

THE CROSSINGS AT DICKSON

55 - 412 Thornton Dr, Dickson, TN



Property Features

- 160,000 SF regional shopping center in the heart of the retail activity in Dickson, TN
- Located in front of Walmart along Hwy 46 with excellent visibility
- I-840 to the south loop around Nashville providing east access to Williamson and Rutherford counties
- 1/4 million sf manufacturing facility brought 320 new jobs to Dickson in 2015

Carl Storey

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Nashville, TN 37204

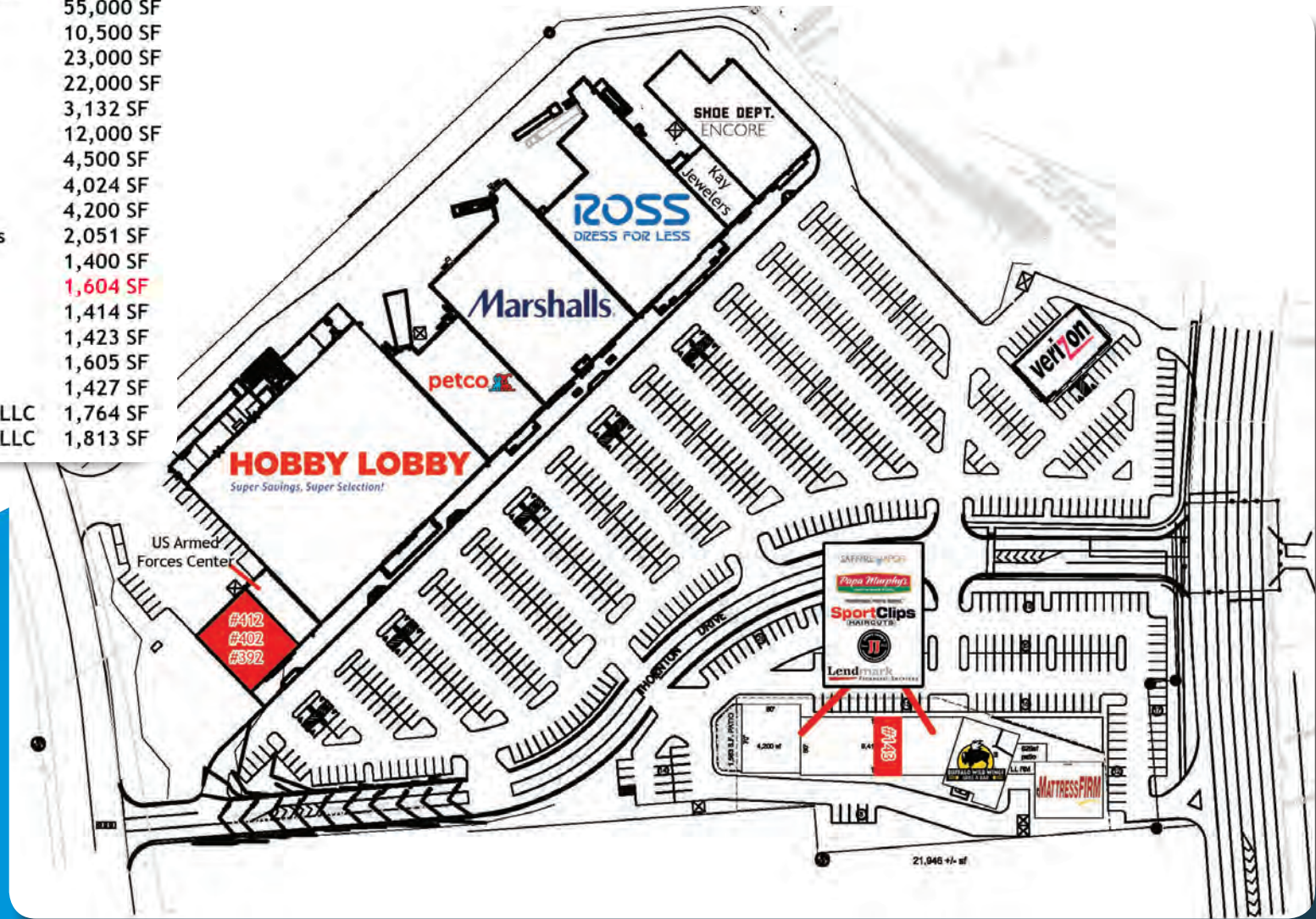
615-373-9511

www.bsmproperties.com

Baker Storey McDonald Properties
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.

Suite #	Current Tenant	Size (SF)
412	Available	1,495 SF
402	Available	1,573 SF
392	Available	2,242 SF
372	United States Armed Forces	2,207 SF
344	Hobby Lobby	55,000 SF
226	Petco	10,500 SF
202	Marshall's	23,000 SF
166	Ross Dress for Less	22,000 SF
148	Kay Jewelers	3,132 SF
136	Encore-Shoe Show	12,000 SF
86	Verizon Wireless	4,500 SF
55	Mattress Firm	4,024 SF
99	Buffalo Wild Wings	4,200 SF
115	Jimmy John's Sandwiches	2,051 SF
135	Sports Clips	1,400 SF
143	Available	1,604 SF
167	Papa Murphy	1,414 SF
181	Saphire Vapor	1,423 SF
193	The Nail Bar	1,605 SF
205	Lendmark Financial	1,427 SF
215	Dickson Dental Partners, LLC	1,764 SF
227	Dickson Dental Partners, LLC	1,813 SF

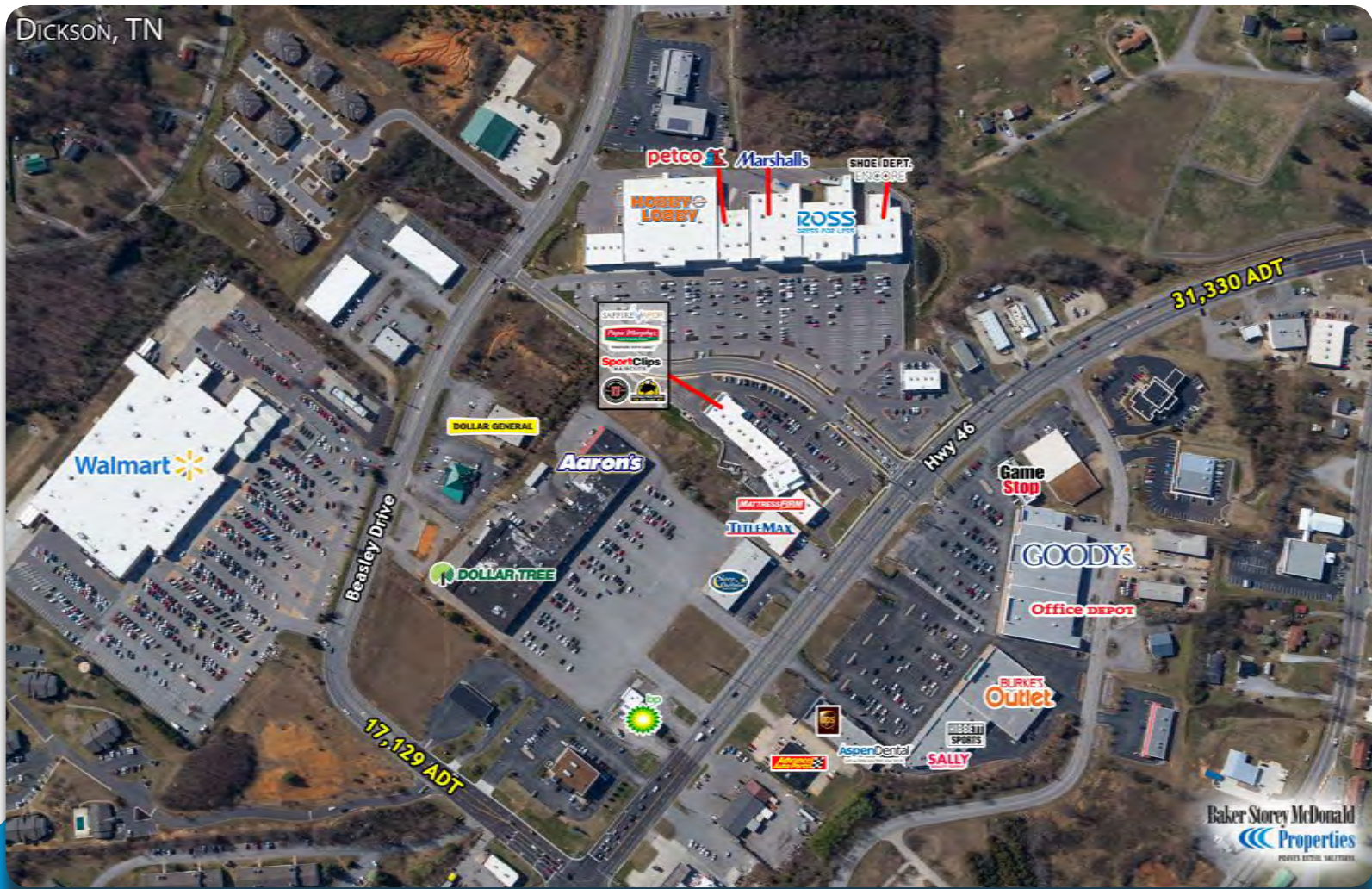


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DICKSON, TN



Property Features

- Located about 30 minutes west of Nashville
- Dickson is a thriving community benefiting from the growth of the Nashville MSA
- Dickson is a regional hub for shopping, medical services, education and jobs as well as a bedroom community of Nashville
- The custom trade area contains over 140,000 people and draws from 7 counties

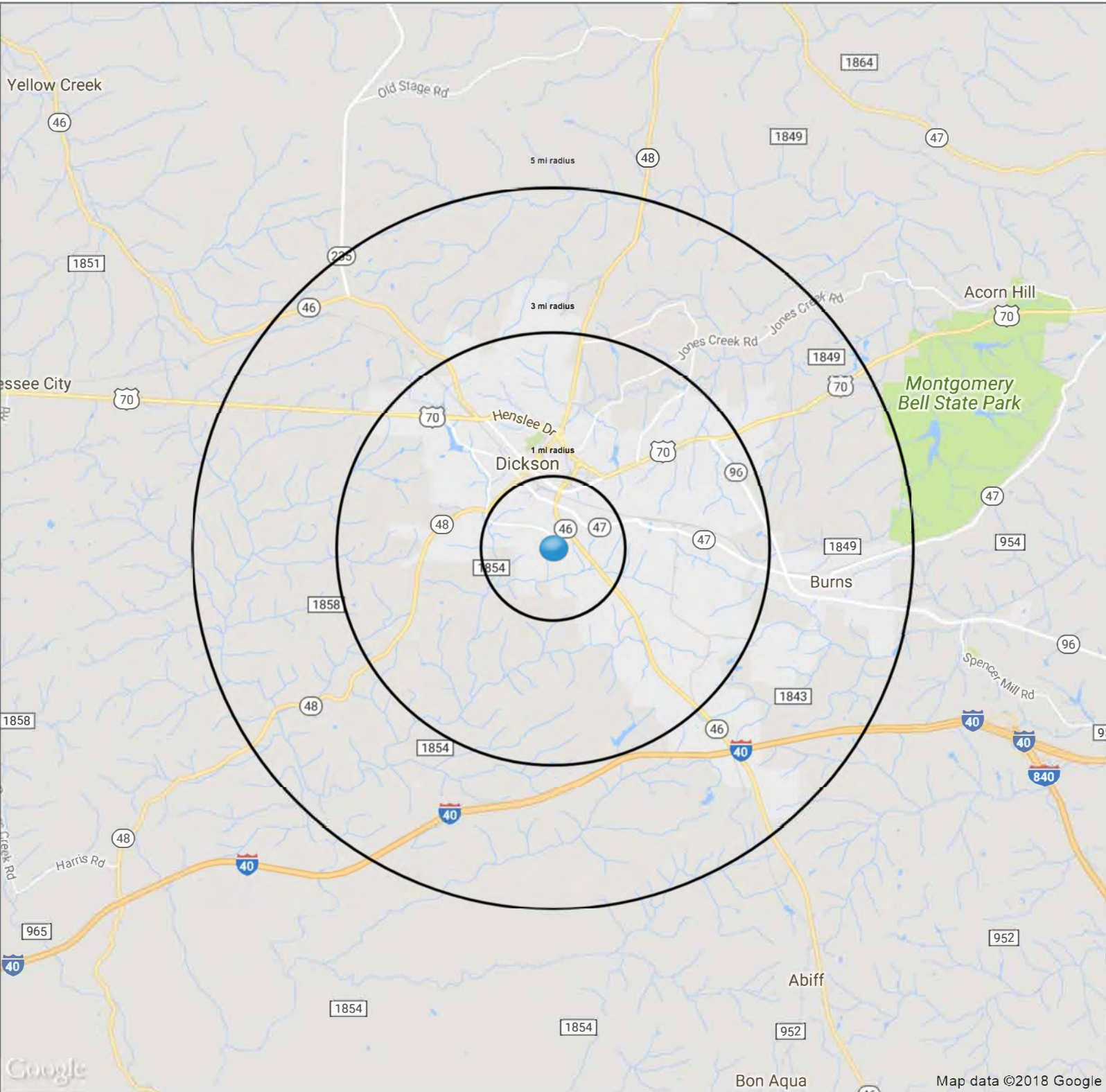
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Thornton Dr

Dickson, TN 37055



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	2,824	16,898	23,144
Households	1,165	6,762	9,206
Population Median Age	31.7	38.0	38.8
5 Yr Pop Growth (Total%)	5.4%	5.8%	5.8%

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.0639/-87.3823

RS1

202 Thornton Drive Dickson, TN 37055		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	3,880	17,025	22,751
	2022 Projected Population	4,093	18,014	24,072
	2010 Census Population	3,662	15,800	21,231
	2000 Census Population	3,179	13,778	18,528
	Projected Annual Growth 2017 to 2022	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	1.3%	1.4%	1.3%
	2017 Median Age	32.9	38.2	38.8
HOUSEHOLDS	2017 Estimated Households	1,645	6,821	9,058
	2022 Projected Households	1,713	7,141	9,478
	2010 Census Households	1,533	6,363	8,462
	2000 Census Households	1,353	5,531	7,327
	Projected Annual Growth 2017 to 2022	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	1.3%	1.4%	1.4%
RACE AND ETHNICITY	2017 Estimated White	77.6%	85.0%	86.6%
	2017 Estimated Black or African American	11.4%	7.7%	6.8%
	2017 Estimated Asian or Pacific Islander	1.4%	1.1%	1.1%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
	2017 Estimated Other Races	9.1%	5.8%	5.2%
	2017 Estimated Hispanic	8.7%	5.9%	5.3%
INCOME	2017 Estimated Average Household Income	\$37,714	\$53,082	\$59,097
	2017 Estimated Median Household Income	\$29,756	\$44,341	\$47,813
	2017 Estimated Per Capita Income	\$16,010	\$21,500	\$23,713
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.9%	4.8%	4.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	10.9%	9.4%	8.9%
	2017 Estimated High School Graduate	48.0%	45.0%	44.0%
	2017 Estimated Some College	18.0%	19.3%	19.8%
	2017 Estimated Associates Degree Only	3.8%	4.4%	5.3%
	2017 Estimated Bachelors Degree Only	10.8%	11.1%	11.6%
	2017 Estimated Graduate Degree	3.6%	5.9%	5.9%
BUSINESS	2017 Estimated Total Businesses	595	1,186	1,418
	2017 Estimated Total Employees	5,400	11,601	14,512
	2017 Estimated Employee Population per Business	9.1	9.8	10.2
	2017 Estimated Residential Population per Business	6.5	14.4	16.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.