

DICKSON SQUARE

462 TN-46, Dickson, TN



- 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 Tennsco, Tristar Horizon Medical Center, Walmart, Nemak, and Shiloh Industries



Walmart

Beasley Drive

13,573 ADT

31,747 ADT

Hwy 46

Ascend Federal Credit Union
Hobby Lobby
 petco
 Marshalls
 ROSS DRESS FOR LESS
 SHOE DEPT. LENCORE

Walmart
 Express
 cricket
 Aaron's
 DOLLAR TREE
 HARBOR FREIGHT TOOLS
 Sleep & Duffin
 TITLEMAX
 Papa Murphy's
 Sport Clips HAIRCUTS
 MATTRESS FIRM
 MARATHON

verizon

FirstBank

Great Clips
GameStop
 rue21

Office DEPOT

burkes OUTLET

HIBBETT

SALLY BEAUTY SUPPLY

AspenDental

Advance Auto Parts

UPS

Bank of Dickson

DISCOUNT GRAINS Tire & Oil



Liberty Tax Service
 Direct
 Smoke-N-Chew
AVAILABLE

NOT A PART

NOT A PART

NOT A PART

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planet fitness
Express EMPLOYMENT PROFESSIONALS **AVAILABLE**
 Camino Real Aztec Mexican Restaurant
 cricket wireless
 Dickson Nail Spa
 La Azteca Bakery
 La Azteca Grocery
 Aaron's
 DOLLAR TREE
 ALANA HEALTHCARE
 HARBOR FREIGHT TOOLS

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

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drive
2022 Est. Population	3,633	17,242	24,111	38,711
2027 Prj. Population	3,793	17,839	24,955	40,168
Growth (2022-2027)	0.9%	0.7%	0.7%	0.8%
2022 Households	1,526	7,058	9,762	15,253
2027 Households	1,613	7,396	10,239	16,045
Household Size	2.3	2.4	2.4	2.5
Growth (2022-2027)	1.1%	1.0%	1.0%	1.0%
2022 Avg. Income	\$46,180	\$61,764	\$68,801	\$73,589
2027 Avg. Income	\$51,730	\$69,467	\$77,124	\$83,554
Change (2022-2027)	2.4%	2.5%	2.4%	2.7%
2022 Med. HH Income	\$48,500	\$58,063	\$61,553	\$64,032
2027 Med. HH Income	\$58,146	\$69,679	\$74,165	\$77,341
Change (2022-2027)	4.0%	4.0%	4.1%	4.2%
Daytime Population	5,391	16,309	20,825	28,471