

# CHARLES HAWKINS CO.

# FOR SALE

±54,390 SF Available

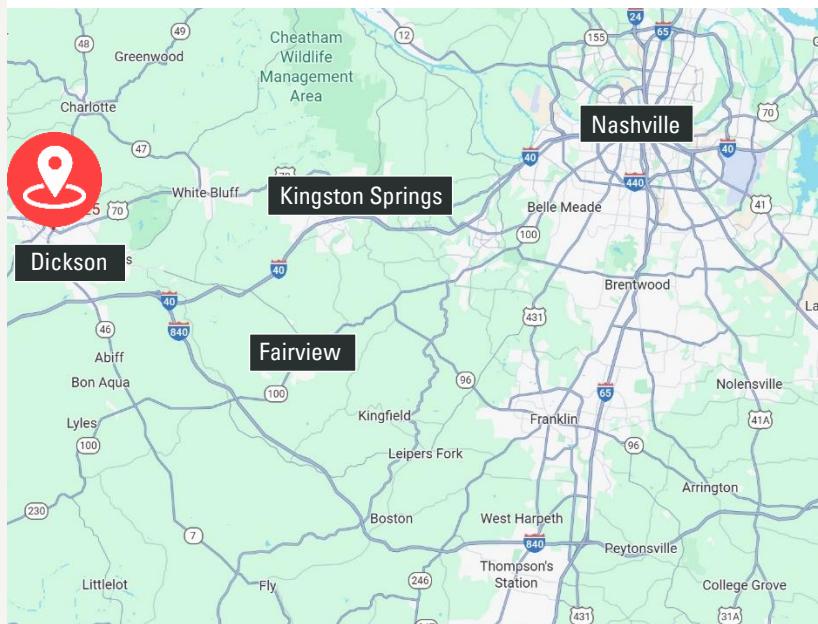
Unique Owner/User or Redevelopment Opportunity in the Heart of Dickson

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



**Michael W. Groos**

First Vice President

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**Jeff Thomas, CCIM**

First Vice President

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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 3204

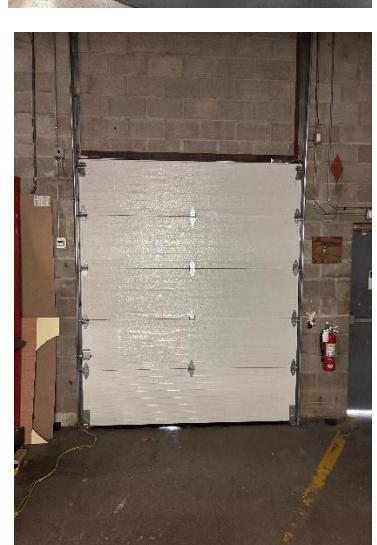
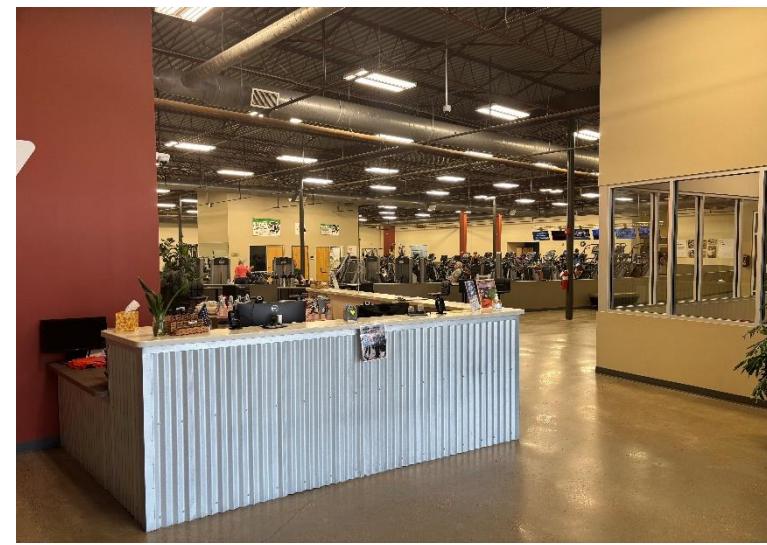
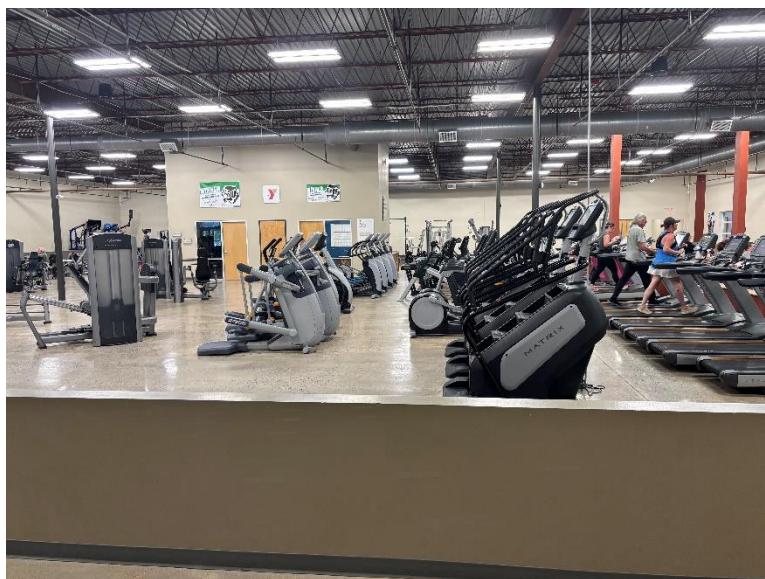
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

**For Sale**  
±54,390 SF  
Commercial Building

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Dickson County

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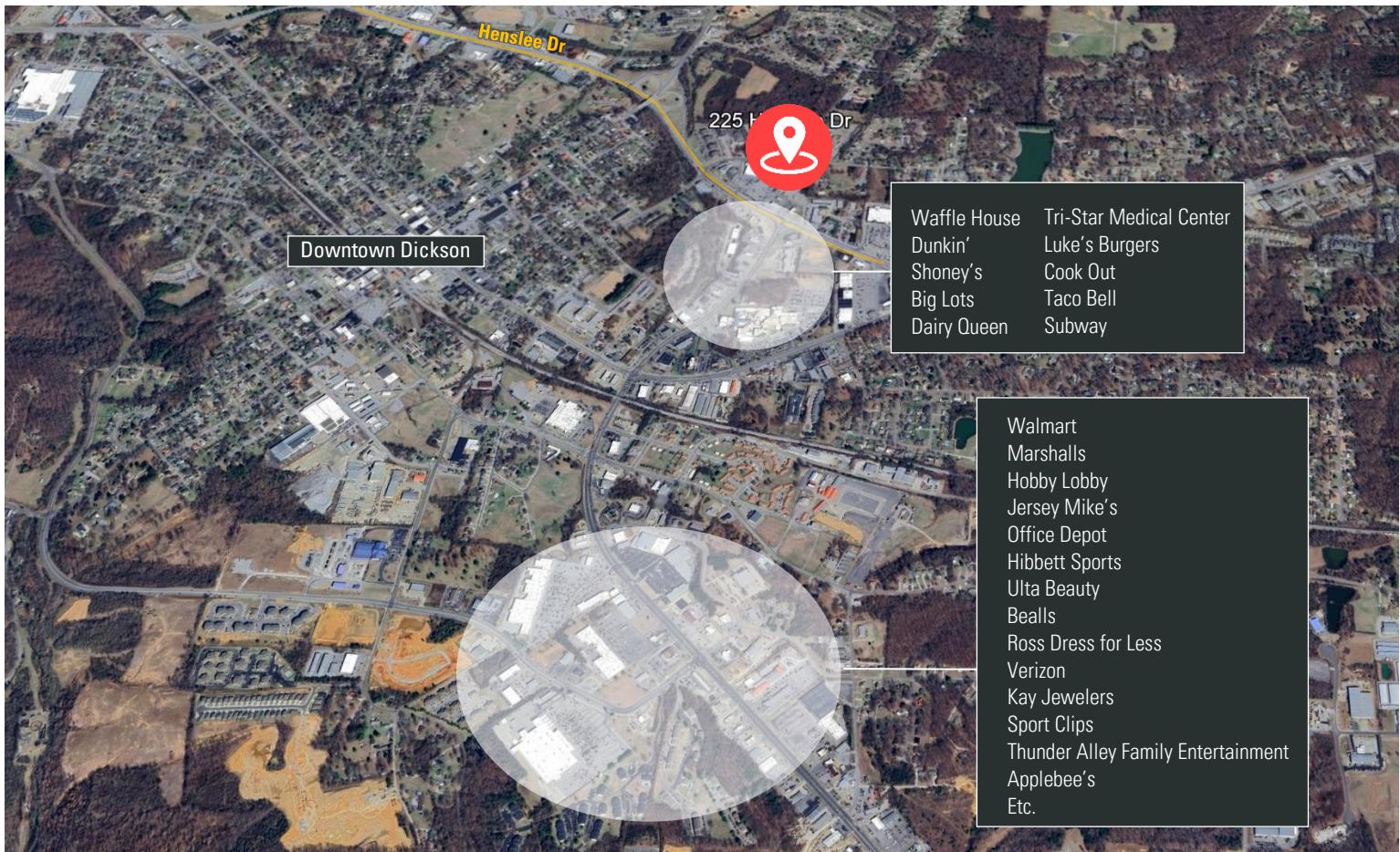
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