

FOR SALE

±54,390 SF Available

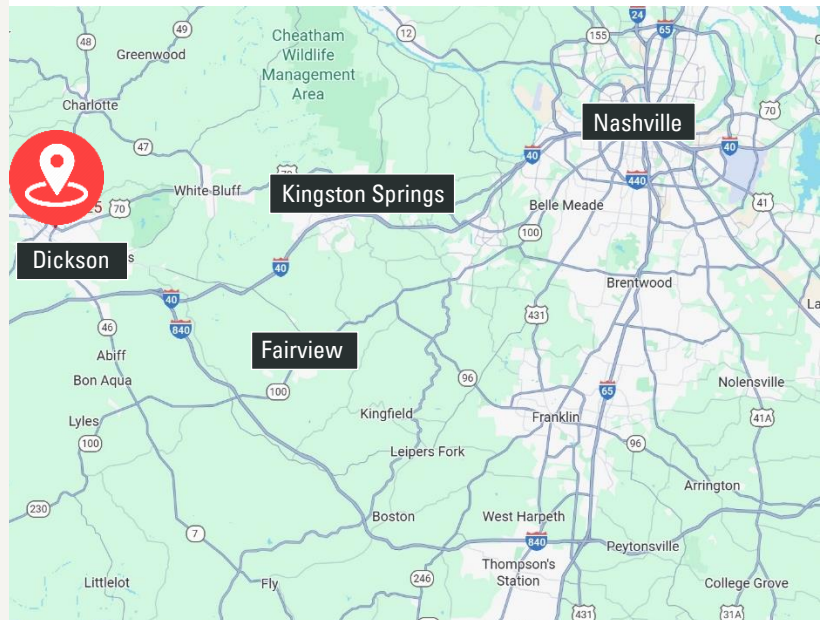
Unique Owner/User or Redevelopment Opportunity in the Heart of Dickson

225 Henslee Dr., Dickson, TN 37055



HIGHLIGHTS

- Owner/User or Redevelopment Opportunity
- ±54,390 SF Total
- Owner to continue occupying until its new location is completed around Q2 2027
- Short-term lease-back is an option
- Sale Price: \$7,000,000
- ±6.04 Acres
- Year Built: 1979
- Adjacent to the Dickson County Public Library & across the street from TriStar Medical Center
- Located on a main thoroughfare with a Daily Traffic Count of 11,149
- 48,764 People with a Median Household Income of \$62,675 live within 10 miles of the property
- Dickson County 2024 Population: 56,942 (growth of 4.8% over 4 years)
- Serving as the main commercial center west of Nashville, Dickson County businesses pull from nearby areas for a consistent supply of customers and clients, as well as employees



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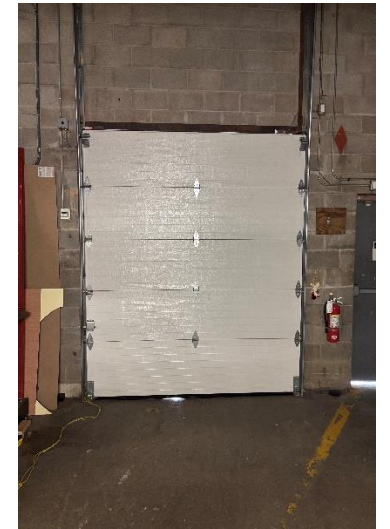
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 3204
T: 615.256.3189

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Commercial Building

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**CHARLES
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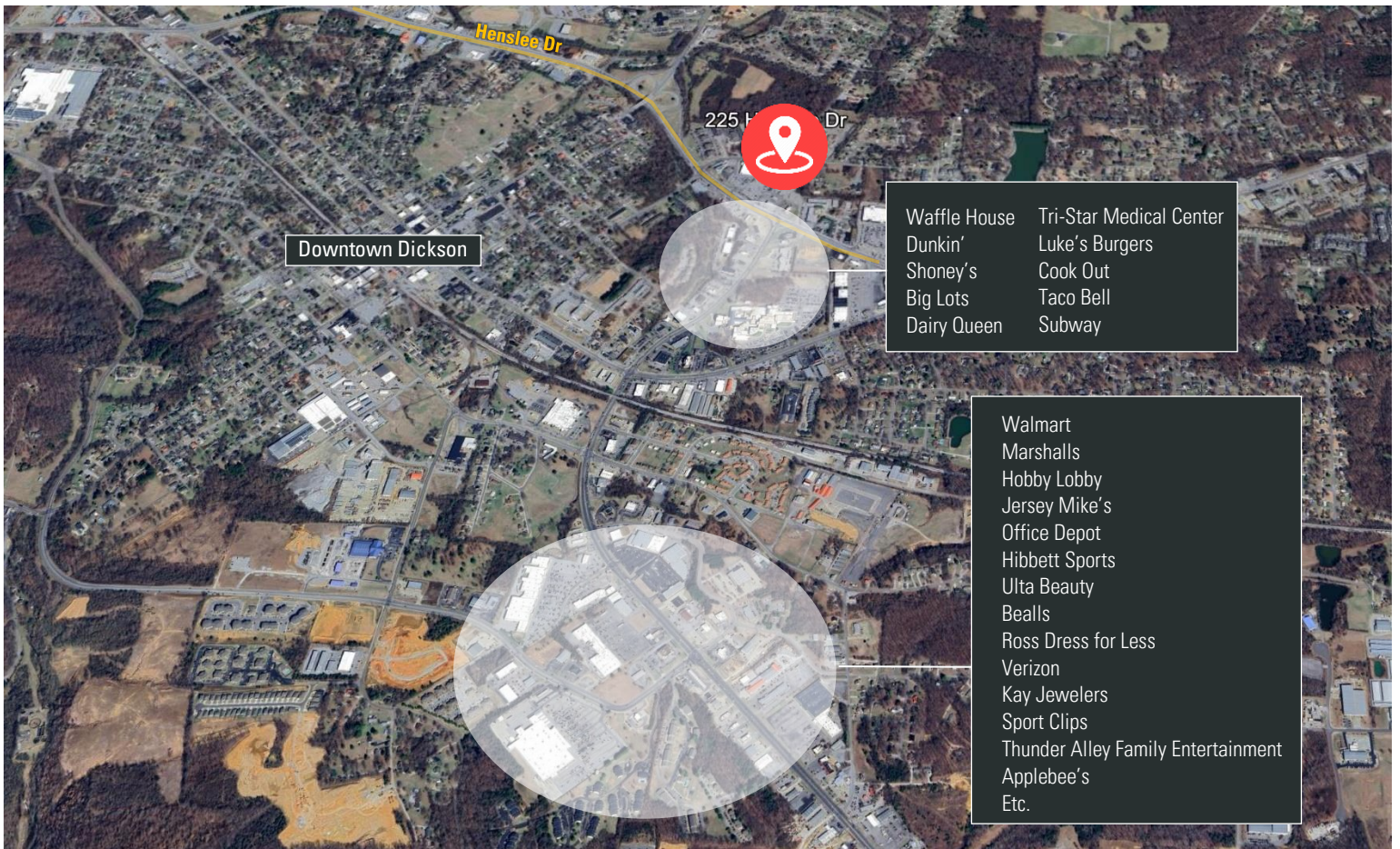
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