

FOR SALE

2524 Dickerson Pike, Nashville, TN 37207
1.03 Acres | 7,500 SF

DOWNTOWN
NASHVILLE



RIVER
NORTH

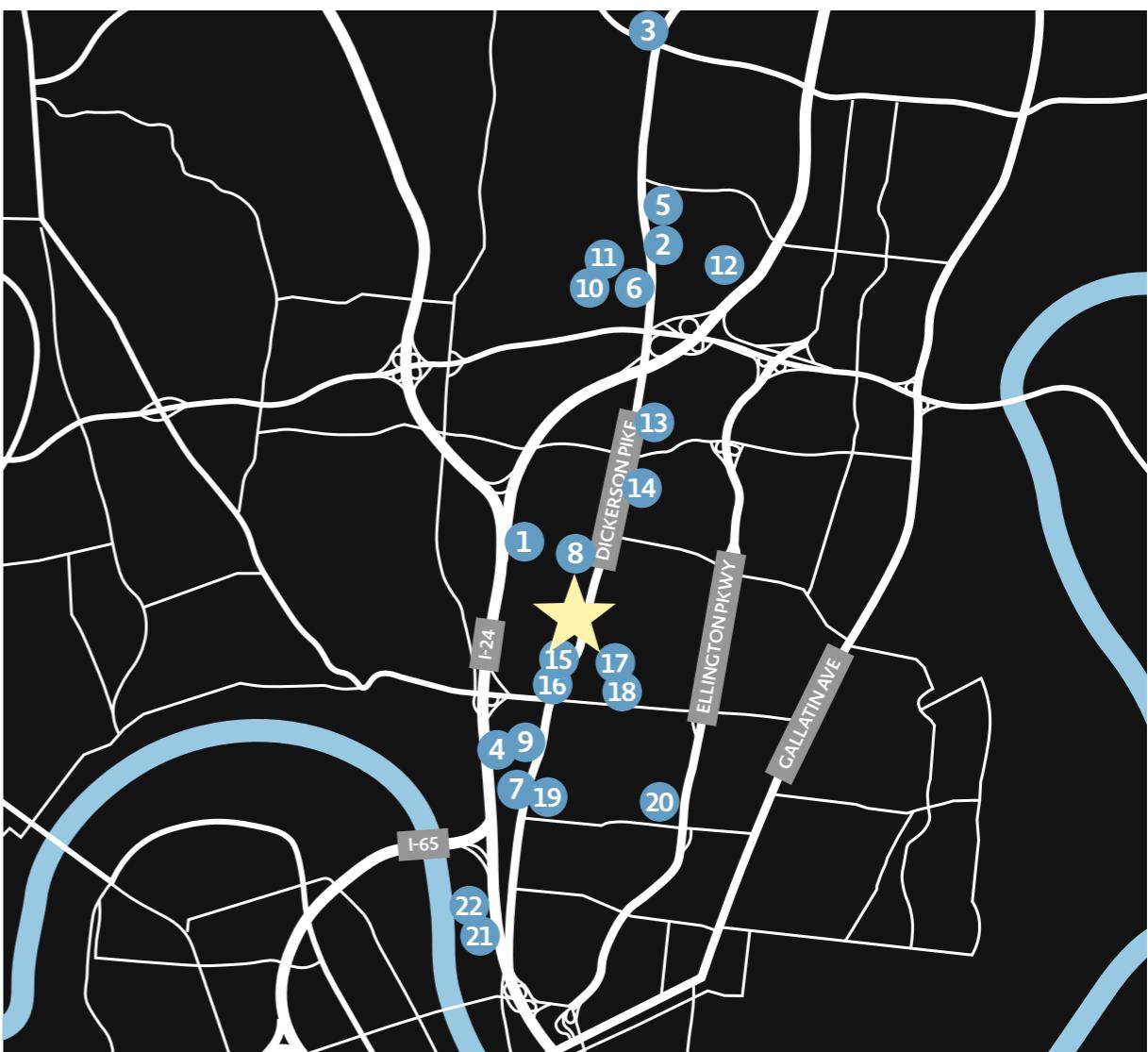
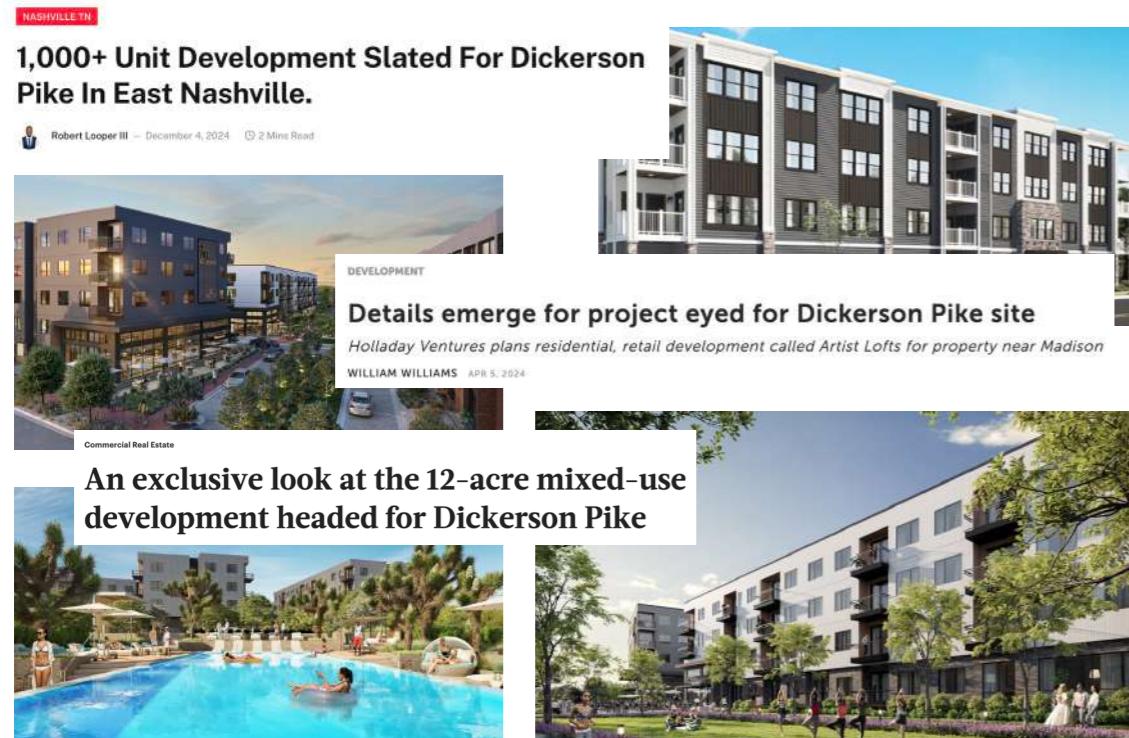
EAST BANK
DEVELOPMENT

ORACLE
CAMPUS
DEVELOPMENT

PROPERTY OVERVIEW

2524 Dickerson Pike presents a rare opportunity to acquire a 7,500 SF building on 1.03 acres within one of Nashville's fastest-growing development corridors. The property offers flexibility for a range of uses, whether as an owner-occupied space or a redevelopment opportunity. Situated amidst significant multifamily growth and just minutes from the highly anticipated 65-acre Oracle campus, the site is primed to benefit from the area's ongoing transformation. With its ample acreage and strategic frontage along Dickerson Pike, the property is well-suited for uses capitalizing on the increasing density and traffic in this dynamic submarket.

DICKERSON PIKE DEVELOPMENTS



1. Ryan Homes (1,000 Units)*
2. Holladay Ventures (450 Units)*
3. Wedgewood Avenue & Aria (575 Units)*
4. Talbot's Corner*
5. Buffalo Trail Apartments
6. The Preserve at Highland Ridge
7. The Lucile Apartments
8. Rocketship Nashville Northeast

9. The Dive Motel
10. Walmart
11. Lowe's
12. TriStar Skyline Medical Center
13. Wendy's
14. KFC
15. Fran's
16. Sonic Drive-In

17. Crema Coffee Roasters
18. East Nashville Brew Works
19. Retrograde Coffee
20. Southern Grist; Kiss
21. Top Golf
22. River North
23. Oracle Campus

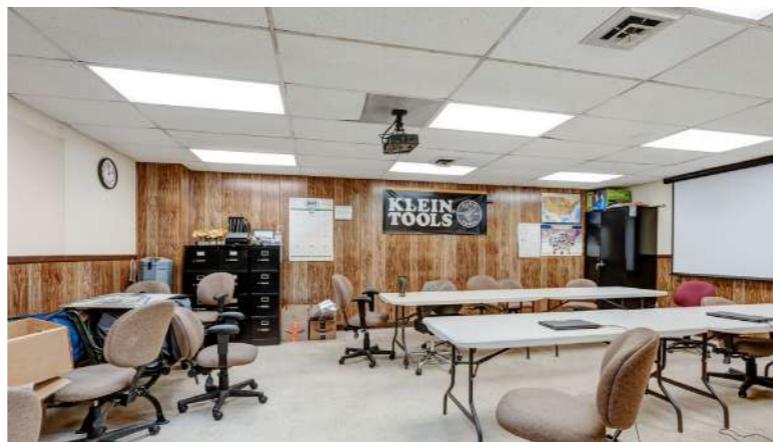
*Currently under development or planned

PROPERTY DETAILS: EXTERIOR

- Land: 1.03 acres
- Improvements: 7,500 SF
- Zoning: CS
- Parking: 60 spaces



PROPERTY DETAILS: INTERIOR





2524 Dickerson Pike

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TRENT YATES

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