

**JPS REALTY PARTNERS**  
**ECONOMIC & COMMUNITY DEVELOPMENT SITES**

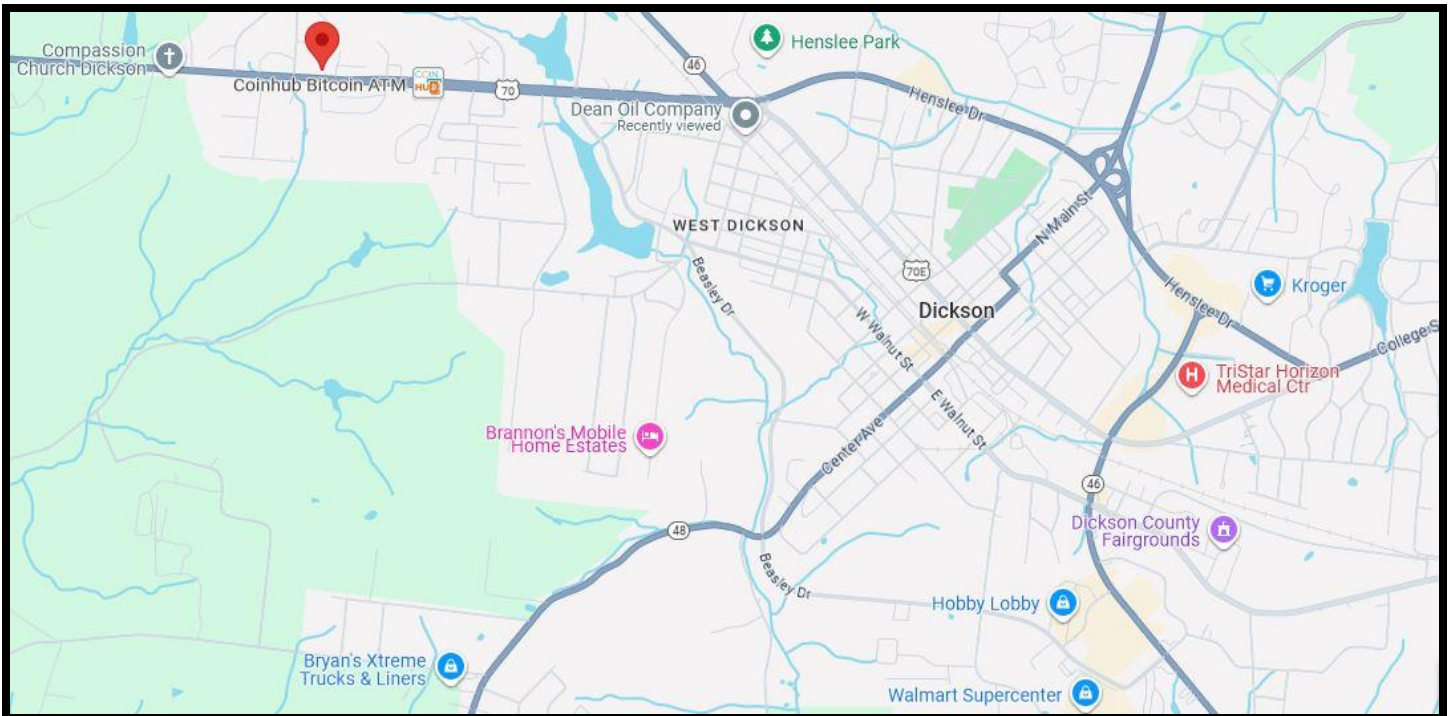
# **FOR SALE**

## ***1.10 ACRES***

## ***ZONED COMMERCIAL***

**3002 Highway 70 W**  
**Dickson, TN 37055**

**LOCATION WEST OF HISTORIC DOWNTOWN DICKSON**



**For More Information Please Contact:**  
**James P. Spellman II, CCIM**  
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DISCLAIMER: The information herein was obtained from sources considered reliable. JPS Realty Partners, LLC cannot be responsible, however, for errors or omissions.

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## ***ZONED COMMERCIAL***

**3002 Highway 70 W**  
**Dickson, TN 37055**

**LOCATION ALONG HIGHWAY 70 W**



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## ***1.10 ACRES***

## ***ZONED COMMERCIAL***

**3002 Highway 70 W**  
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**SITE LOCATION**



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***1.10 ACRES***  
***ZONED COMMERCIAL***

**3002 Highway 70 W**  
**Dickson, TN 37055**

**PROPERTY HIGHLIGHTS**

- RARE paved and fenced-in lot along Highway 70 W
- GREAT Visibility
- “Going Home” side of the road
- Adjacent to a Dollar General store
- All utilities are to the site (Gas, Water, Sewer, Electrical)
- Former Christie’s Tire location
- Former building was 5,000 S.F.
- Fire took down the building structure in August 2023
- Former building foundation (50 x 100) is still on the site
- Former building foundation is +/- 5 inches thick reinforced concrete and can be used or removed
- 14,324 TDOT (2025) Vehicles Per Day Traffic Count along Highway 70 W
- Zoned B-3 Commercial
- Property, location and visibility would be great for Medical Office, Small Retail Center, Insurance Office, Day Care, Landscaping Company, Nursery, Dialysis Clinic, Dental Office, County Municipal Use, Tire Shop, Automotive Repair, Bank Branch, Credit Union Branch, Car Wash, Oil Change, Drive-Thru Restaurant, Bank ATM, Quick Service Restaurant, City Municipal Use, Auto Sales, Auto Parts Sales, Car Dealership Used Car Sales, Small Building Sales Lot, State or Federal Building, Mattress Sales, Gas Station, Small Stand-Alone Retail Building, Auto Body Repair, HVAC Company, Plumbing Company, Commercial Fleet Vehicles, Family Medical Building, Wine and Spirits, Self Storage, Building Materials and Farm Equipment Sales, CPA, Group Care Facility, Veterinarian Services, Consumer Repair Service and Convenience Commercial.

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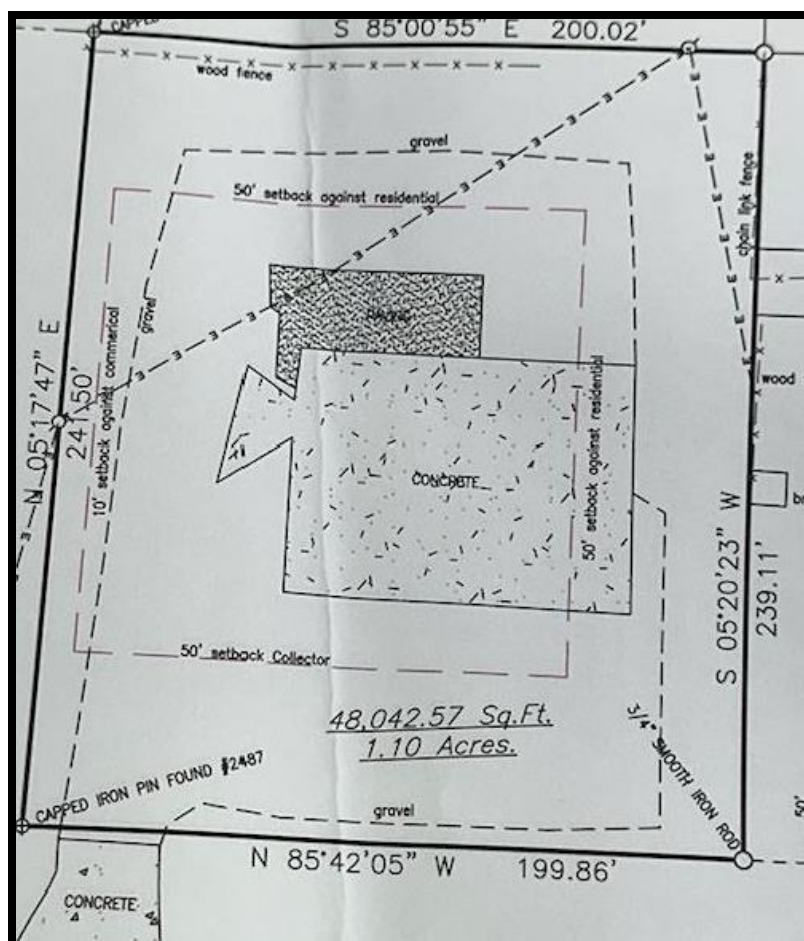
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### **SITE DETAILS FROM SURVEY**



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