



IDEAL FOR DRIVE THRU QSR OR GAS STATION

## Highway Commercial | Nashville MSA

1900 HIGHWAY 46 S, DICKSON, TN 37055

\$2,500,000 | 2 AC CORNER HWY + 3.5 AC | GRADED

ADRIAN DEL RIO  
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NASHVILLE | WEST & EAST TN | SOUTHEAST

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PCG Commercial in compliance with all applicable fair housing and equal opportunity laws.

## PRESENTED BY:

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#### OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / SF:	\$10.43
Offering Price:	\$2,500,000
Total Acres:	5.5 AC
Price / Acre:	\$454,545
Price PSF:	\$10

Zoning:	Commercial
Market:	Nashville MSA

#### PROPERTY HIGHLIGHTS

- Last Hard HWY Corner in Dickson
- Signalized 4 - way intersection
- 29,000 ADT (Per TDOT)
- Less than 1 mile from I40 which runs east to west through TN
- Graded Flat, level, utilities at site, delivered pad ready
- 40 mile commute to Nashville which is the hottest RE market in the country
- \*Opportunity Zone and business friendly building department

#### DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	356	8,111	19,219
Total Population:	911	19,883	47,931
Average HH Income:	\$58,333	\$67,344	\$71,073





## PROPERTY DESCRIPTION

PCG TN Firm License#265971

TN Broker's License#371574

99 E Main St. STE 200

Franklin, TN 37064

(615)626-6426

"Main and Main", Just 1 mile from Interstate I40, this is a rare and excellent highway commercial pad site for a national Drive-Thru or Gas-Station company in the fastest growing real estate market in the country. The property is located at a signalized 4-way intersection boasting over 29,000 Average Daily Traffic count (ADT). This 5.5 acre property is flat, level, graded, allows for monument signage, with utilities at the parcel.

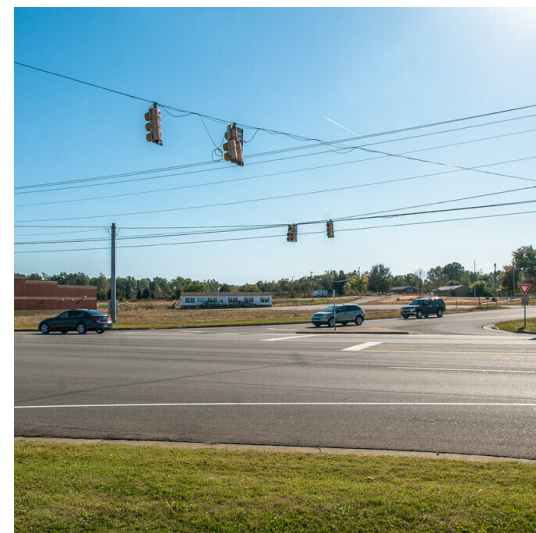
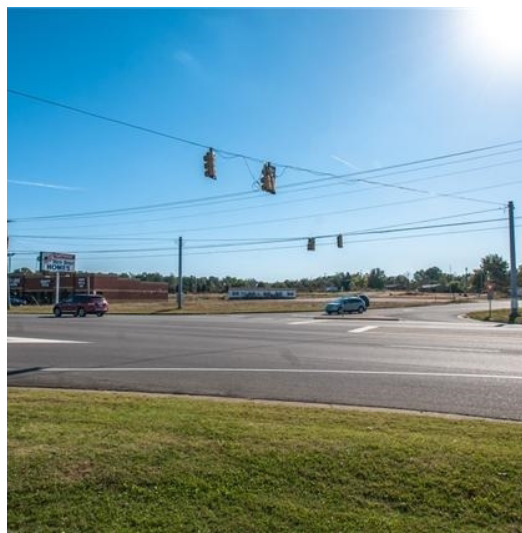
The City of Dickson is PRO business , easy to work with, and ready to approve the much needed amenities supporting the continued growth.

\*The property is located in the middle of Dickson closest to the majority of the residential housing making it desirable for both daytime & nigh time consumers.

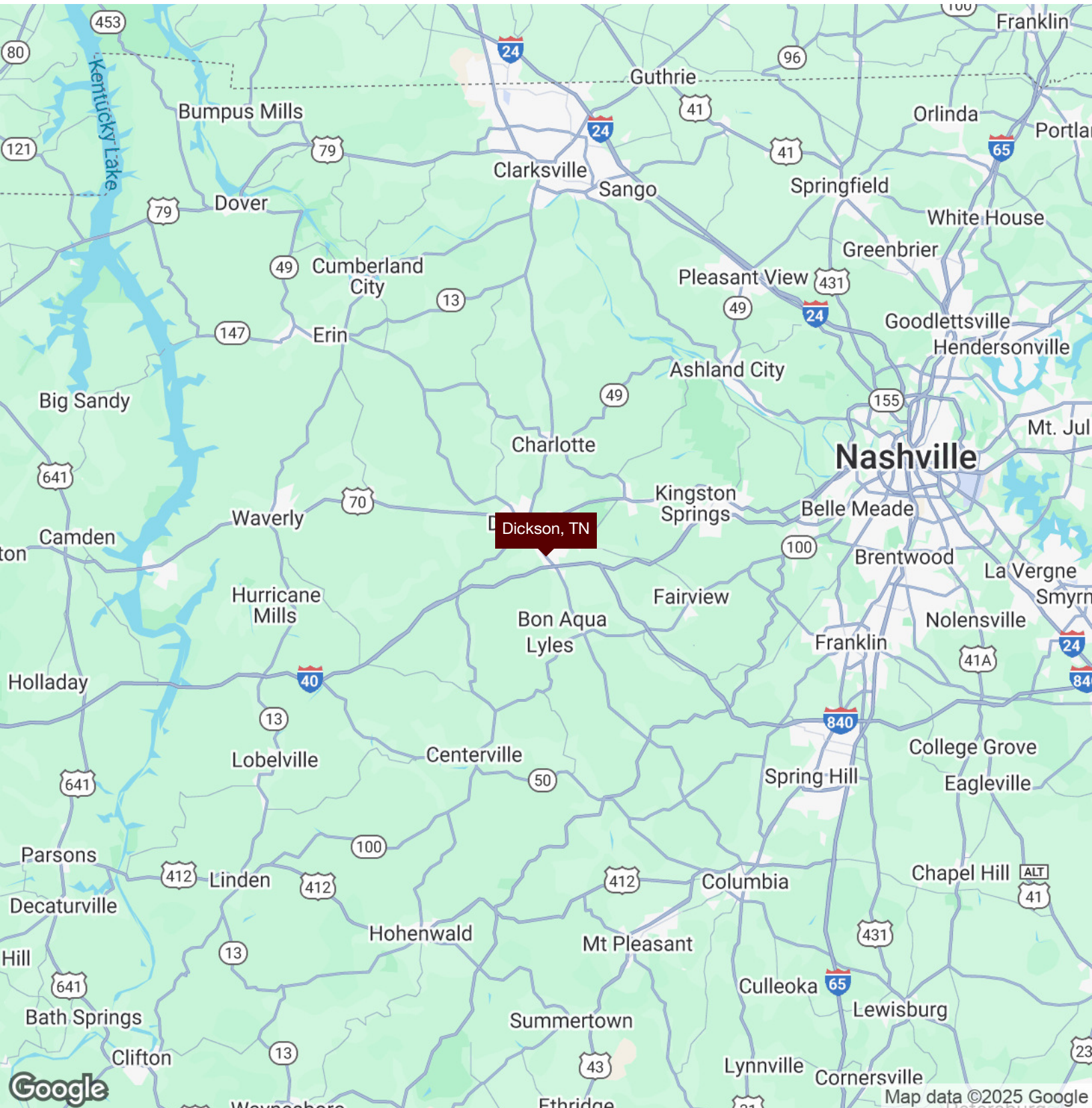
## LOCATION DESCRIPTION

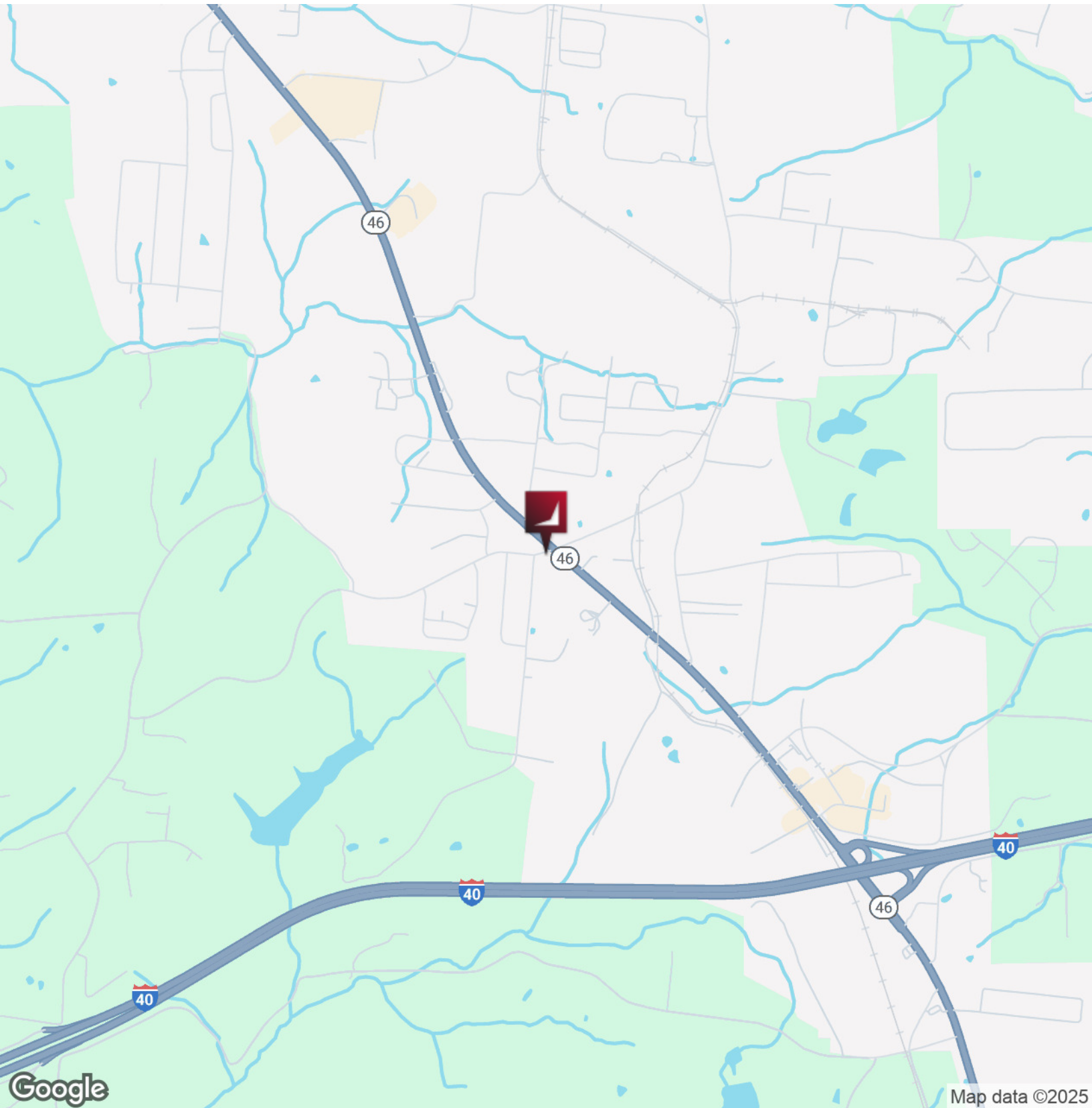
Excellent high visibility and traffic count corner at a 4-way signalized intersection. The city of Dickson is experiencing unprecedented growth as people move outward into the suburbs due to the the continued expansion of Nashville. The subject property is located directly on Highway 46 the only major thoroughfare from the I40 through Dickson. Furthermore, the corner is in a central retail district near nationally anchored businesses such as WalMart, Hobby Lobby, Tractory Supply Company, Ross, Big Lots, CVS among others. In addition, the corner is trafficked by those heading to the interstate for work in booming Nashville or those driving into local major employers such as Dal-Tile Manufacturing, TENNSCO, Nemak USA, Fiesta Gas Grills, Horizon Medical Center, Dickson Medical Associates, plus several regional banking institutions.











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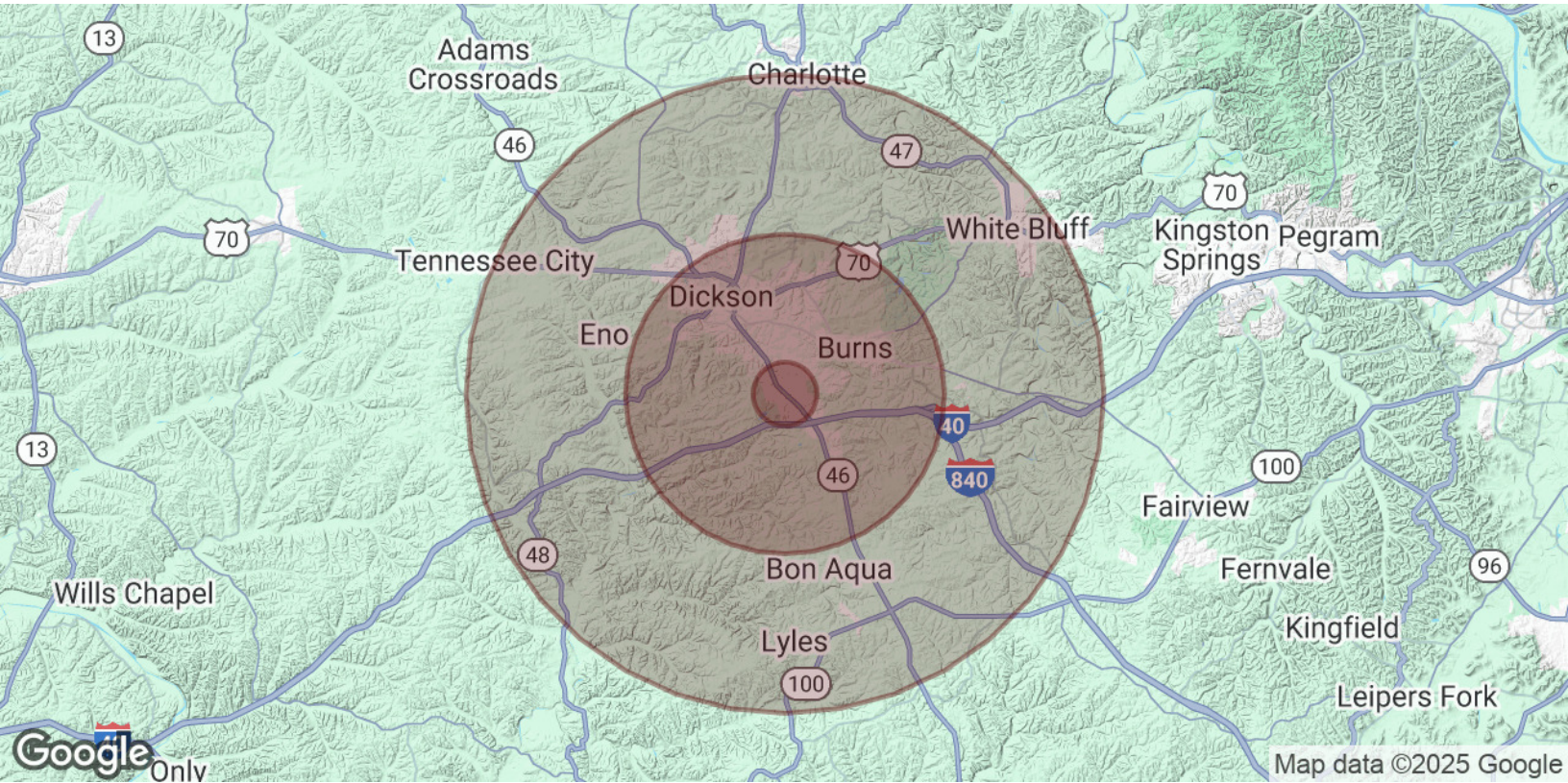


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#### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	911	19,883	47,931
Average Age	34.2	37.9	38.9
Average Age (Male)	32.9	37.2	38.1
Average Age (Female)	36.9	39.4	40.6

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	356	8,111	19,219
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$58,333	\$67,344	\$71,073
Average House Value	\$165,927	\$195,757	\$192,523

2020 American Community Survey (ACS)