

SHOPS AT THE CROSSINGS AT DICKSON

55 - 215 Thornton Drive, Dickson, TN



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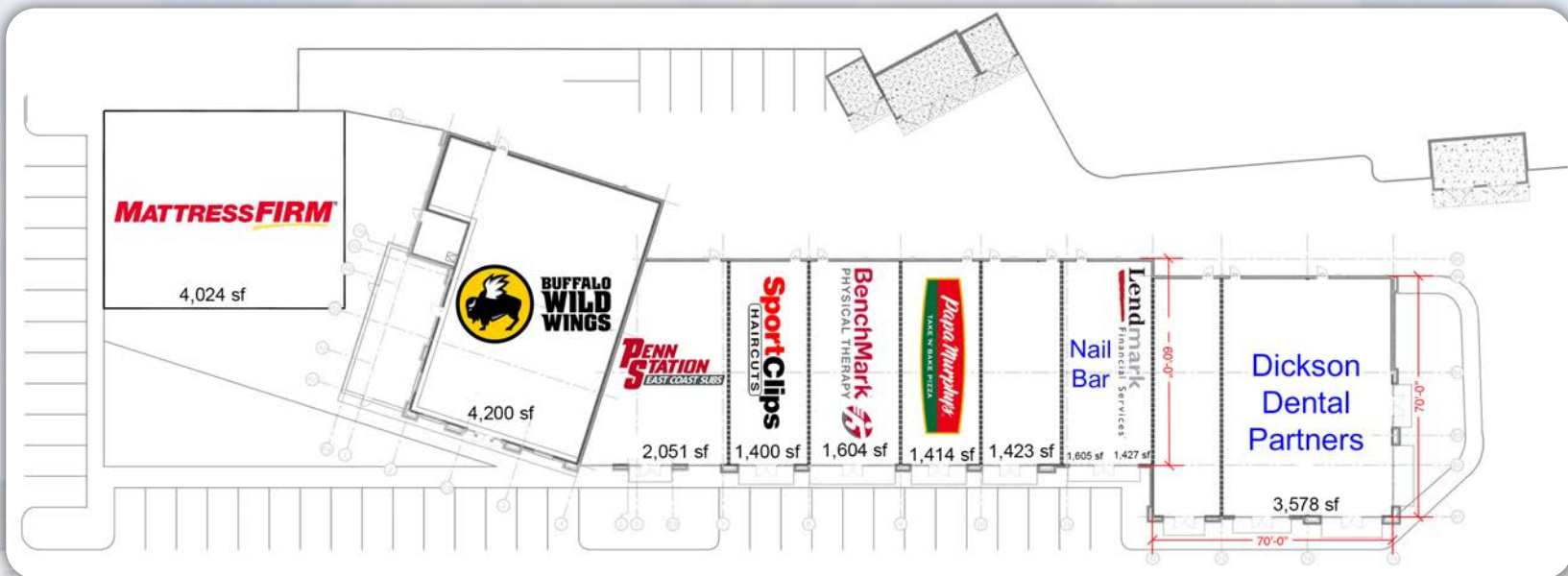
Baker Storey McDonald
 **Properties**
PROVEN RETAIL SOLUTIONS

PROUD PARTNER
XTEAM
RETAIL ADVISORS

3011 Armory Drive, Ste 120, Nashville, TN 37204 | www.bsmproperties.com



- ▶ 27,226 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-840 to the south loop around Nashville provides access to Williamson and Rutherford counties
- ▶ Major Employers in the area include Tennesco, Tristar Horizon Medical Center, Walmart, Nemak, and Shiloh Industries



Suite

86	Verizon Wireless	4,500 SF
55	Mattress Firm	4,024 SF
99	Buffalo Wild Wings	4,200 SF
115	Penn Station	2,051 SF
135	Sports Clips	1,400 SF
143	Benchmark Physical Therapy	1,604 SF
167	Papa Murphy	1,414 SF
181	PENDING	1,423 SF
193	The Nail Bar	1,605 SF
205	Lendmark Financial	1,427 SF
215	Dickson Dental Partners, LLC	3,578 SF

Property Features

- Located about 30 minutes west of Nashville on I-40
- 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 75,000 people and draws from 7 counties





Marshalls

SHOE DEPT.
ENCORE

petco

HOBBY LOBBY

ROSS
DRESS FOR LESS

Ascend
Federal Credit Union

BenchMark
PHYSICAL THERAPY
Papa Murphy's
SportClips
HAIRCUTS

verizon

FirstBank

25,903 ADT

SONIC

Walmart

Hwy 46

Beasley Drive

Great Clips
GameStop
rue21

Office
DEPOT

MATRESS FIRM

TITLEMAX

Sleep
Online

Aaron's

DOLLAR TREE

HARBOR FREIGHT TOOLS

burkes
OUTLET

HIBBETT

SALLY

AspenDental

UPS

Advance
Auto Parts

PICK-UP
Tires & Oil

bp

Bank of
Dickson

11,631 ADT

DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drive
2023 Est. Population	4,075	17,424	23,856	40,164
2028 Prj. Population	4,022	17,570	24,279	41,633
2023 Households	1,736	7,210	9,771	15,967
2028 Households	1,720	7,309	9,999	16,644
2023 Avg. Income	\$54,607	\$77,282	\$84,817	\$89,097
2028 Avg. Income	\$59,475	\$81,824	\$88,815	\$91,495
2023 Med. HH Income	\$49,527	\$62,695	\$67,803	\$69,354
2028 Med. HH Income	\$51,378	\$64,353	\$69,684	\$71,313
Daytime Population	5,786	15,033	19,006	28,221