

645 TENNESSEE 46 - BTS OR GROUND LEASE!

DICKSON, TN 37055



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in Dickson, one of Middle Tennessee's fastest-growing communities west of Nashville, this 0.86-acre pad offers a strategic location within the city's primary retail corridor. Benefiting from Dickson's continued residential growth, strong household incomes, and increasing consumer demand, the site is well positioned for a variety of retail, restaurant, medical, or service-oriented uses. The property sees more than 26,000 vehicles per day and is surrounded by established national retailers that serve both local residents and travelers along the I-40 corridor. Flexible build-to-suit and ground lease options make this a compelling opportunity in one of the region's expanding retail markets.

PROPERTY HIGHLIGHTS

- Build-to-suit or ground lease opportunity on ±0.86 acres
- High-visibility location with 26,000+ vehicles per day
- Average household income exceeds \$90,000 within 3 miles
- Population within 3 miles has grown more than 1% over the past five years, with additional growth projected
- Located in a growing Middle Tennessee market approximately 40 miles west of Nashville
- Positioned near national retailers including Lowe's, Aldi, and Walmart

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.86 Acres
Lot Size:	0.86 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,664	10,164	20,503
Total Population	16,202	25,240	52,766
Average HH Income	\$90,538	\$94,557	\$94,840

TRAFFIC COUNTS

26,039 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2025-2030	0.82%	0.87%	0.96%



Shawn Krisher

Regional Vice President

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209 Powell Place, Brentwood, TN 37027

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SITE



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RETAILER MAP



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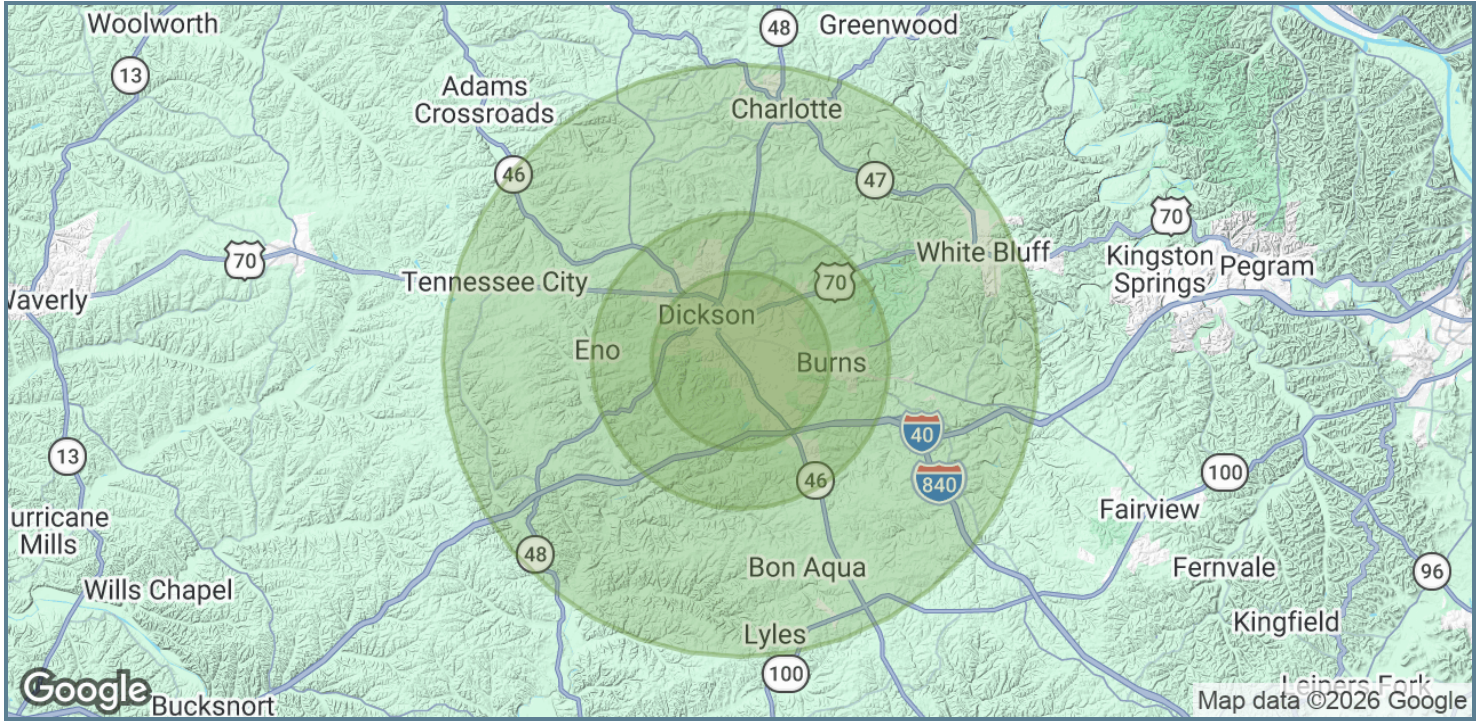
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,202	25,240	52,766
Average Age	34	34	34.3
Average Age (Male)	30.6	30.5	31
Average Age (Female)	37.5	37.5	37.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,664	10,164	20,503
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$90,538	\$94,557	\$94,840
Average House Value	\$248,254	\$241,536	\$231,097



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

