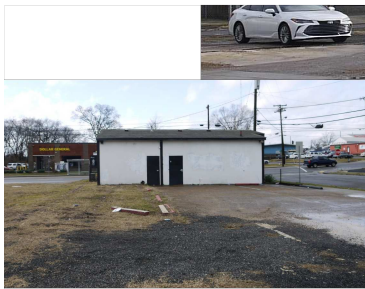


AVAILABLE NOW

FOR LEASE



**1119 Dickerson Pike
Nashville, TN 37217**

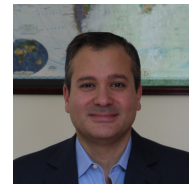
PROPERTY FEATURES

For Lease at \$35/SF NNN
Great for restaurant & coffee shop
1,440 Sq ft Retail stand alone building

exp[®]
COMMERCIAL

ABOUT THIS PROPERTY

Superb retail location on corner of Richardson Ave & Dickerson Pike. Property includes 1119 & 1117 Dickerson Pike. Detached storage shed in the back. Zoned: CL



Listed exclusively by:

Kamel Daouk, CCIM
office (888) 330-6881 Ext 138
Cell: (615) 429-7440
kd@kdexclusive.com

Demographic Summary Report

1119 Dickerson Pike, Nashville, TN 37207

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **1,440 SF** Rent/SF/Yr: **-**
 Year Built: **1974**

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	12,986	132,384	256,840
2023 Estimate	12,419	125,322	246,437
2010 Census	8,791	80,973	179,657
Growth 2023 - 2028	4.57%	5.64%	4.22%
Growth 2010 - 2023	41.27%	54.77%	37.17%
2023 Population by Hispanic Origin	1,482	6,361	13,819
2023 Population	12,419	125,322	246,437
White	4,584 36.91%	51,036 40.72%	119,777 48.60%
Black	7,241 58.31%	67,633 53.97%	112,590 45.69%
Am. Indian & Alaskan	91 0.73%	557 0.44%	1,044 0.42%
Asian	134 1.08%	2,591 2.07%	6,702 2.72%
Hawaiian & Pacific Island	17 0.14%	94 0.08%	172 0.07%
Other	352 2.83%	3,411 2.72%	6,151 2.50%
U.S. Armed Forces	8	142	227

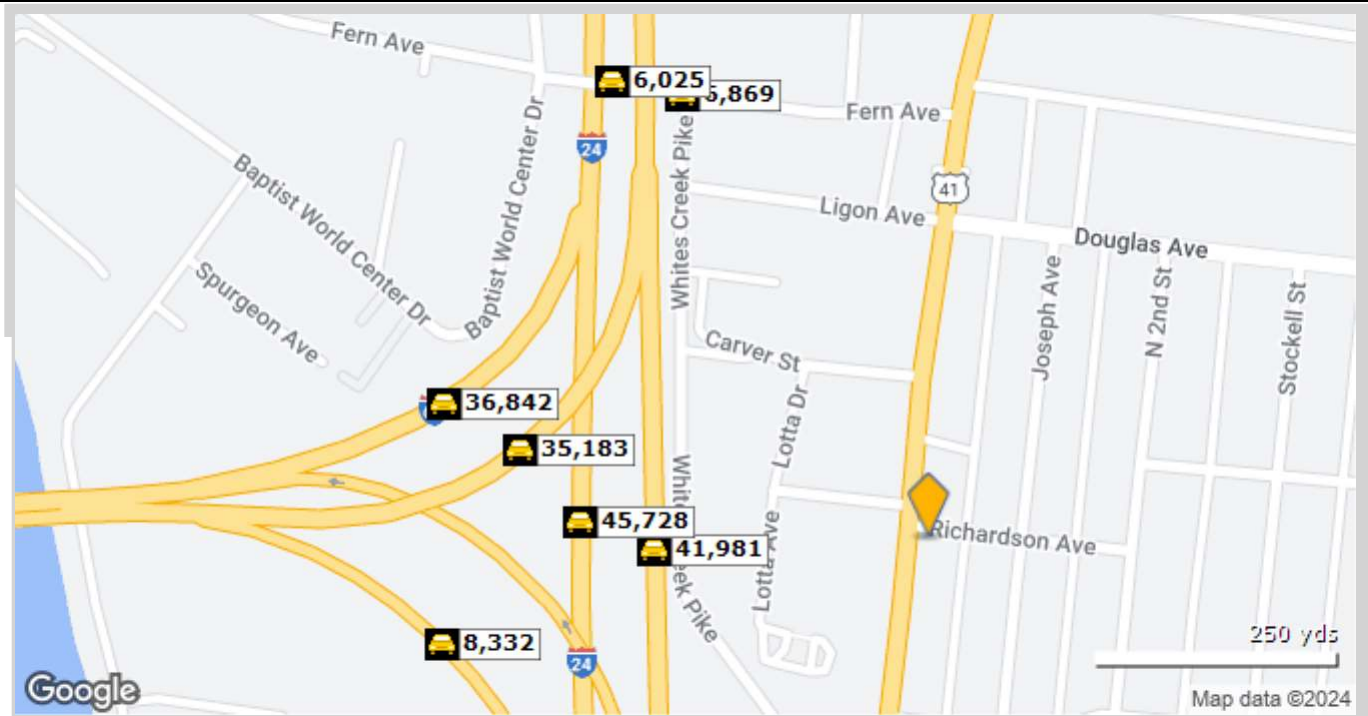
Households			
2028 Projection	4,809	59,279	111,110
2023 Estimate	4,592	55,612	105,816
2010 Census	3,199	32,605	71,865
Growth 2023 - 2028	4.73%	6.59%	5.00%
Growth 2010 - 2023	43.54%	70.56%	47.24%
Owner Occupied	2,066 44.99%	23,465 42.19%	47,237 44.64%
Renter Occupied	2,526 55.01%	32,147 57.81%	58,579 55.36%

2023 Households by HH Income			
Income: <\$25,000	783 17.06%	12,146 21.84%	22,797 21.54%
Income: \$25,000 - \$50,000	1,156 25.19%	11,318 20.35%	22,105 20.89%
Income: \$50,000 - \$75,000	877 19.11%	9,832 17.68%	18,230 17.23%
Income: \$75,000 - \$100,000	554 12.07%	6,255 11.25%	12,327 11.65%
Income: \$100,000 - \$125,000	309 6.73%	4,409 7.93%	8,379 7.92%
Income: \$125,000 - \$150,000	393 8.56%	3,413 6.14%	6,208 5.87%
Income: \$150,000 - \$200,000	264 5.75%	3,907 7.03%	6,507 6.15%
Income: \$200,000+	254 5.53%	4,333 7.79%	9,263 8.75%
2023 Avg Household Income	\$80,859	\$84,957	\$86,385
2023 Med Household Income	\$58,661	\$59,429	\$59,425

Traffic Count Report

1119 Dickerson Pike, Nashville, TN 37207

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **1,440 SF**
 Year Built: **1974**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I0024	Richardson Ave	0.08 NE	2022	41,981	MPSI	.16
2 I0024	I- 65	0.08 N	2022	45,728	MPSI	.21
3 I0024	I- 24	0.05 NE	2022	35,183	MPSI	.25
4 I0024	I- 65	0.17 NE	2022	8,332	MPSI	.30
5 I0024	Baptist World Center Dr	0.04 N	2022	36,842	MPSI	.30
6 Fern Ave	Whites Creek Pike	0.00	2022	7,245	MPSI	.30
7 FERN AVE - NEAR I- 265 & I- 24 JCT	Whites Creek Pike	0.00	2019	7,634	AADT	.30
8 Whites Creek Pike	Fern Ave	0.00	2017	6,869	AADT	.30
9 Fern Ave	I- 24	0.01 W	2020	6,198	MPSI	.33
10 Fern Ave	I- 24	0.01 W	2022	6,025	MPSI	.33