
4A	America's Best	3,000 SF
4B	Express Employment	3,000 SF
5A	Planet Fitness	11,780 SF
A	Available	1,525 SF
B	Smoke-N-Chew	1,763 SF
C	Direct Insurance	1,763 SF
D	Liberty Tax	2,000 SF

## LEGEND

Available

Unavailable

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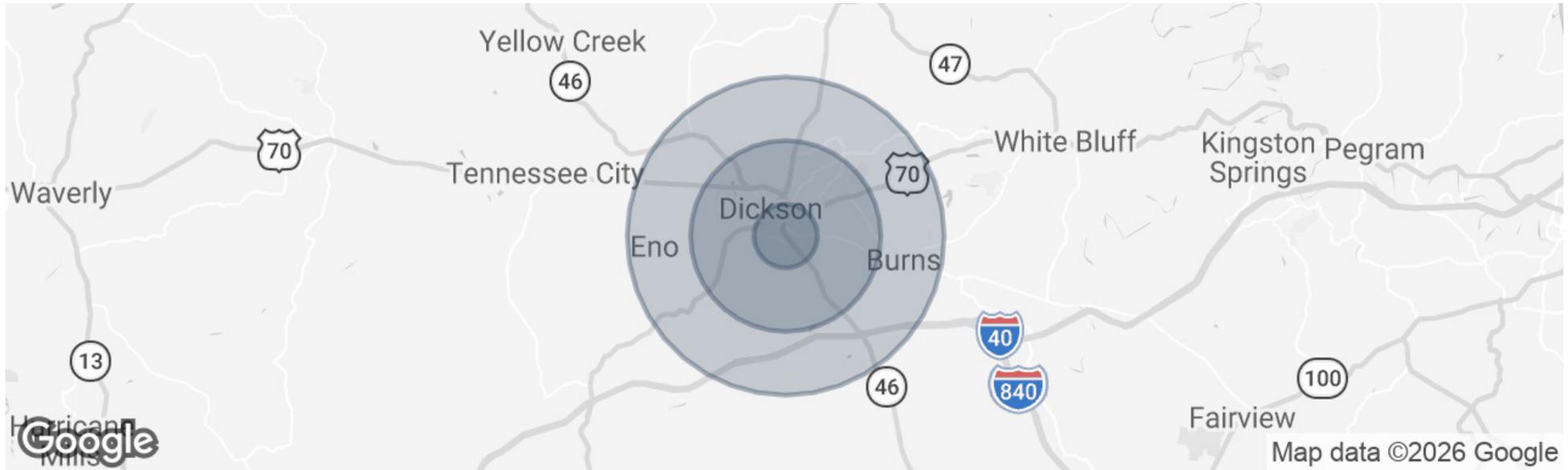
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,704	17,294	23,918
Average Age	39	41	41
Average Age (Male)	37	39	40
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,607	7,107	9,711
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$66,652	\$86,516	\$93,848
Average House Value	\$240,059	\$284,122	\$303,972

Demographics data derived from AlphaMap