



FOR SALE

2524 Dickerson Pike, Nashville, TN 37207

1.03 Acres | 7,500 SF

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.

NASHVILLE TN

1,000+ Unit Development Slated For Dickerson Pike In East Nashville.

Robert Looper III — December 4, 2024 2 Mine Road

Commercial Real Estate

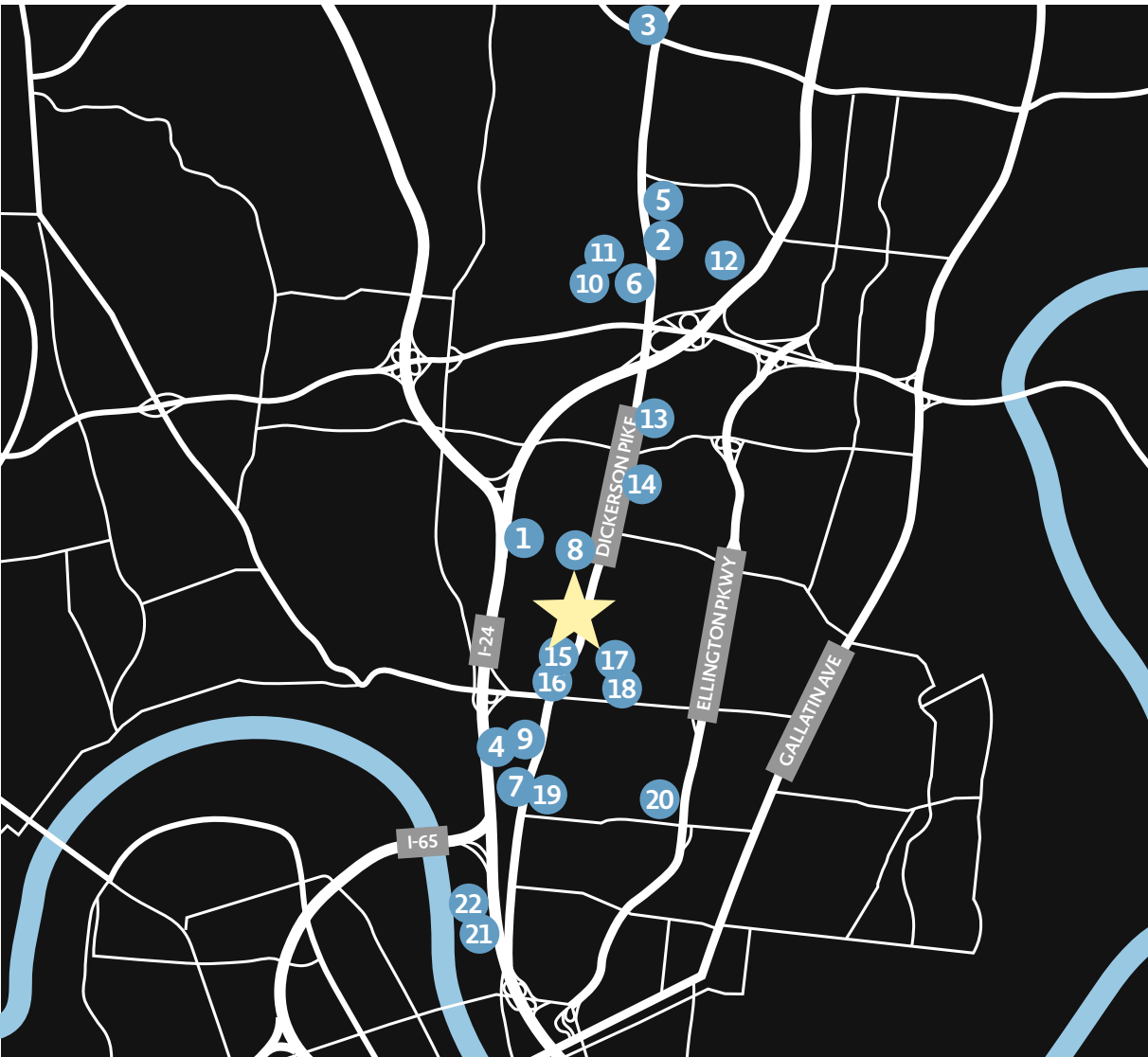
DEVELOPMENT

Details emerge for project eyed for Dickerson Pike site

Holladay Ventures plans residential, retail development called Artist Lofts for property near Madison

WILLIAM WILLIAMS APR 5, 2024

An exclusive look at the 12-acre mixed-use development headed for Dickerson Pike



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| 1. <u>Ryan Homes (1,000 Units)*</u> | 9. The Dive Motel | 17. Crema Coffee Roasters |
| 2. <u>Holladay Ventures (450 Units)*</u> | 10. Walmart | 18. East Nashville Brew Works |
| 3. <u>Wedgewood Avenue & Aria (575 Units)*</u> | 11. Lowe's | 19. Retrograde Coffee |
| 4. <u>Talbot's Corner*</u> | 12. TriStar Skyline Medical Center | 20. Southern Grist; Kissar |
| 5. <u>Buffalo Trail Apartments</u> | 13. Wendy's | 21. Top Golf |
| 6. <u>The Preserve at Highland Ridge</u> | 14. KFC | 22. River North |
| 7. <u>The Lucile Apartments</u> | 15. Fran's | 23. Oracle Campus |
| 8. Rocketship Nashville Northeast | 16. Sonic Drive-In | <i>*Currently under development or planned</i> |

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PROPERTY DETAILS: EXTERIOR

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



PROPERTY DETAILS: INTERIOR





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TRENT YATES

tyates@sagemontre.com

615.268.7724