

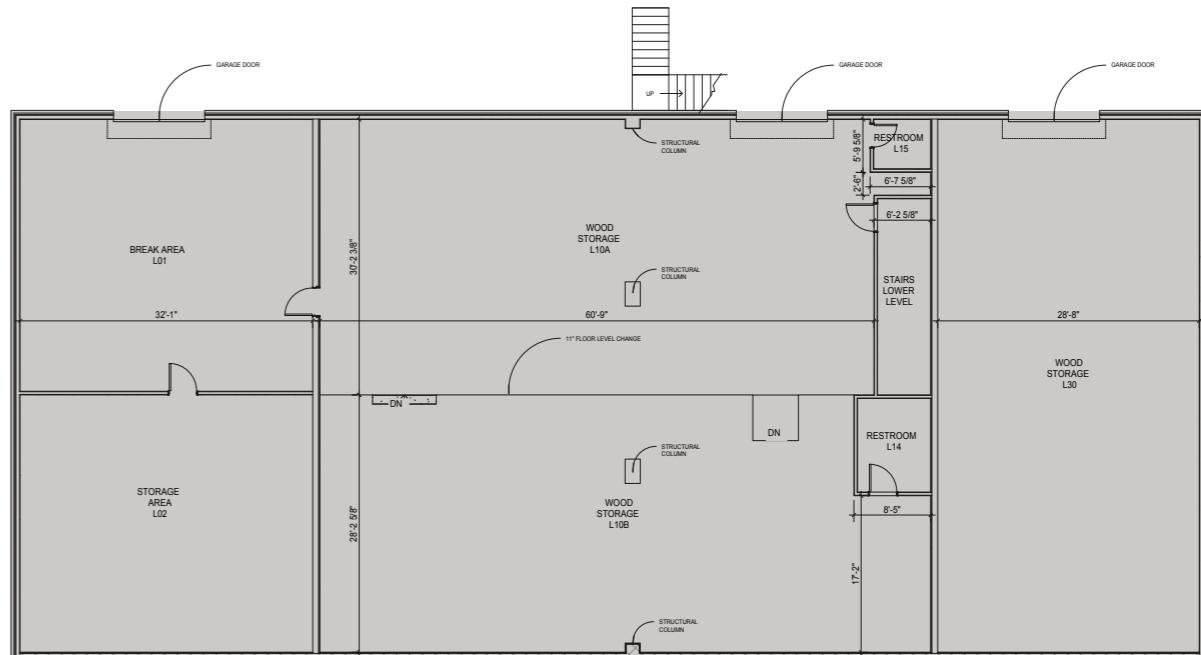


PROPERTY OVERVIEW

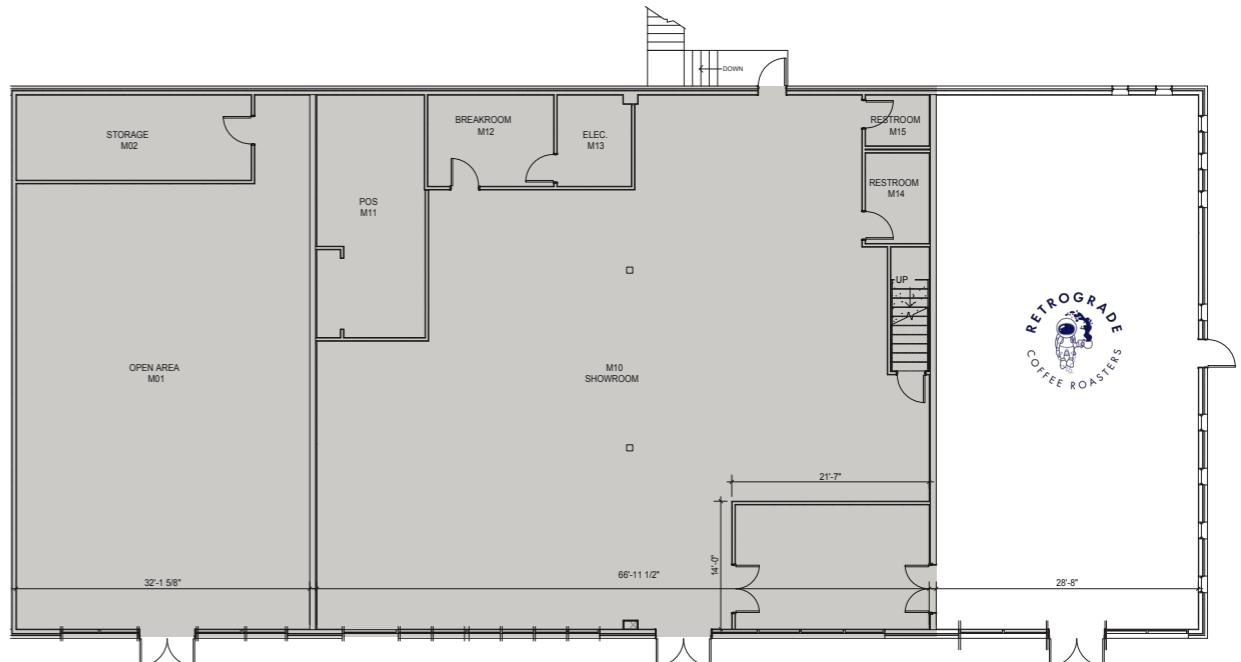
Situated in the rapidly evolving Dickerson Pike corridor, this versatile commercial property features a unique buildout that blends industrial character with modern functionality. The first floor includes a large, open warehouse space with roll-up door access, ideal for light industrial, creative studio, or showroom use. Upstairs offers finished space suitable for any retail or creative office tenant.

With excellent visibility, on-site parking, and close proximity to downtown and major interstates, 1307 Dickerson Pike presents a rare opportunity for businesses looking to establish themselves in one of Nashville's most active growth areas.

- For Lease
- 1,800-13,400 SF
- Lower level warehouse space with roll-up door
- Available now



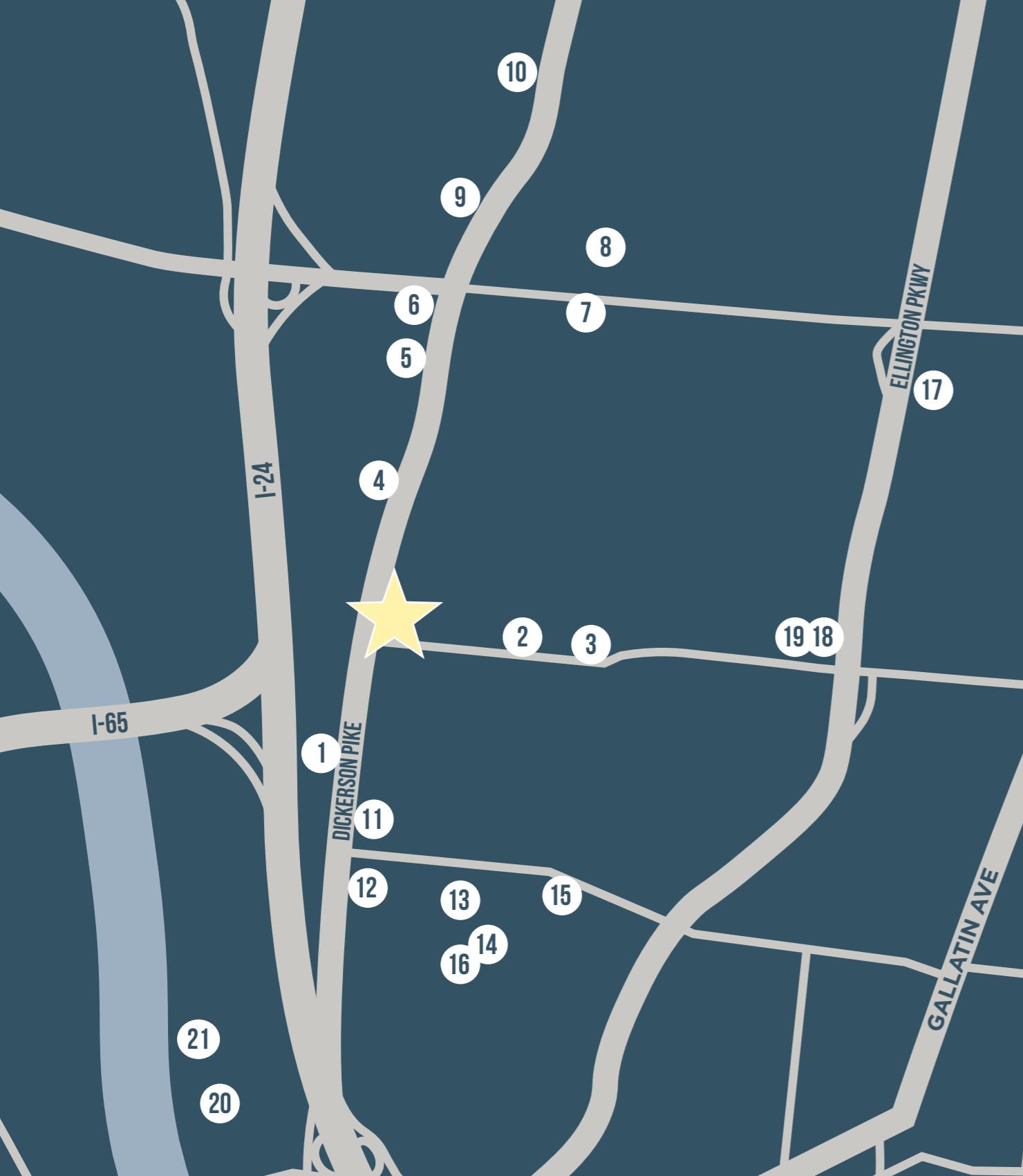
LOWER LEVEL



MAIN LEVEL



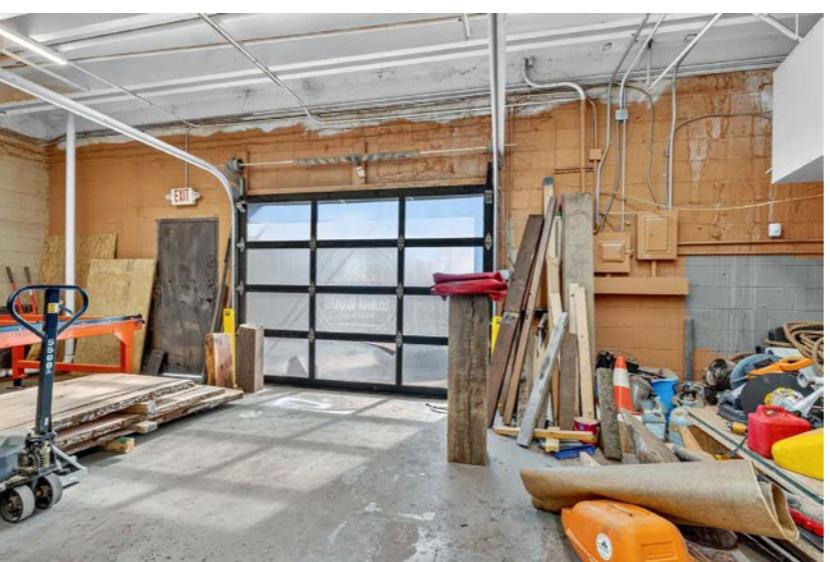
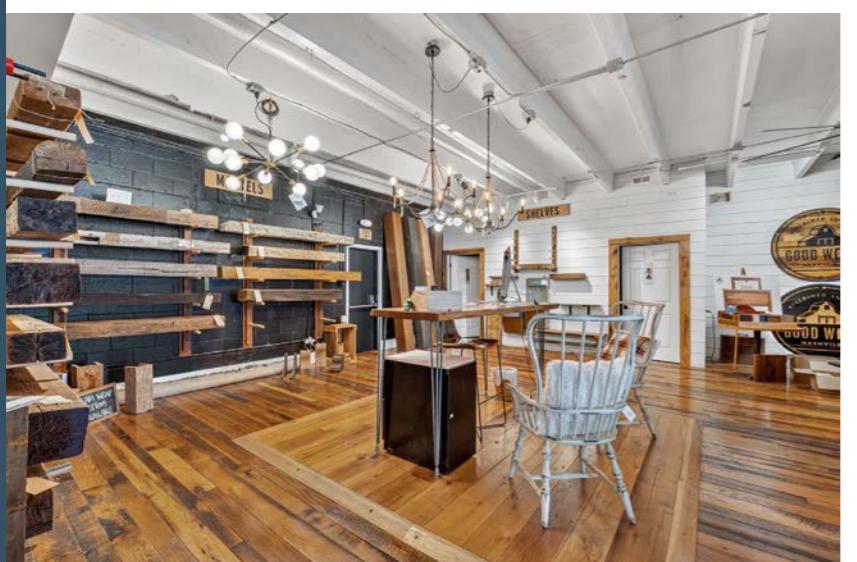
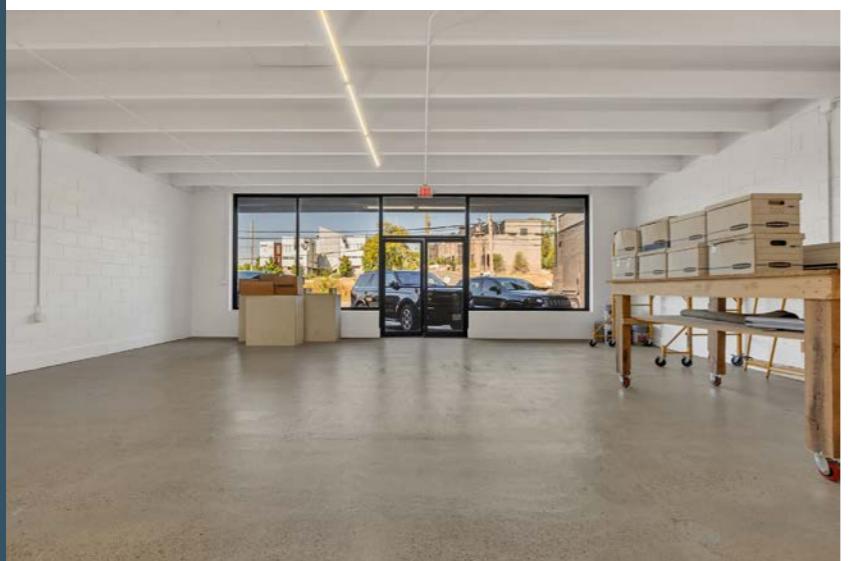
AREA MAP



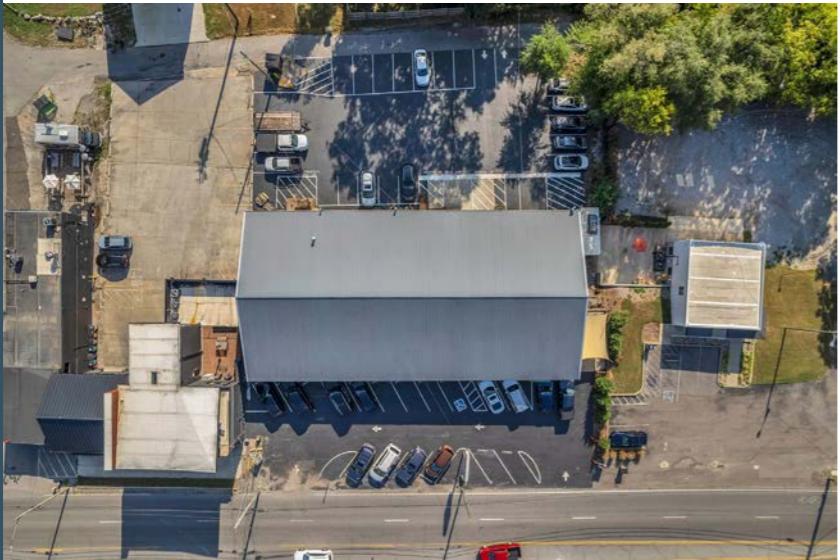
1. Dollar General
2. East Nashville Cream & Bean
3. Momento Specialty Coffee - EAST
4. The Dive Motel
5. Meridian Street Cafe & Bar
6. Krystal
7. East Nashville Beer Works
8. Crema Coffee Roasters
9. Sonic Drive-In
10. Fran's
11. Fancypants
12. Cherries
13. Xiao Bao
14. Redheaded Stranger
15. Forevermore Coffee Matcha, & Goods
16. Turkey and the Wolf Icehouse
17. Frankies 925 Spuntino
18. Golden Pony
19. Kisser
20. Top Golf
21. River North



INTERIOR GALLERY



EXTERIOR GALLERY





1307 DICKERSON PIKE

FOR LEASE: 1,800-13,400 SF

CAMERON BICE // LANIER DANIEL

CONTACT@SAGEMONTRE.COM

615.601.0630