

FOR LEASE:

EXCLUSIVE OFFERING
MEMORANDUM



AVAILABLE
975 SF



FOR LEASE: \$40/SF
811 DICKERSON PIKE, UNIT C
NASHVILLE, TN 37208



CONTACT INFO:

TYLER BROCK
(615) 804-6590
Tyler@EdgefieldCommercial.com

ANTHONY RUBINO
(203) 253-5966
Anthony@EdgefieldCommercial.com

(615) 219-9902

811 DICKERSON PIKE, UNIT C NASHVILLE, TN 37208



Address:	811 Dickerson Pike, Unit C Nashville, TN 37207
Zoning:	CL
Total Lot Size:	0.88 AC
Space Size:	975 SF (Total Available)
Lease Type:	Modified Gross (MG)
Number of Stories:	1
Bathroom:	1
Available:	Immediate
Lease Rate:	\$40/SF

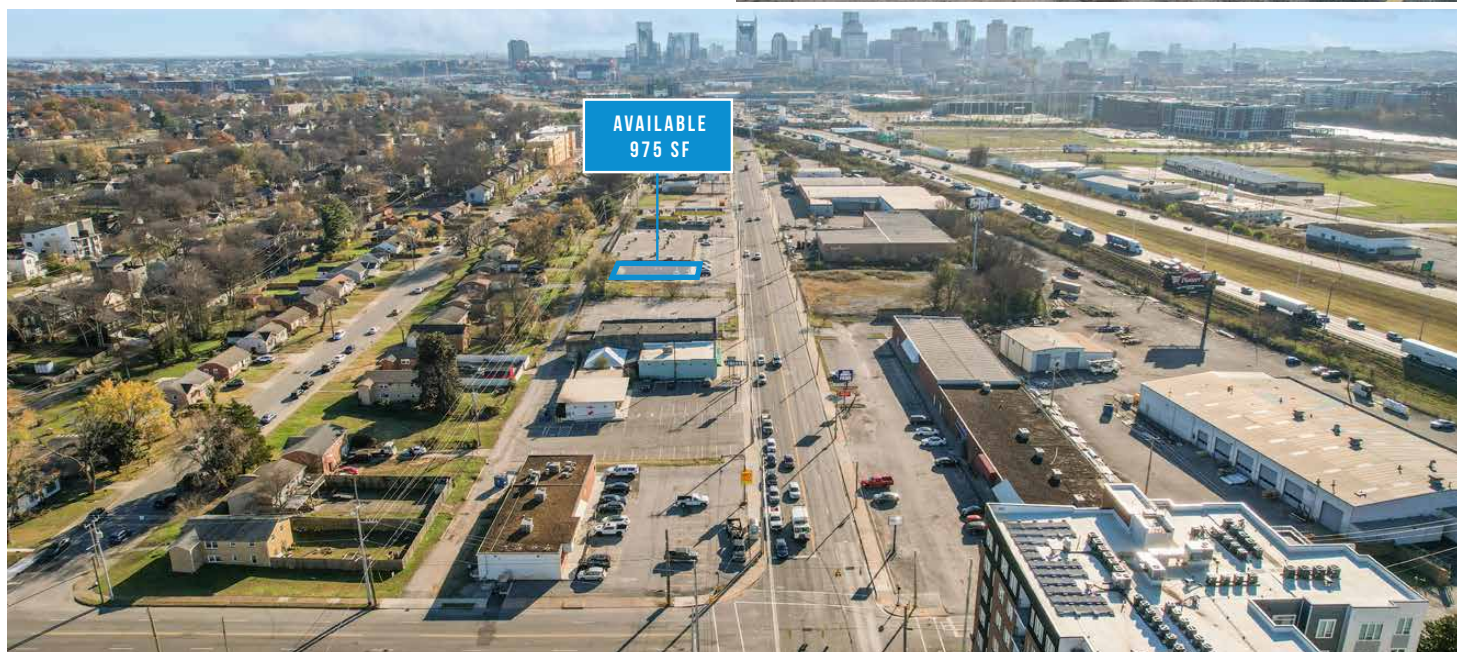
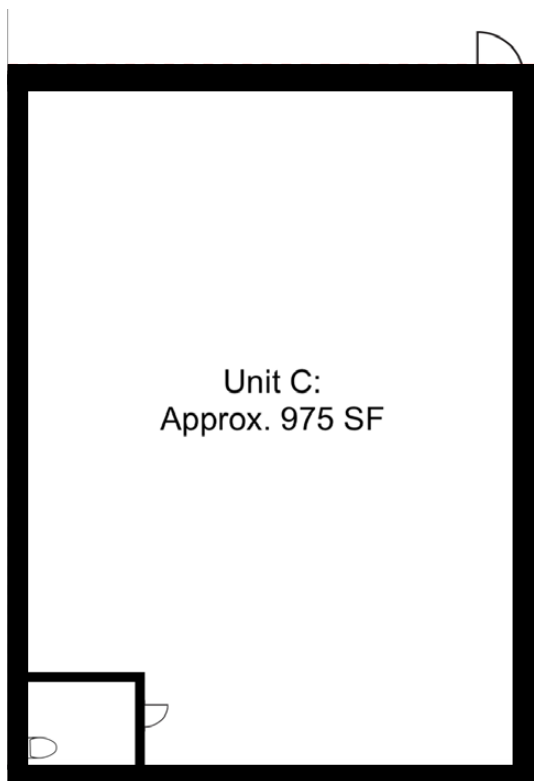
PROPERTY FEATURES:

- Prime frontage on Dickerson Pike
- Located on a four-lane highway with a dedicated turning lane
- High traffic volume: over 16,000 vehicles per day
- Directly across from the new HCA Hospital East site under construction
- Half a block from the Cleveland Street extension, a key route to the East Bank Development
- Close proximity to notable restaurants, including Fancy Pants, Butcher & Bee, and Gus's Fried Chicken just one block away
- Excellent signage visibility
- One restroom
- Well-lit parking lot for safety and convenience
- Rear access for deliveries
- 13-foot ceiling height to the roof deck

811 DICKERSON PIKE, UNIT C
NASHVILLE, TN 37208



FLOOR PLAN / AERIAL PHOTOS



811 DICKERSON PIKE, UNIT C
NASHVILLE, TN 37208



PROPERTY PHOTOS





SUBJECT SITE

FOR LEASE: \$40/SF
811 DICKERSON PIKE, UNIT C
NASHVILLE, TN 37208

CONTACT INFO:

TYLER BROCK

(615) 804-6590

TylerBrock@EdgefieldCommercial.com

ANTHONY RUBINO

(203) 253-5966

Anthony@EdgefieldCommercial.com



(615) 219-9902