

# FOR SALE

## 3821 Dickerson Pike

Nashville, TN 37207

DICKERSON PIKE

Google Earth

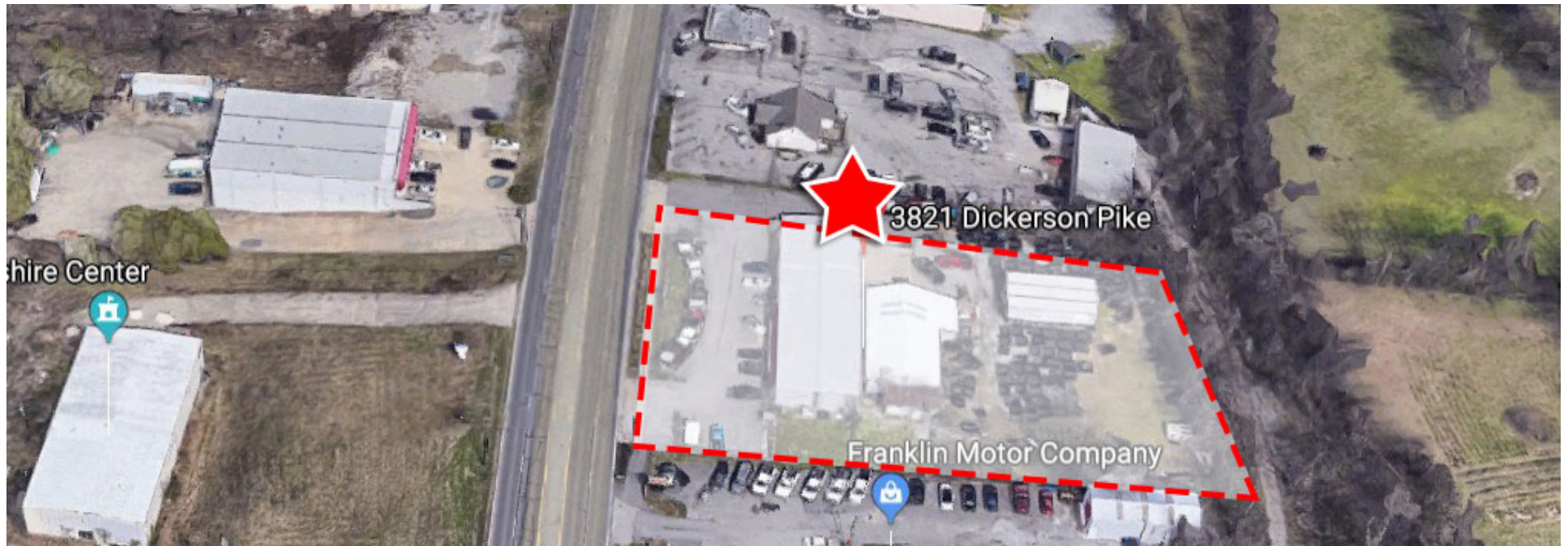


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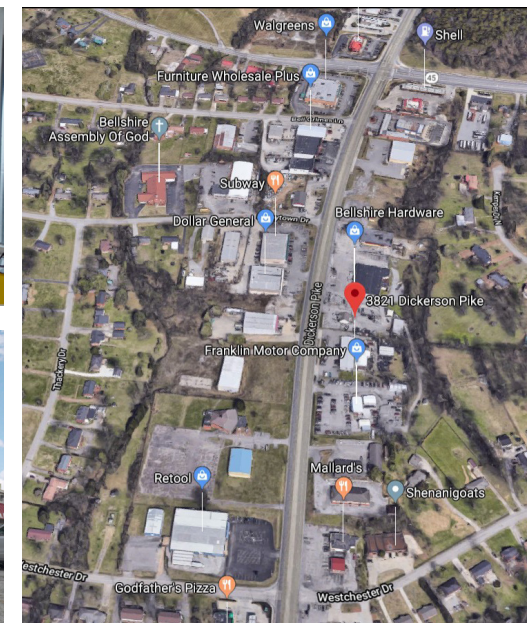
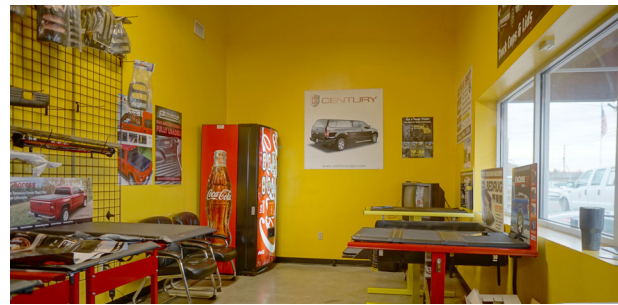
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**FOR SALE**      **4,800 SF (2,460 SF Additional Storage)**  
**1.49 Acres**





# OVERVIEW

## DETAILS

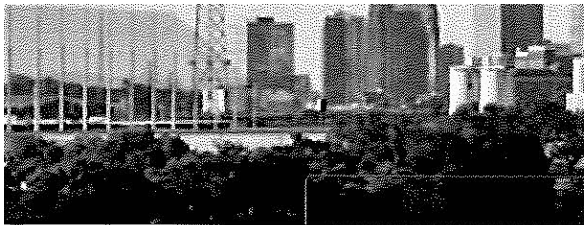
Warehouse/Flex space available 10 miles from Downtown Nashville, 13 miles from Nashville International Airport.

Dickerson Pike AADT: 24,000 + cars per day

## HIGHLIGHTS

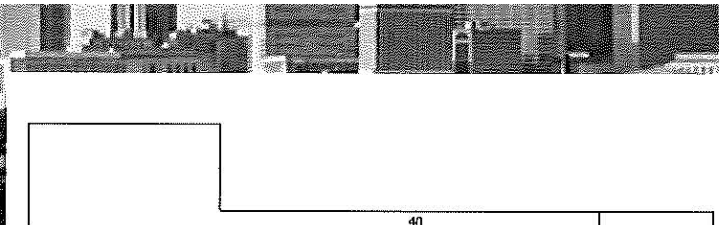
- Showroom with office and restroom
- Showroom dimensions: 36' x 60', 14' ceiling
- Warehouse dimensions: 36' x 60, 14' ceiling
- 4 roll up doors
- Roll up connection between warehouse/showroom
- Heated warehouse
- Air compressors
- Gated storage yard

Asking Price: \$1,200,000



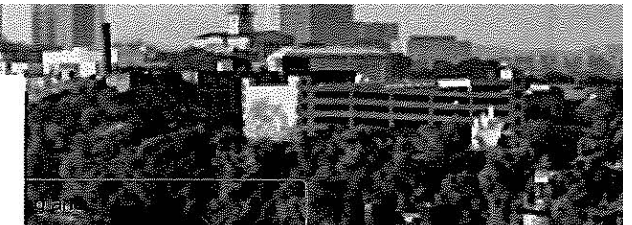
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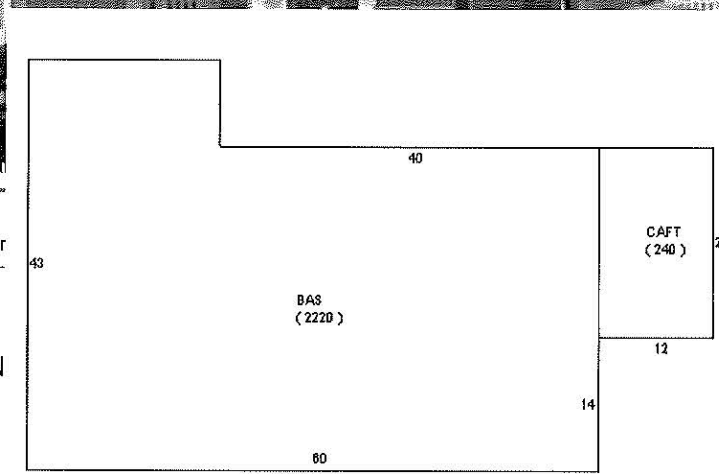


GENERAL PROPERTY INFORMATION

**Map & Parcel:** 041 12 0 082.00

**Location:** 3821 DICKERSON PIKE

**Current Owner:** VAUGHN, JIMMY ET UX



40

12

14

60

43

20

240

2220

80

BA3  
( 2220 )

CAFT  
( 240 )

Card 1 of 2 ▼





5

10 Miles

# 13 Miles

1.5 Miles

2.7 Miles



# LOCATION

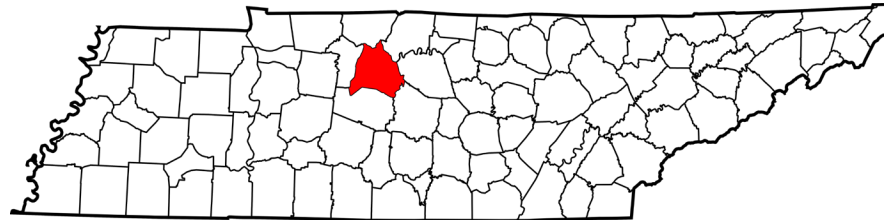
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Davidson County is geographically coterminous with the city of Nashville. Nashville is the economic hub and has more than 80,000 residents commuting in daily from Sumner, Wilson, Rutherford and Williamson Counties. Davidson County is anchored by a robust healthcare industry, Vanderbilt University, Meharry Medical College, the Grand Ole Opry, and professional sports teams like the Tennessee Titans and Nashville Predators.

## Economy

After the recession, Nashville's Gross Metropolitan Product (GMP) was on pace to break \$100M. Since 2016 the Nashville GMP has grown from \$126M to \$148M. The backbone of the local economy has traditionally been healthcare, music, and higher education. Since the Great Recession, the local economy has become more diversified as starts ups have grown and tech companies have relocated to the MSA. Employment growth in the city was 2.9% from 2017 to 2018 and was forecasted to slow to 2.4% in 2019 and 1% in 2020.

Davidson County is highly urbanized with extensive residential areas, a vibrant downtown, and advanced infrastructure. Growth continues due to transportation advantages, labor supply, commercial development and 10 colleges & universities, including Belmont, Fisk, Lipscomb, TSU, Trevecca Nazarene, and Vanderbilt. A center for the health care, music, publishing, banking and transportation industries; headquarters include Bridgestone, HCA, Lifeway, and Universal Music Group. Top 5 employers in the county include Vanderbilt University Medical Center (20,428), HCA Healthcare Inc. (10,613), St. Thomas Health Services (7,000), Vanderbilt University (6,912), and Saint Thomas Health (6,243).



Total Housing Units: **319,529**

Median Housing Value: **\$194,800**

Median Gross Rent: **\$971**

County Median HH Income: **\$53,419**

Major Submarkets: **Downtown, Demonbreun Hill/"Music Row", Midtown/Vanderbilt, Edgehill, Belmont, Germantown, Melrose, The Gulch, West End, The Nations**

Total Population: **692,587**

County Growth: **10.50% since 2010**

Owner Occupied Housing Units: **173,824**



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