

An aerial photograph of a commercial area in Nashville, TN. A large, rectangular, light-colored area is highlighted with a dashed white border, indicating a development opportunity. The area is situated between Old Hickory Boulevard and Dickerson Pike. Surrounding the highlighted area are various commercial buildings, parking lots, and trees. The Colliers logo is in the top right corner.

Colliers

OLD HICKORY BOULEVARD

DICKERSON PIKE

Development Opportunity
1.94 Acres
For Sale




3845 Dickerson Pike
Nashville, TN 37207

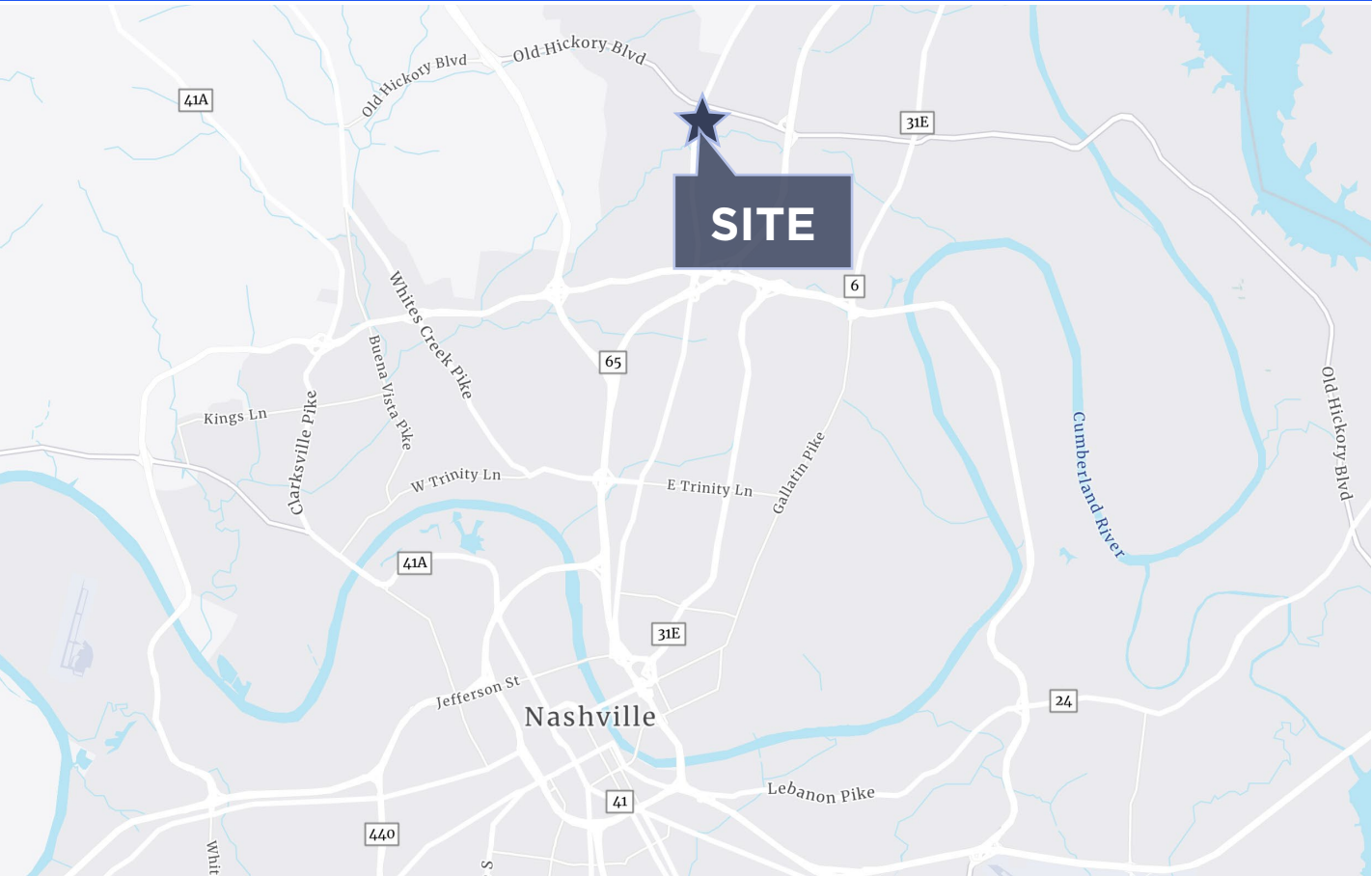
1.94 acre development site zoned
CS - Urban Service District.

Highlights

- 1.94 acres
- Approximately 265 feet of frontage on Dickerson Pike
- Roughly 560 feet from the Old Hickory Boulevard and Dickerson Pike intersection
- Less than 10 miles to Downtown Nashville
- Traffic Counts on Dickerson Pike in excess of 16,230 VPD and 16,370 on Old Hickory Boulevard

Sale Price: \$3,100,000

	1 MILE	3 MILES	5 MILES
	3,605	39,246	108,931
	1,501	16,675	46,199
	\$92,781	\$81,453	\$87,985



**3845 Dickerson Pike
Nashville, TN 37207**

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