

# DICKERSON PIKE ASSEMBLAGE



3 INCOME PRODUCING PROPERTIES LOCATED ON 2.33 ACRES

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**FOR SALE**  
**3700 DICKERSON PIKE**  
NASHVILLE, TN 37207



### LOCATION HIGHLIGHTS

- Perfect Location for Auto Repair Shop
- Corner Lot
- 220 Feet of Frontage on Dickerson Pike
- 24K cars per day

### PROPERTY HIGHLIGHTS

<b>PARECEL ID:</b>	0411600600
<b>ZONING:</b>	CS
<b>YEAR BUILT:</b>	1977
<b>TENANT:</b>	A Plus Tire
<b>GROSS RENTABLE AREA:</b>	1,980 SF
<b>RENT PER MONTH:</b>	\$4,000
<b>TERM:</b>	MTM
<b>LOT SIZE:</b>	0.8 Acres Fenced
<b>BAY DOORS:</b>	3



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**FOR SALE**  
**3716 DICKERSON PIKE**  
NASHVILLE, TN 37207



**LOCATION HIGHLIGHTS**

- 24K cars per day
- 1.8 Miles from I-65
- 3.5 Miles from I-24

**PROPERTY HIGHLIGHTS**

**PARECEL ID:** 04116003600

**ZONING:** CS

**YEAR BUILT:** 1989

**TENANT:** Anchor Fleet Body Shop

**GROSS RENTABLE AREA:** 7,984 SF

**RENT PER MONTH:** \$10,000

**TERM:** MTM

**LOT SIZE:** 0.93 Acres Fenced

**DRIVE-IN DOORS:** 5

**POWER:** 200 Amps



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**FOR SALE**  
**3720 DICKERSON PIKE**  
NASHVILLE, TN 37207



### LOCATION HIGHLIGHTS

- Gas Station Converted to Food Truck
- Corner Lot
- 220 Feet of Frontage on Dickerson Pike
- 24K cars per day

### PROPERTY HIGHLIGHTS

<b>PARECEL ID:</b>	04116003600
<b>ZONING:</b>	CS
<b>TENANT:</b>	Bang Banh Hibachi
<b>GROSS RENTABLE AREA:</b>	781 SF (Food Truck)
<b>RENT PER MONTH:</b>	\$4,000
<b>TERM:</b>	MTM
<b>LOT SIZE:</b>	0.6 Acres Fenced

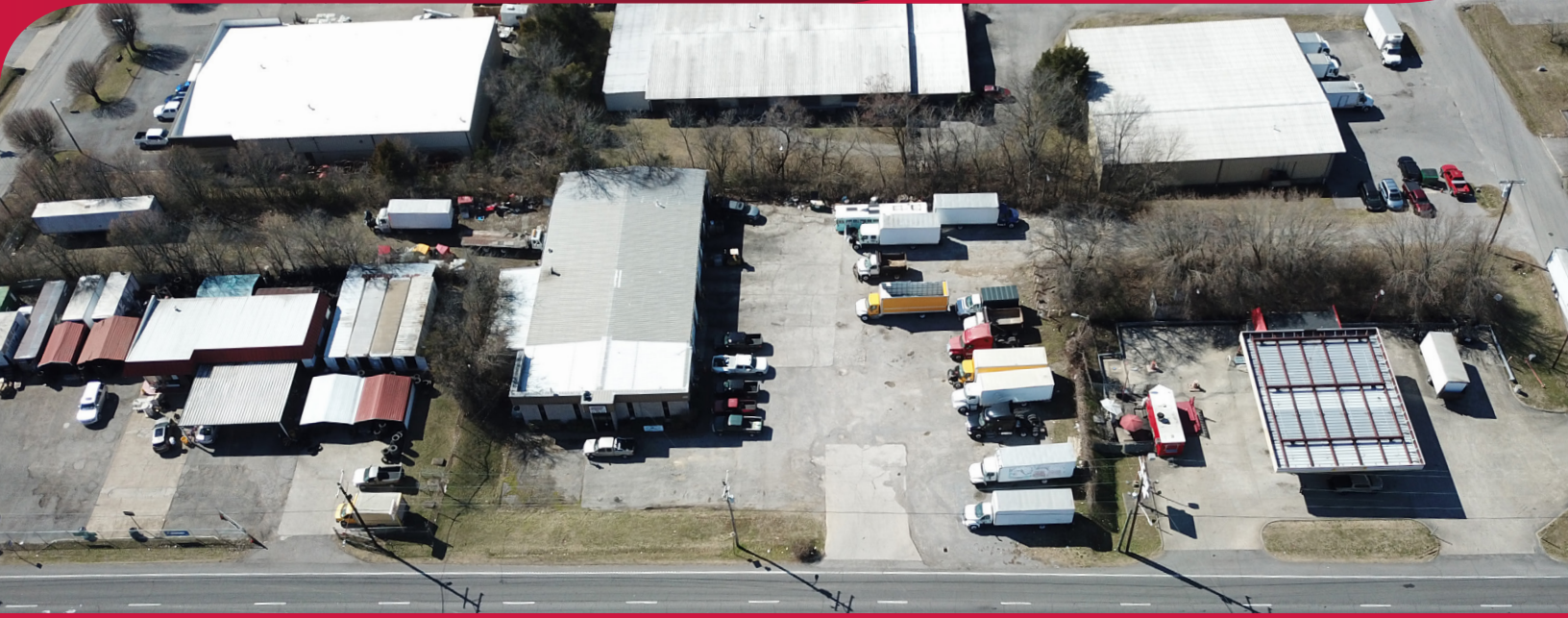


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## PROPERTY SUMMARY

Lee & Associates is pleased to offer an exceptional opportunity to acquire a **2.33-acre assemblage** consisting of **three income-producing properties**. Strategically positioned along Dickerson Pike, this site benefits from strong visibility and frontage, with an average traffic count of **nearly 24,000 vehicles per day**.

All three properties are currently leased on **month-to-month terms**, providing a unique opportunity for immediate cash flow with the flexibility to pursue **redevelopment or repositioning strategies**. The scale and location of the site make it ideal for a variety of future uses, supported by the continued growth and revitalization of the surrounding area.

This is a rare chance to capitalize on one of Nashville's active redevelopment corridors with strong market fundamentals and significant long-term upside.

In addition to the assemblage's redevelopment potential, these assets present a compelling opportunity on an individual basis. Each property is **highly desirable as a standalone acquisition**, offering immediate value to both investors and owner-users.

Current rents across the portfolio are **below market rates**, providing a clear path for a new owner to realize an immediate increase in revenue through **leasing adjustments or repositioning strategies**. The properties are available for purchase **either as a portfolio or individually**, offering flexibility to suit a variety of acquisition strategies.

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## LOCATION OVERVIEW



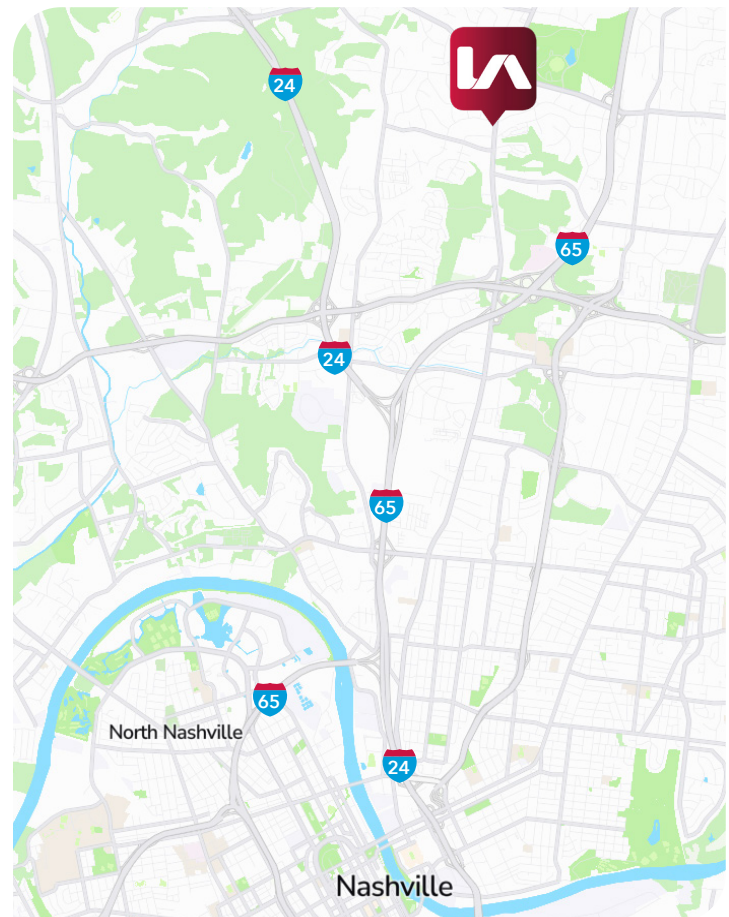
24,000 Cars per day  
on Dickerson Pike



1.8 Miles from I-65



3.25 Miles from I-24



## LOCATION SUMMARY

The **North Nashville Submarket** is a growing hub for industrial, retail, and residential development, driven by its strategic location, low business costs, and access to a strong labor force. Major employers like **Gap, DuPont, and Kroger** anchor the area, alongside significant new projects including a **1.7 million SF Meta data center** and **Simpson Strong-Tie's 500,000 SF facility**.

Retail fundamentals remain healthy with a **5.9% vacancy rate** and stable rent growth. The nearby **Madison/Rivergate corridor** is also seeing rapid multifamily development, supported by strong demand from residents seeking proximity to **Downtown Nashville**.

North Nashville's ongoing growth and redevelopment make it a prime location for investors and developers.

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