

FOR SALE

±54,390 SF Available

EXCELLENT OWNER-USER OR REDEVELOPMENT OPPORTUNITY

225 Henslee Drive | Dickson, TN 37055

**CHARLES
HAWKINS CO.**

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204

P: 615.256.3189

www.charleshawkinsco.com



Henslee Dr

Hwy 46

Show Up. Care. Deliver.

AVAILABLE FOR SALE

225 Henslee Drive, Dickson, TN 37055

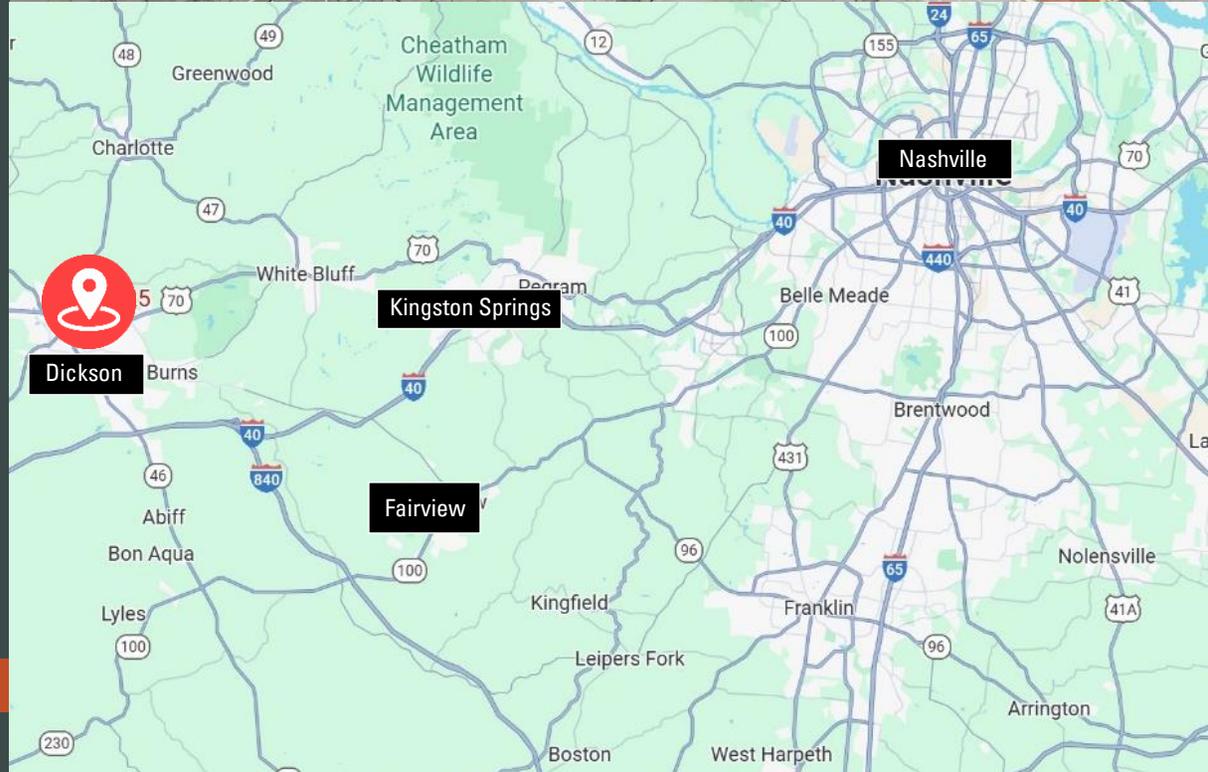
CHARLES
HAWKINS CO.

The Dickson County Family YMCA will be moving to a new facility around Q2 2028. In the meantime, they will continue occupying 225 Henslee Drive until the new location is complete.

This is a unique opportunity to own a property in the path of progress in a fast-growing community. The Dickson County Family YMCA is prepared to enter into a sale-lease back agreement until their move.

HIGHLIGHTS

- ±54,390 SFTotal on ±6.04 Acres
- Current Zoning: B-3 High Commercial Service
- Year Built: 1979 & Upfitted by theYMCA in 2014
- Contiguous to CrossPoint Church, adjacent to the Dickson County Public Library and Dickson County Government Building
- Area neighbors include Kroger & Tri-Star Horizon Medical Center
- DailyTraffic Count of 11,149 where HWY 46 ends
- +/-48,764 People with a Median Household Income of \$62,675 within 10 miles
- Dickson County 2025 Population: ±58,447



SALE PRICE: **\$7,000,000**

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



CHARLES HAWKINS CO.

225 Henslee Drive

Dickson, TN 37055

Jeff Thomas, CCIM
First Vice President

O: 615.345.7232

jthomas@charleshawkinsco.com

Michael W. Groos
First Vice President

C: 615.405.5902

mgroos@charleshawkinsco.com

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
P: 615.256.3189
www.charleshawkinsco.com

Show Up. Care. Deliver.

