

FOR SALE

855 Tennessee Highway 46 | Dickson, TN 37055
<https://www.fhu.edu/rcenter>

THE RENAISSANCE CENTER | DICKSON offers outstanding opportunity for academic, institutional, community, arts or office campus use. Located 25 short miles from Nashville and only 2 miles from Interstate 40 West.

**\$7.25
MILLION**

[virtual tour](#)
[video link](#)



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

MARKET OVERVIEW

DISCLAIMER

This Offering Memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same and shall rely solely on such examination and investigation and not on this Brochure or any materials, statements or information contained herein or otherwise provided. Neither Colliers International, nor any of its partners, directors, officers, employees and brokers ("Brokers"), make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this Offering Memorandum or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

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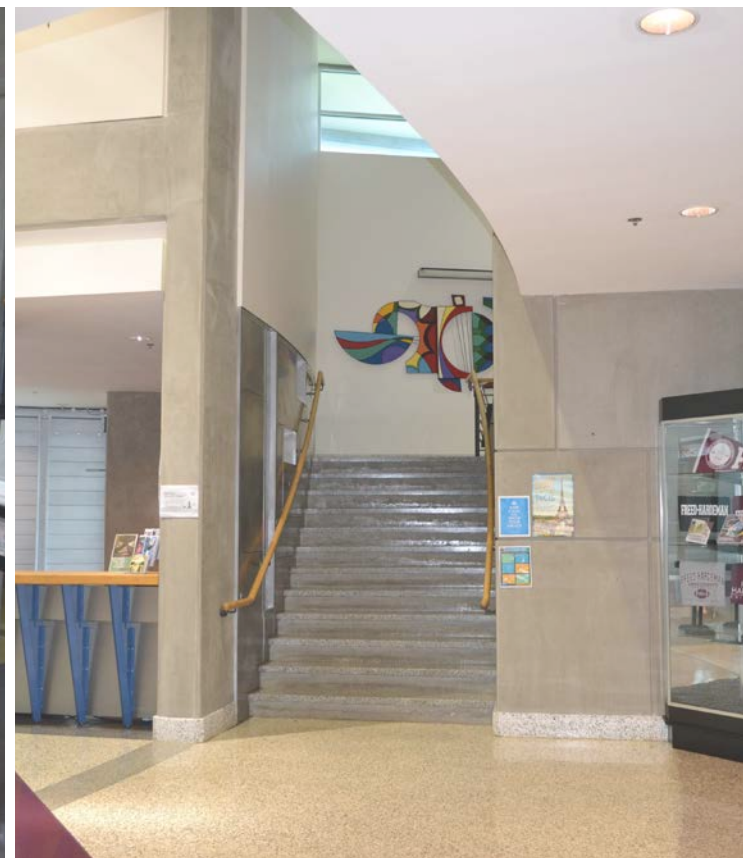


PERFORMANCE
HALL



CYBERSPHERE
THEATER





The Renaissance Center
Dickson | Tennessee



THE RENAISSANCE CENTER EXECUTIVE SUMMARY



The Offering

Colliers International | Nashville is pleased to offer The Renaissance Center, a 106,105-square-foot facility located at 855 Highway 46 South, Dickson, Dickson County, Tennessee. The improvements are made up of a three-story building (including a basement) that consists of tilt-up concrete, concrete block, and steel frame construction. The building was constructed in 1999 and is occupied by the owner and two tenants. The facility known as The Renaissance Center is located on a 7.43-acre site along the northeast side of Highway 46 South in the city of Dickson's southern corridor.

The property is currently occupied by three different entities; The Jackson Foundation, Nashville State Community College and Freed-Hardeman University. The Jackson Foundation, the original developers/ownership group, occupies a number of small offices and recording studio area. Their occupied space consists of an approximate 3,336 usable square feet and they are on a long-term lease that lasts through November 14, 2023. The Jackson Foundation granted the entire facility to the current ownership Freed-Hardeman University in 2013. The Tennessee Board of Regents, on behalf of Nashville State Community College, occupies 9,234 usable square feet through August 14, 2021. Both The Jackson Foundation and Nashville State Community College have access to common areas not included in these square footages. Freed-Hardeman University occupies the remainder of the property.

INVESTMENT HIGHLIGHTS

- » 106,105-square-foot facility on 7.43-acre site zoned Highway Commercial District (B-3) by Dickson Planning and Zoning Department. In general, this zoning permits most commercial activities, community facilities and institutional uses.
- » Prime location on one of Dickson County's main thoroughfares with convenient Interstate 40 access and a 30-minute drive to downtown Nashville
- » Within 1- to 5- mile radius of entertainment, shopping and dining opportunities
- » Multi-purpose facility with office, community, educational, arts and entertainment possibilities



The Renaissance Center
Dickson | Tennessee



THE RENAISSANCE CENTER PROPERTY OVERVIEW



The Renaissance Center Features:

1. Extraordinary presence
2. Loading docks
3. Priced well below replacement costs
4. Short drive to Nashville, Tennessee.

PROPERTY DESCRIPTION

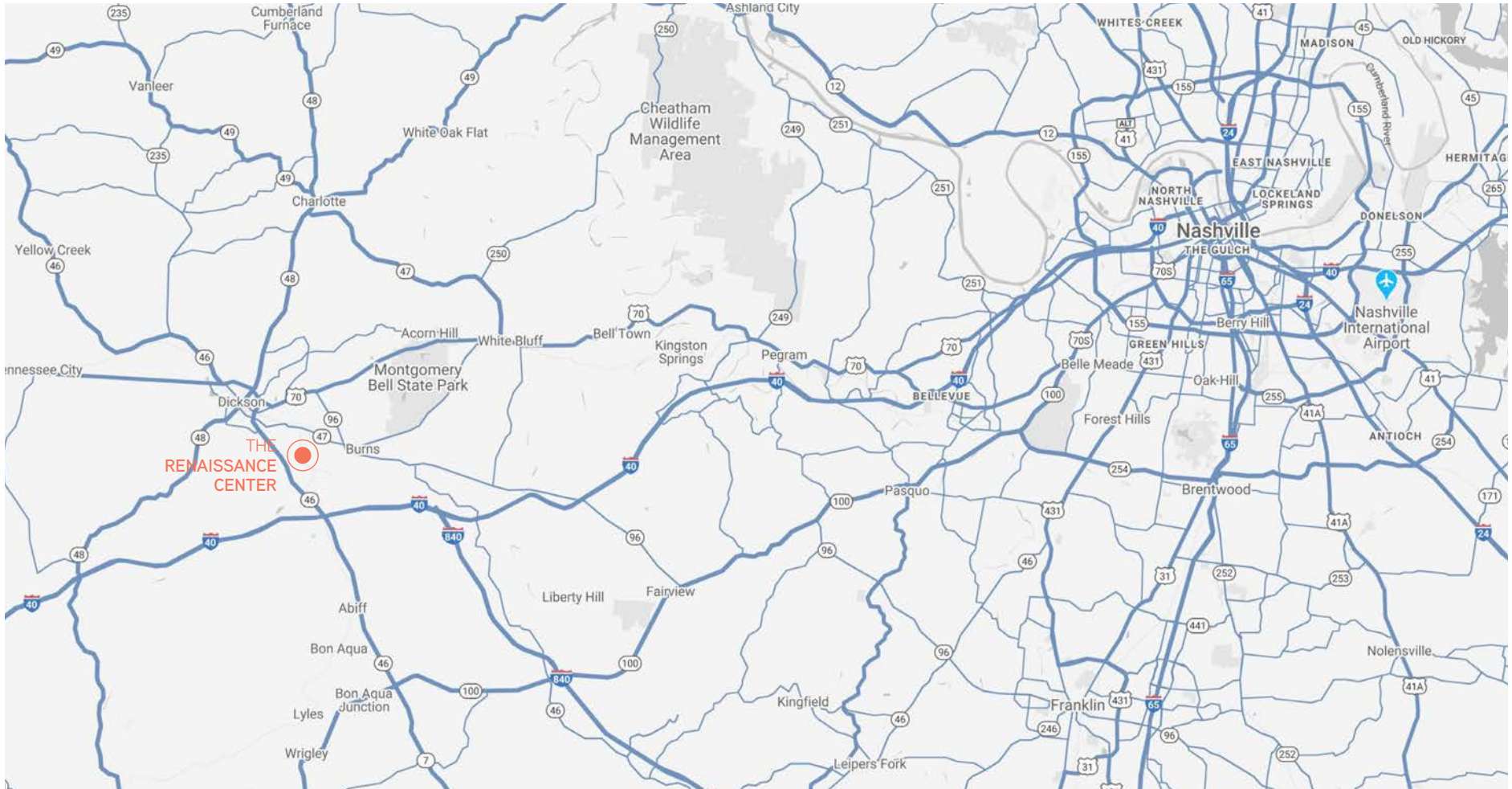
Address	855 Highway 46 South, Dickson, TN 37055
Size	106,105 Square Feet
Lot Size	7.43 Acres
Year Built	1999
Map Parcel	120 017.03 Special Interest 000 and 001
Parking	240 striped parking spaces with 10 striped bus parking spaces
Zoning	Highway Commercial District (B-3)
Current Tenant	Freed-Hardeman University, Nashville State Community College, The Jackson Foundation
Use	Educational, institutional facility, arts, office, museum and community

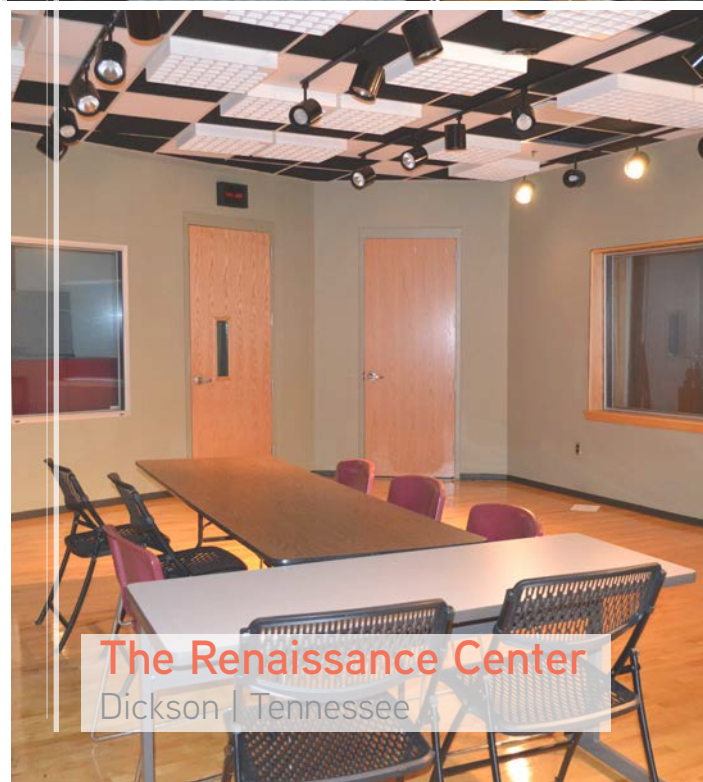




THE RENAISSANCE CENTER PROPERTY OVERVIEW

LOCATION





The Renaissance Center
Dickson | Tennessee



DICKSON | TENNESSEE MARKET OVERVIEW

DICKSON COUNTY DEVELOPMENT

The area features significant commercial development with commercial building types ranging from shopping centers to single tenant/owner occupied business service developments. Most residential development is located on collector roadways and consists mostly of single-family residences on larger lots and some multifamily residential developments. The city features good access with the primary traffic artery being Highway 46. Dickson County is partially a rural community with many residents commuting to and from Nashville on a daily basis, making access to the IH-40 interstate increasingly important.

Development within the city appears to have occurred mostly in two phases, with the first phase occurring in the 1970s and consisting of commercial development interspersed along Highway 46 and Highway 70 with available land for additional development. This available land has subsequently been utilized for the second major phase of development in the neighborhood that occurred during the late 1990s and early 2000s. As such, the majority of available land within the downtown area of Dickson has since been developed resulting in few available commercially viable sites for development in the Dickson CBD. The most notable development in the subject neighborhood over the previous decade has been the Wal-Mart Superstore which is located at Beasley Drive and Highway 46 in south Dickson. Due to the draw of Wal-Mart Supercenter, ancillary development followed which added to the second phase of commercial development within the subject neighborhood. Newer development in this area includes automobile dealerships, hotels, restaurants, light industrial buildings and single family residential. Sound planning and zoning have allowed this growth to proceed in an orderly fashion, creating a community with good employment, shopping and living opportunities within a one- to five-mile radius. The growth, commercial development, residential development and employment opportunities have created a stable market area with limited turnover and high tenant retention (among commercial properties).

The location along the main commercial corridor of the City of Dickson (Highway 46 South) creates an excellent opportunity for the property to be seen by more traffic than most locations in the City of Dickson. There are several new office and retail properties that have been constructed within close proximity to The Renaissance Center.



MONTGOMERY BELL STATE PARK



DICKSON | TENNESSEE MARKET OVERVIEW



HISTORIC DOWNTOWN DICKSON



DICKSON MURAL

Dickson Market Overview

Located minutes from Interstate 40 and a 30-minute drive from downtown Nashville, Dickson is quickly becoming one of the fastest growing communities in Middle Tennessee. The city of Dickson is in Dickson County, Tennessee, and is part of the 10-county Nashville Metropolitan Statistical Area. The city serves as the main commercial center west of Nashville as the county pulls from nearby areas for a consistent supply of customers and clients, as well as employees. Over 1,133 businesses operate in Dickson county and offer a workforce of 11,882+ employees.

Primary traffic arteries Highway 46, Highway 47 and Highway 70 have seen significant growth over the past decade. Commercial development is expanding in the subject neighborhood with the new Crestview Office Park and retail properties near by. Highway 46 traffic volume has increased 18% in recent years with dining, shopping and entertainment opportunities within a one- to five-mile radius. The growth, commercial development, residential development and employment opportunities have created a stable market area with limited turnover and high tenant retention.

DEMOGRAPHIC SUMMARY

13,648	5,748	\$58,370	\$24,767
Estimated Population 2020	Estimated Households 2020	Average Households Income 2020	Per Capita Income 2020



NASHVILLE | TENNESSEE MARKET OVERVIEW

Nashville Market Overview

Nashville is the economic center of Tennessee and a vital transportation, business and tourism hub for North America. The Nashville MSA comprises 10 counties with a total population just over 1.9 million, making it the largest metropolitan area in a five-state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.

Nashville is consistently recognized for its pro-business environment, highly educated workforce and compelling demographics. Its energetic and growing economy for doing business is encouraging corporate relocations and expansions. Amazon Logistics, Asurion, HCA, Bridgestone, Dollar General, Jackson National Life, Warner Music Group, UBS and Nissan are just a few of the national and international corporations that have chosen Nashville as a headquarter location. This environment has earned Nashville a top position in national accolades including positions on Forbes magazine's "Best Cities for Business & Careers" and "Best Cities for Jobs."

Commonly known as "Music City," Nashville is the center of the country music scene and is home to numerous artists, recording studios and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population exceeding 1.9 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.

DEMOGRAPHIC SUMMARY

1.9M

Estimated Population
2020

308,322

Estimated Households
2020

\$83,000

Average Households
Income 2020

\$56,000

Per Capita Income
2020

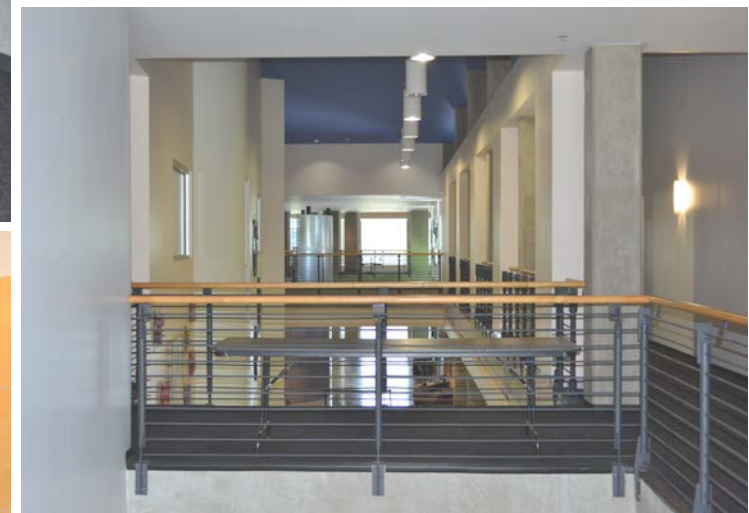
#1 in South Central United States for regional workforce development
— *SmartAsset*

#1 Metro area for professional and business service jobs with 42.6% growth since 2011
— *Forbes*

#6 on Forbes' list of Top 25 Fastest-Growing Cities of 2018, up from #20 in 2017.
— *SmartAsset*

#6 City for young professionals thanks to job market, reputation for fun and low unemployment
— *SmartAsset*





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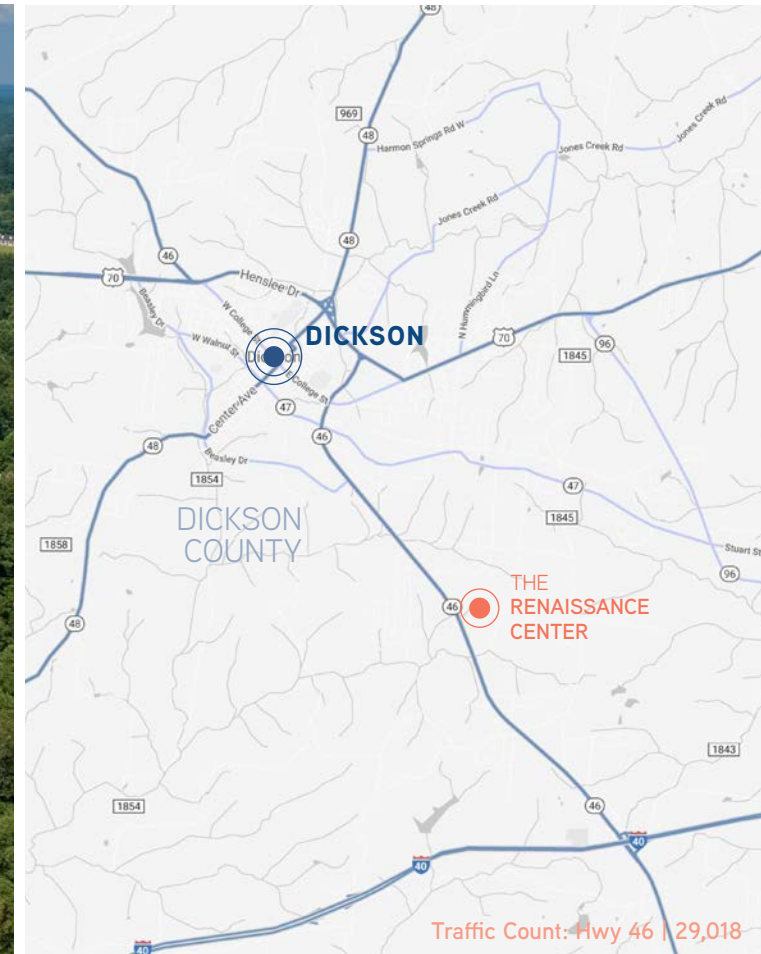
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