



LEASE

903 Dickerson Pike

903 DICKERSON PIKE

Nashville , TN 37207

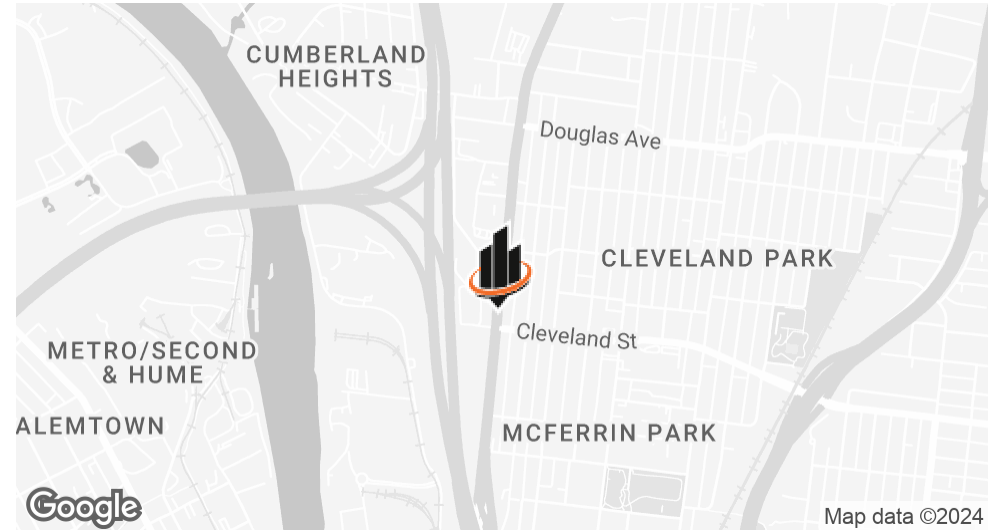
PRESENTED BY:

AMANDA HAYES

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22/PSF NNN Estimated CAM \$2.50
AVAILABLE SF:	4,200 SF
BUILDING SIZE:	7,200 SF

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PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 903 Dickerson Pike, Nashville, TN. This prime property offers a versatile 4,200 square feet of space with high visibility and accessibility, making it ideal for a wide range of retail or commercial uses. Situated on a busy corner of Dickerson Pike, this location is at the prime of emerging development, presenting a strategic opportunity for businesses to thrive in a rapidly evolving area. With ample parking and excellent signage opportunities, this property provides a standout location for businesses looking to make a strong impression. The well-maintained building features modern amenities, and a professional environment to support your business's success.

PROPERTY HIGHLIGHTS

- Versatile 4,200 square feet of prime retail/commercial space
- High visibility on a busy corner of Dickerson Pike

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

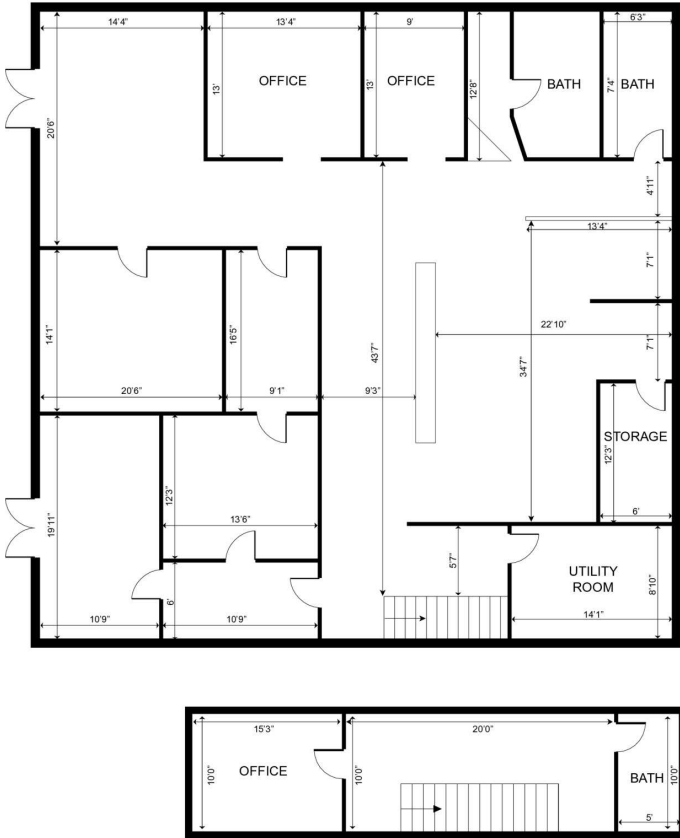


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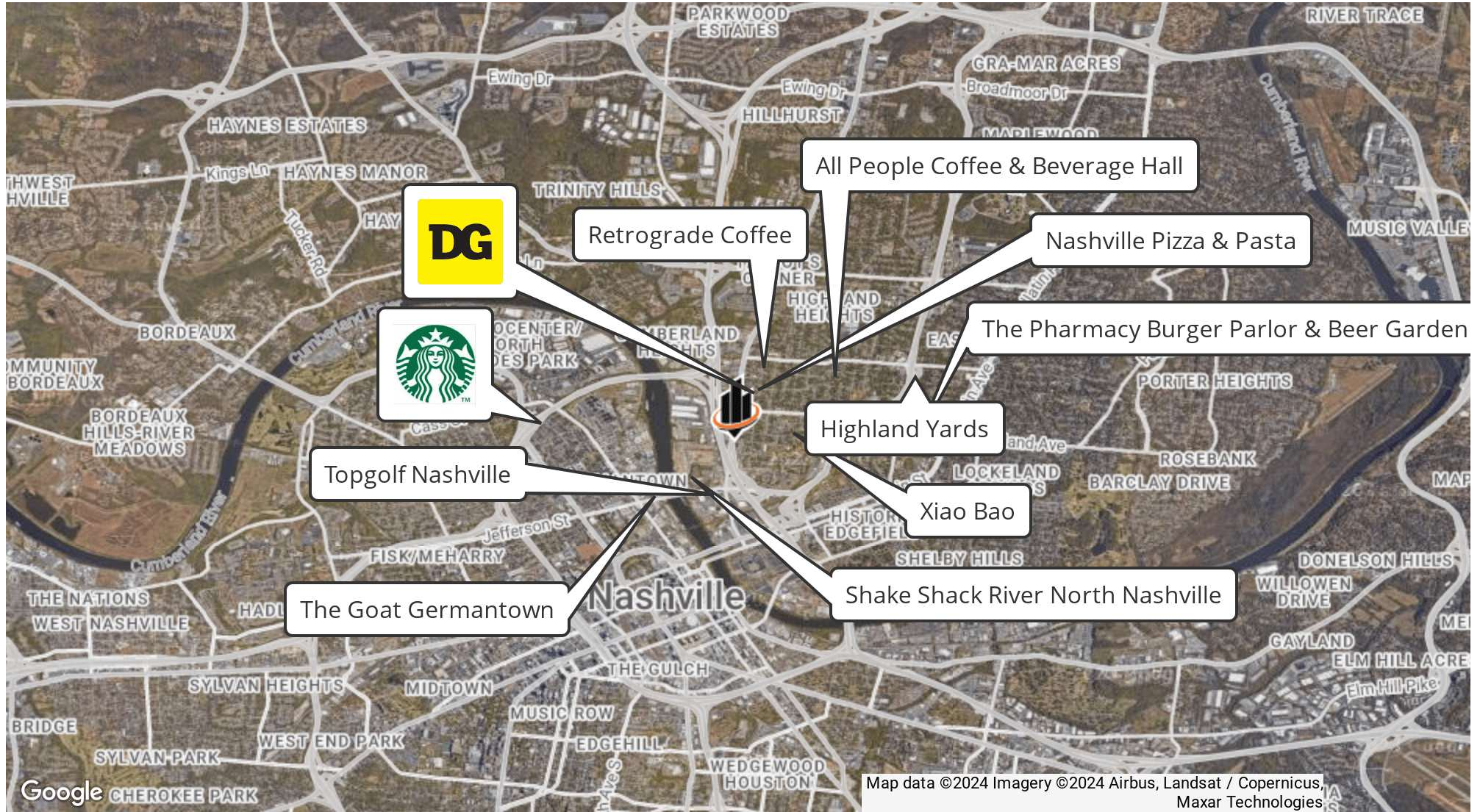
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FLOOR PLAN



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LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

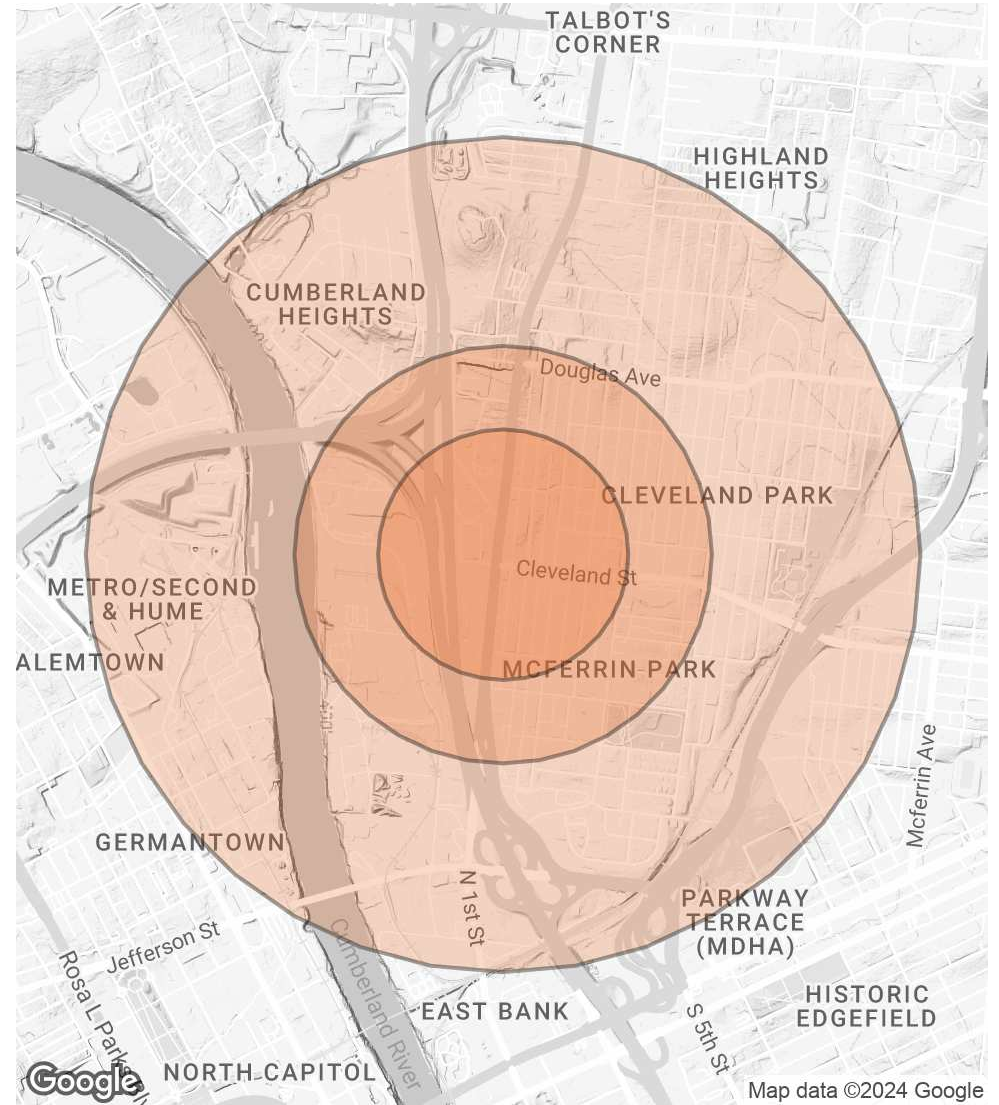
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	529	1,749	9,929
AVERAGE AGE	34	34	34
AVERAGE AGE (MALE)	33	33	33
AVERAGE AGE (FEMALE)	34	35	35

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	207	686	4,573
# OF PERSONS PER HH	2.6	2.5	2.2
AVERAGE HH INCOME	\$95,854	\$102,408	\$98,363
AVERAGE HOUSE VALUE	\$454,406	\$464,253	\$496,507

Demographics data derived from AlphaMap



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ADVISOR BIO



AMANDA HAYES

Advisor

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PROFESSIONAL BACKGROUND

As a dedicated Commercial Real Estate Advisor, I specialize in bringing together property owners and businesses to create mutually beneficial opportunities. My expertise encompasses all facets of commercial real estate, including strategic property marketing, lease and sales negotiations, tenant and buyer vetting, and securing optimal terms. Committed to maximizing property investments and helping businesses thrive, I provide full-service guidance tailored to each client's unique goals. Whether you're a property owner seeking to lease or sell, or a business searching for the ideal location, I am here to navigate the journey to success with you.

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