

CHARLES HAWKINS CO.



FOR SALE

±60,875 SF Total

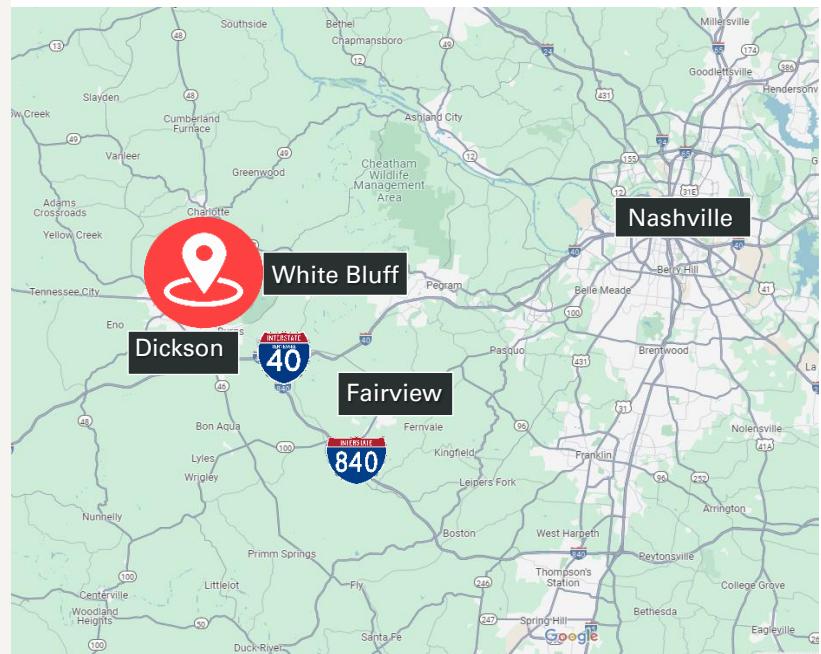
(2) Industrial Buildings for Purchase in Dickson, TN

723 Marshall Stuart Dr, Dickson, TN 37055

HIGHLIGHTS

- (2) Industrial Buildings
- Building 1: ±50,875 SF Manufacturing Facility (2003)
 - (8) Dock Doors with Pit Levelers and Shelters
 - (1) Oversized Drive-in Door
 - 19'10" – 23' Clear Height
 - 25' x 50' Column Spacing
 - Gas Heat
 - Wet Sprinkler System
 - Compressed Air Throughout
 - Power: 1,700 AMP, 480V
- Building 2: ±10,000 SF Warehouse (2015)
 - (1) Oversized Drive-in Door
 - 12' – 14' Clear Height
 - Gas Heat
- ±16.77 Acres
- Sale Price: \$7,750,000
- Zoned M-1 (Light Industrial)
- Ample Outside Storage
- Located in an active Industrial corridor
- ±3.1 Miles to access I-40

Please do not disturb tenant.
Tours by appointment only.



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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189 / F: 615.254.4026

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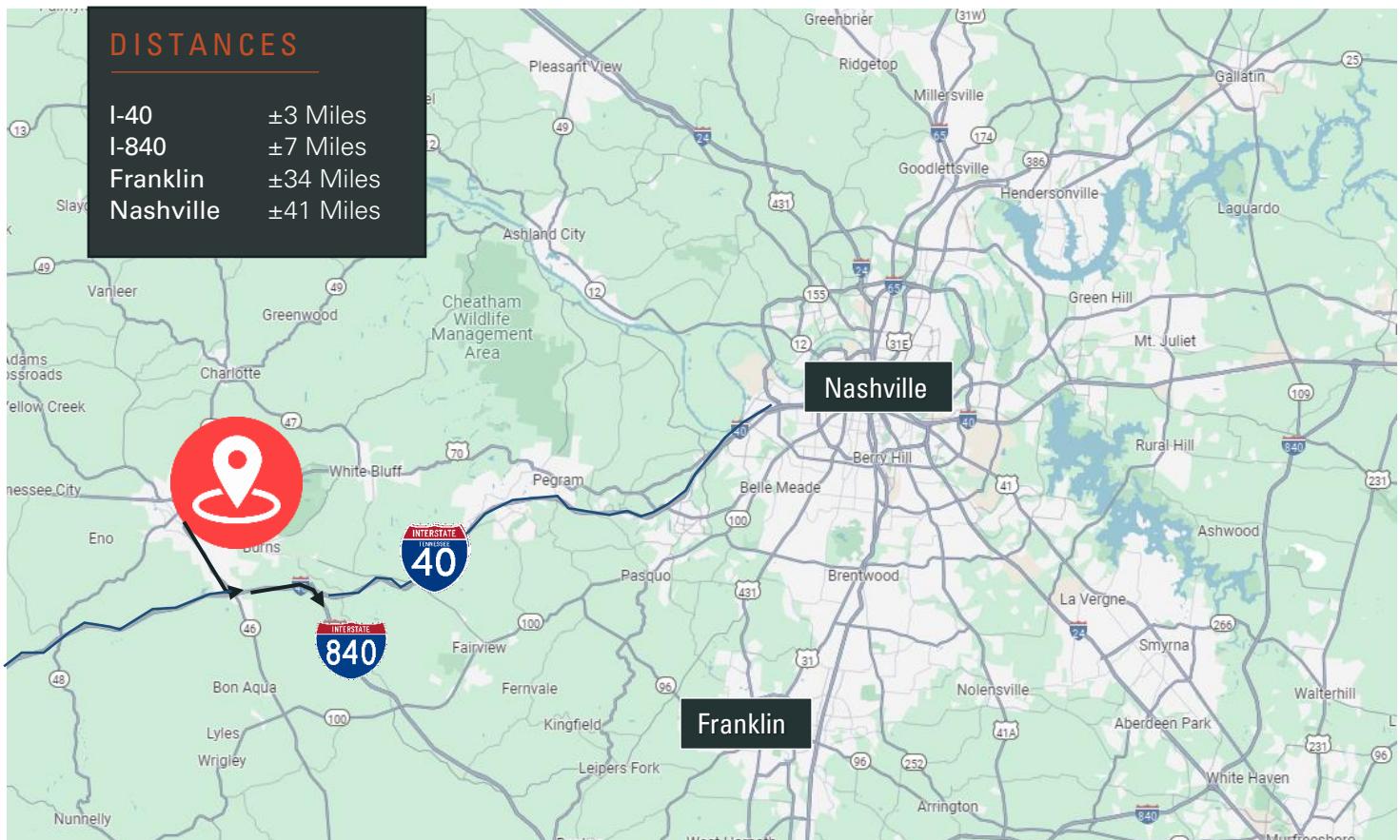
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LOCATION MAP



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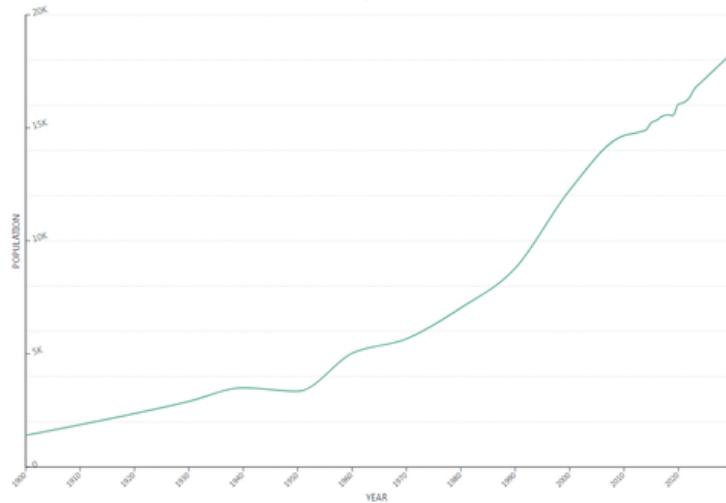


DICKSON, TN

City Information

Dickson, Tennessee Population 2024

16,973

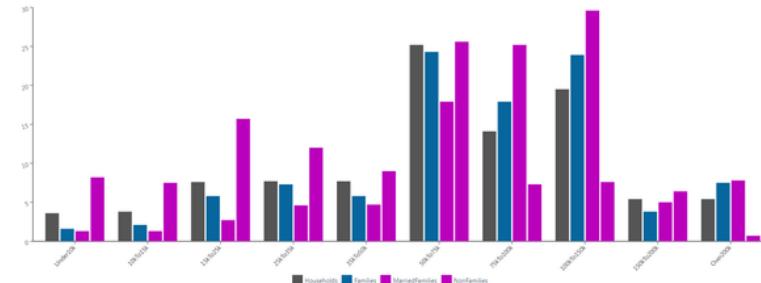


Dickson Population by Year

Note: data after 2022 is projected based on recent changes

Year	Population	Growth	Change
2029	18,119	229	128%
2028	17,890	229	13%
2027	17,661	230	132%
2026	17,431	229	133%
2025	17,202	229	135%
2024	16,973	229	137%
2023	16,744	418	2,56%

Dickson Income by Household Type



City of Dickson

Dickson is a city located in Dickson County, Tennessee and is part of the Nashville metropolitan area.

Dickson has a 2024 population of **16,973**. Dickson is currently growing at a rate of **1.37%** annually and its population has increased by **5.71%** since the most recent census, which recorded a population of **16,056** in 2020.

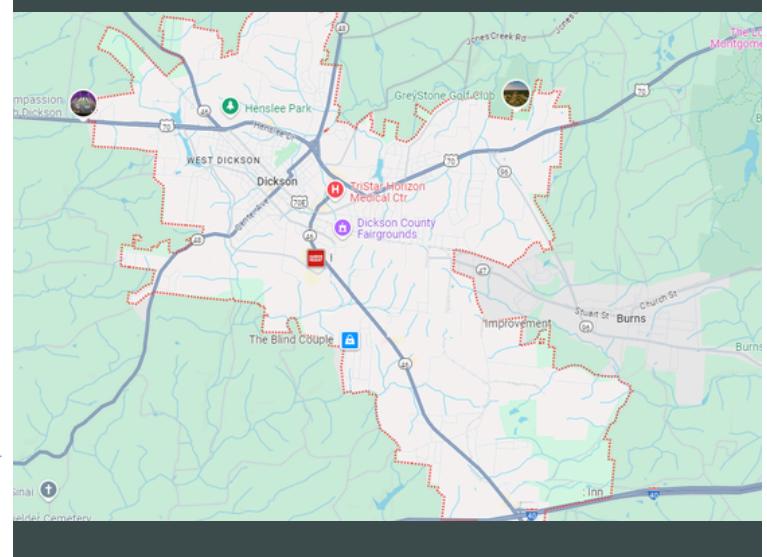
The average household income in Dickson is **\$86,824**. The median age in Dickson is 35.7 years: 31.9 years for males, and 38.7 years for females.

Today, Dickson is the 36th largest of 468 cities and towns in Tennessee.

Source: <https://worldpopulationreview.com/us-cities/tennessee/dickson>

Population
16,973 people

Income
\$86,824



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