

DICKSON SQUARE

462 TN-46, Dickson, TN



Baker Storey McDonald Properties
PROVEN RETAIL SOLUTIONS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

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- 79,833 SF regional strip center in the heart of the retail activity in Dickson, TN
- Area retailers include Walmart, Kroger, Hobby Lobby, Lowe's, Aldi, Ross, and Marshalls
- Excellent frontage and visibility along Highway 46 with access to signalized intersection
- I-40 to the south loop around Nashville provides access to Williamson and Rutherford counties
- Major Employers in the area include Tensco, Tristar Horizon Medical Center, Walmart, Nemak, and Shiloh Industries



Walmart

Beasley Drive

13,573 ADT

Ascend
Federal Credit Union

Hobby Lobby
Super Savings Super Selection!

petco

Marshalls

ROSS
DRESS FOR LESS

SHOE DEPT.
ENCORE

verizon

Hwy 46

31,747 ADT

FirstBank

Great Clips
GameStop
rue21

Office DEPOT

burkes
OUTLET

HIBBETT

SALLY
BEAUTY SUPPLY

AspenDental

Advance
Auto Parts

UPS

M
MARATHON

Bank of Dickson

DISCOUNT
Tire & Oil



Thornton Drive

7 6 5 4 3 2 1

| Suite | Tenant | SF |
|-------|-----------------------|---------------|
| 1A | Harbor Freight | 15,040 |
| 1B | Alana Healthcare | 5,762 |
| 1C | Dollar Tree | 11,408 |
| 1D | Aaron | 10,000 |
| 2B | Aztec Mexican Grocery | 3,192 |
| 2D | Aztec Bakery | 1,600 |
| 2E | Cricket | 1,600 |
| 3A-D | Camino Real | 4,800 |
| 4A | AVAILABLE | 3,000 |
| 4B | Express Employment | 3,000 |
| 5A | Planet Fitness | 11,780 |
| A | AVAILABLE | 1,525 |
| B | Smoke-N-Chew | 1,763 |
| C | Direct Insurance | 1,763 |
| D | Liberty Tax | 2,000 |
| | | 79,833 |

DEMOGRAPHIC SUMMARY

| | 3 Mi Radius | 5 Mi Radius | 10 Mi Radius |
|-----------------------------|--------------------|--------------------|---------------------|
| 2021 Est. Population | 17,117 | 23,426 | 47,439 |
| 2026 Prj. Population | 17,867 | 24,448 | 49,595 |
| Growth (2021-2026) | 0.9% | 0.9% | 0.9% |
| | | | |
| 2021 Households | 6,954 | 9,430 | 18,471 |
| 2026 Households | 7,349 | 9,961 | 19,554 |
| Household Size | 2.4 | 2.4 | 2.5 |
| Growth (2021-2026) | 1.1% | 1.1% | 1.2% |
| | | | |
| 2021 Avg. Income | \$63,216 | \$69,142 | \$72,012 |
| 2026 Avg. Income | \$69,592 | \$76,970 | \$80,206 |
| Change (2021-2026) | 2.0% | 2.3% | 2.3% |
| 2021 Med. HH Income | \$54,269 | \$57,470 | \$58,639 |
| 2026 Med. HH Income | \$63,848 | \$67,275 | \$68,264 |
| Change (2021-2026) | 3.5% | 3.4% | 3.3% |
| | | | |
| Daytime Population | 16,931 | 21,435 | 33,908 |