

DICKSON SQUARE

462 TN-46, Dickson, TN



1,525 SF AVAILABLE

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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



Walmart

Ascend
Federal Credit Union

HOBBY LOBBY
Super Savings Super Selection

petco

Marshalls

ROSS
DRESS FOR LESS

SHOE DEPT.
ENCORE

SONIC

verizon

FirstBank

31,747 ADT

Beasley Drive

Hwy 46

13,573 ADT

Papa Murphy's
Handmade. Home baked.

SportClips
HAIRCUTS

REPAIR MY PHONE

MATRESS FIRM

TITLEMAX

Sleep
Duffin

HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

DOLLAR TREE

Aaron's

Cricket
Carmax

Express

Express

MARATHON

Bank of Dickson

PRICEMASTER
Tire & Oil

Advance
Auto Parts

AspenDental

UPS

HIBBETT
SPORTS

SALLY
BEAUTY SUPPLY

bealls

Office
DEPOT

Great Clips
GameStop
rue21

JoJo's
Manny

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Properties
PROVEN RETAIL SOLUTIONS

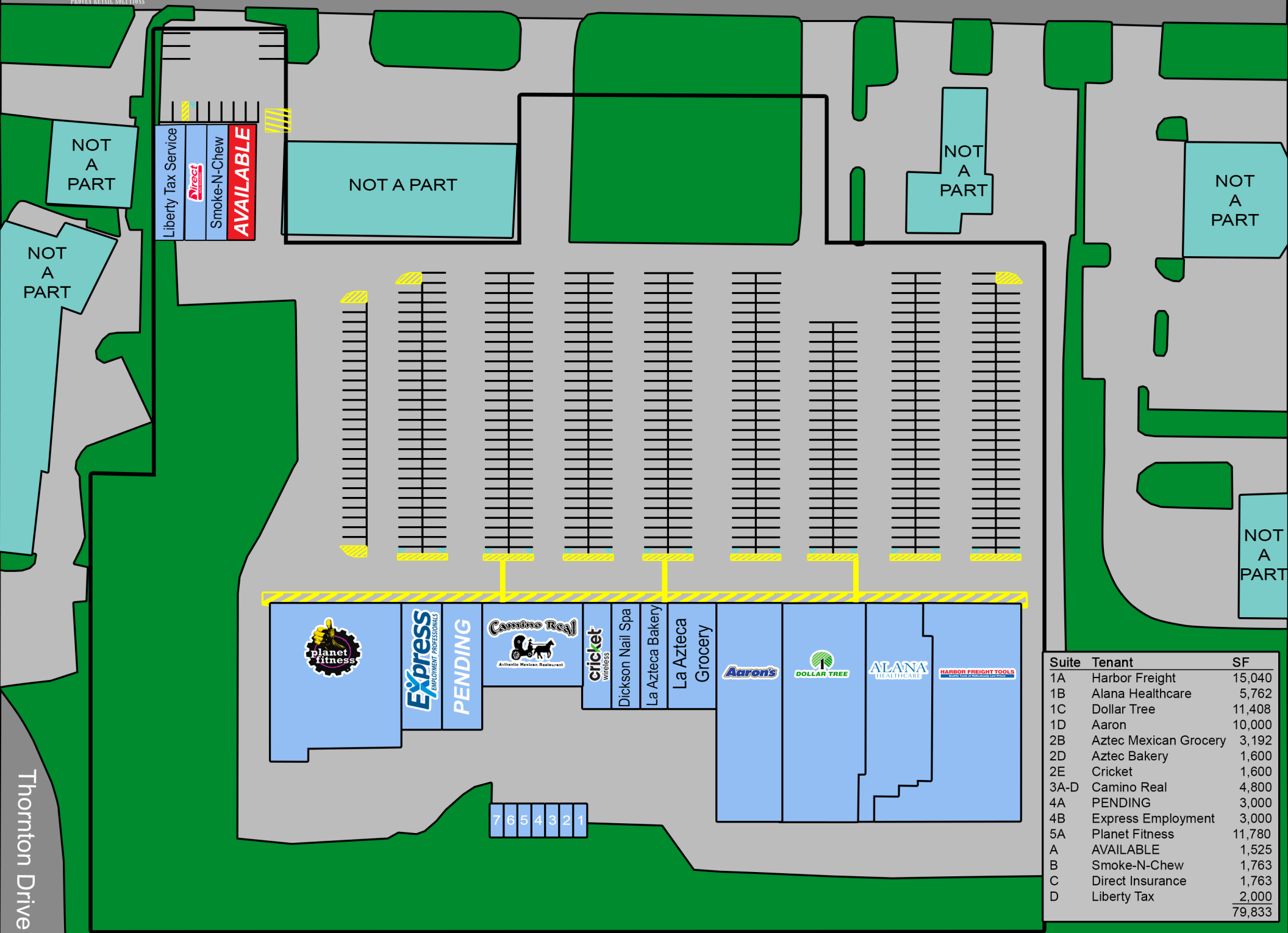
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AERIAL VIDEO

- 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-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

Walmart



1,525 SF



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	PENDING	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
2023 Est. Population	4,075	17,424	23,856	30,850
2028 Prj. Population	4,022	17,570	24,279	31,862
2023 Households	1,736	7,210	9,771	12,360
2028 Households	1,720	7,309	9,999	12,834
2023 Avg. Income	\$54,607	\$77,282	\$84,817	\$90,321
2028 Avg. Income	\$59,475	\$81,824	\$88,815	\$93,087
2023 Med. HH Income	\$49,527	\$62,695	\$67,803	\$70,228
2028 Med. HH Income	\$51,378	\$64,353	\$69,684	\$72,441
Daytime Population	5,786	15,033	19,006	24,909