

For Sale or Ground Lease | East Nashville

2201 Dickerson Pike Nashville, TN 37207



Kristin Laine
Boxwood Properties, LLC

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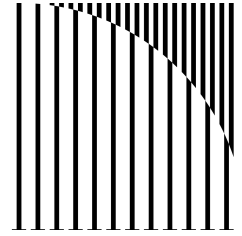
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2201 Dickerson Pike



Location	2201 Dickerson Pike Nashville, TN 37207 0.45 miles to I65/I24
Lot Size	+/- 0.79 acres
Road Frontage	165' on Dickerson Pike 154' on Trinity Lane
Zoning	CS: Commercial Service
For Sale	\$2,550,000
For Ground Lease	Call Agent
Survey	Upon Request
Traffic Counts	Trinity Lane +/- 27,000 Dickerson Pike +/- 16,000

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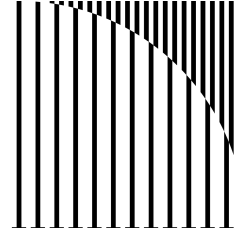
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Large corner pad site at the intersection of Dickerson Pike and Trinity Lane in East Nashville. Offered for sale at \$2,550,000 or available for ground lease. Under half a mile from the I-65/I-24 interchange. Combined traffic counts at intersection 43,000 vehicles daily. Zoned CS (Commercial Service) with 165' of frontage on Dickerson Pike and 154' on Trinity Lane, the site offers excellent visibility and access at a signalized corner. Previously improved as a drive-through restaurant, well-suited for drive-through, auto, and retail use. Surrounded by a mix of national brands and established neighborhood anchors, the site benefits from a strong daily traffic capture and growing residential density. Downtown Nashville and the East Bank are minutes away, making this a compelling first-mover opportunity for an investor, owner-user, or national brand seeking an early position in one of the Southeast's fastest growing urban markets.



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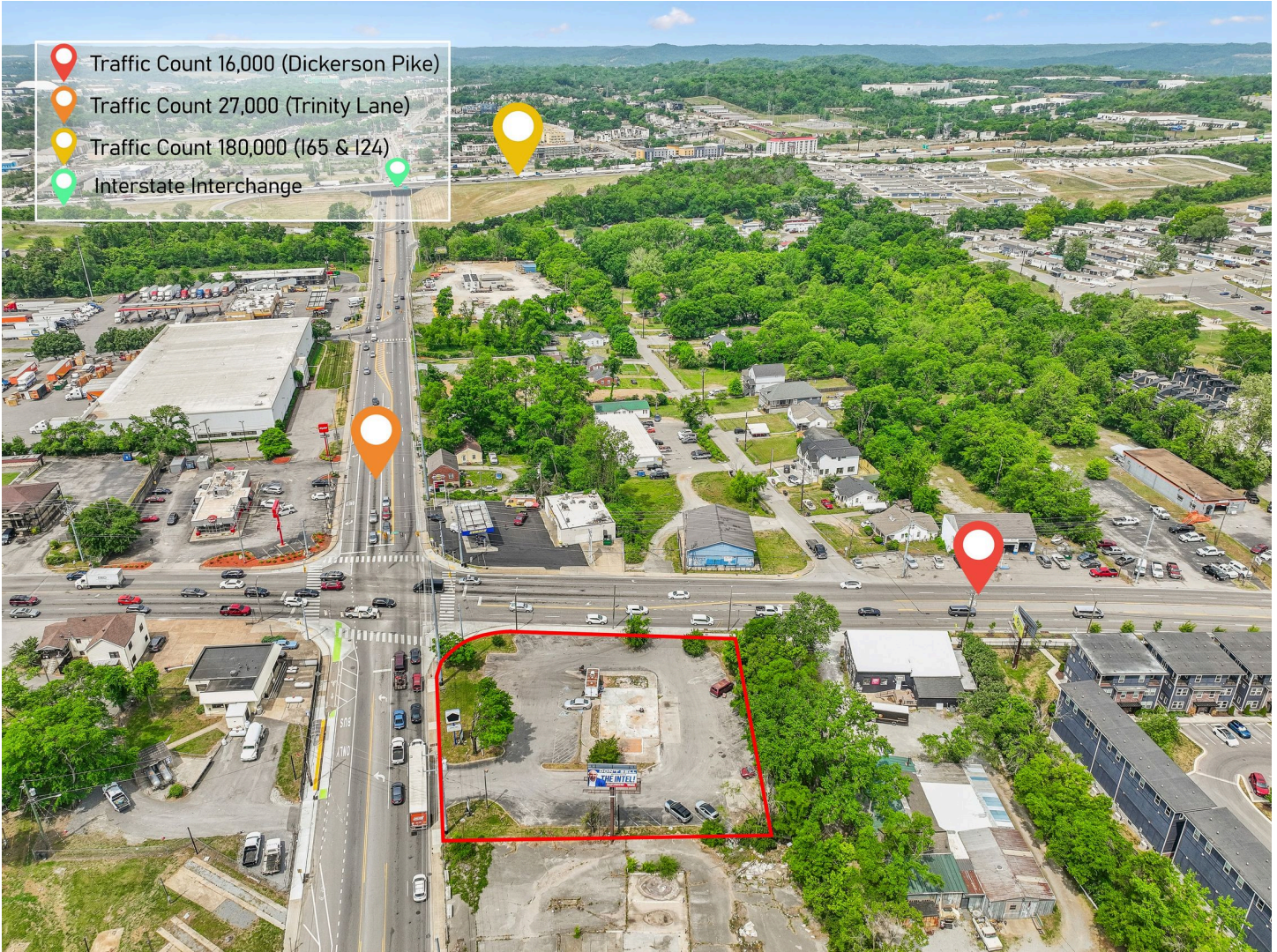
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-  Traffic Count 16,000 (Dickerson Pike)
-  Traffic Count 27,000 (Trinity Lane)
-  Traffic Count 180,000 (I65 & I24)
-  Interstate Interchange

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