

THE CROSSINGS AT DICKSON

55-412 THORNTON DR, DICKSON, TN

FOR
LEASE

SHOP SPACE
AVAILABLE



DEMOGRAPHICS	1Mi	3Mi	5Mi
Population	3,963	16,775	22,488
Med HH Inc	\$26,765	\$41,188	\$43,826
Daytime Pop	6,423	17,374	21,393

Charles Warner
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3011 Armory Drive, Suite 120
Nashville, TN 37204
615-373-9511
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PROPERTY FEATURES

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

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.

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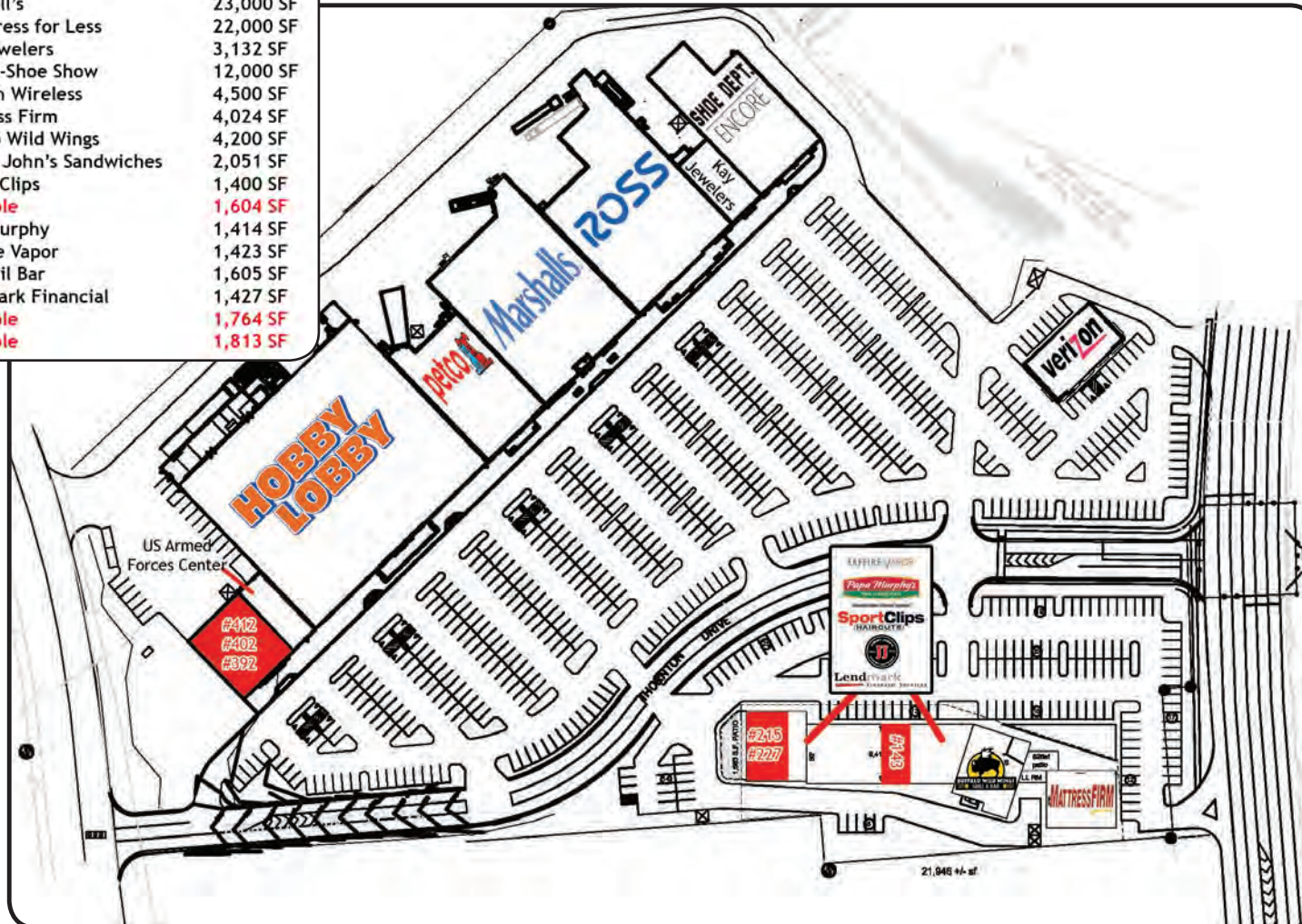
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Traffic Count
Hwy 46 South-
31,330 ADT

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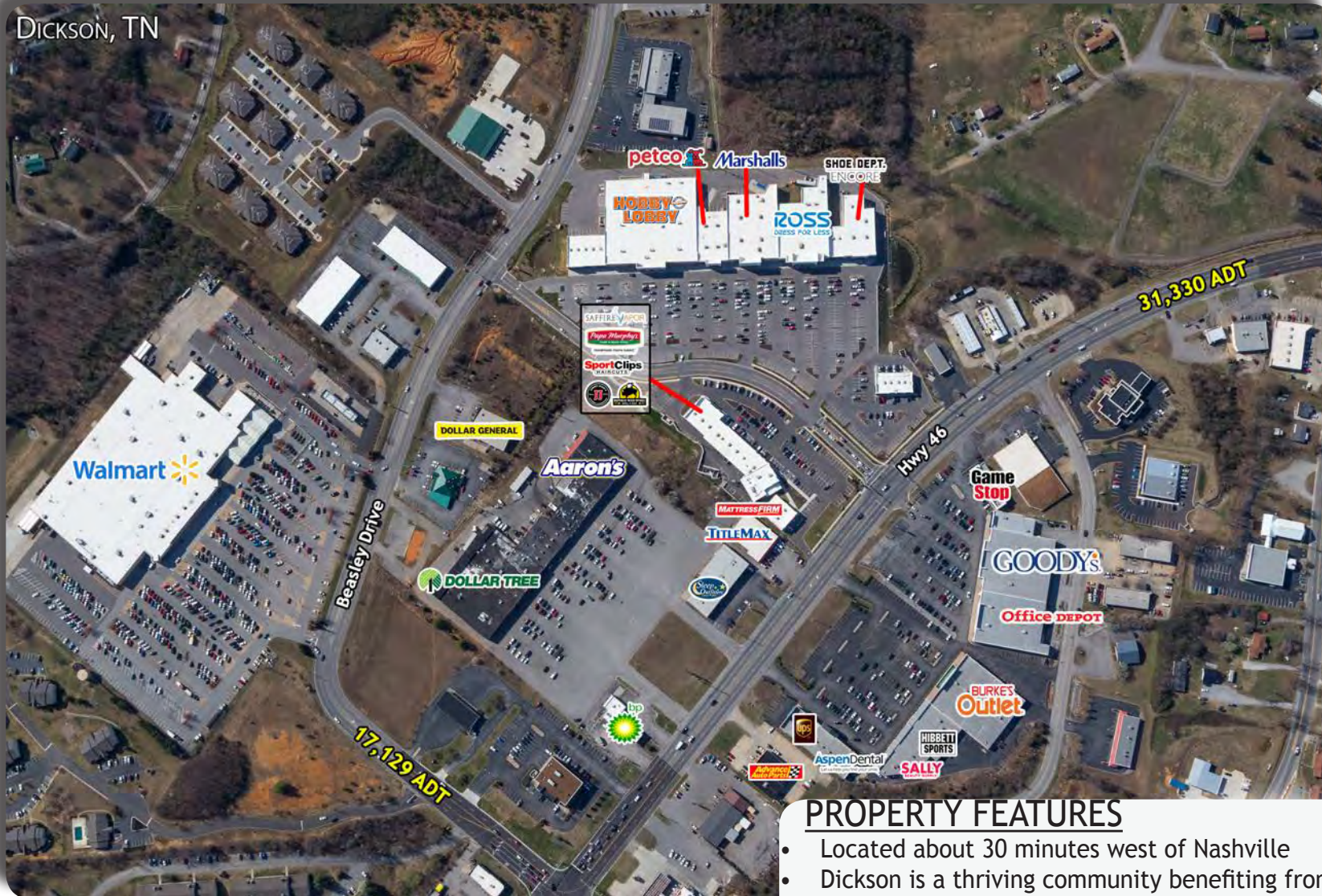
Suite #	Status	Size
412	Available	1,495 SF
402	Available	1,573 SF
392	Available	2,242 SF
372	United States Armed Forces	2,207 SF
344	Hobby Lobby	55,000 SF
226	Petco	10,500 SF
202	Marshall's	23,000 SF
166	Ross Dress for Less	22,000 SF
148	Kay Jewelers	3,132 SF
136	Encore-Shoe Show	12,000 SF
86	Verizon 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	Available	1,764 SF
227	Available	1,813 SF



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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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