

FOR LEASE

±1,022 - 4,659 SF Available

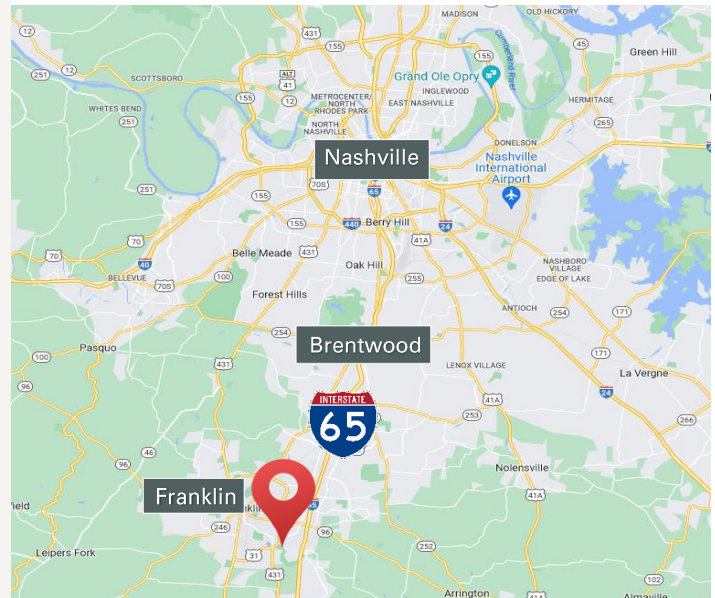
Rare Opportunity to Lease Ground-Level Office Space in the Sought-After Franklin Market

103 Forrest Crossing Blvd, Franklin, TN 37067



HIGHLIGHTS

- ±1,022 - 4,659 SF Available
 - Suite 202: 1,022 SF
 - Suite 103: 2,379 SF
 - Suite 101: 2,280 SF
- Most private offices have plenty of windows providing natural light throughout
- Lease Rate: \$32/SF Gross (Tenant responsible for janitorial)
- Ample parking
- Easy access to I-65 and Mack Hatcher
- Building is surrounded by affluent demographics
 - 100,811 People live within 5 miles of the subject site with an average household income of \$131,400
- Less than 3 miles from historic downtown Franklin
- Close proximity to ample restaurants and sought-after amenities



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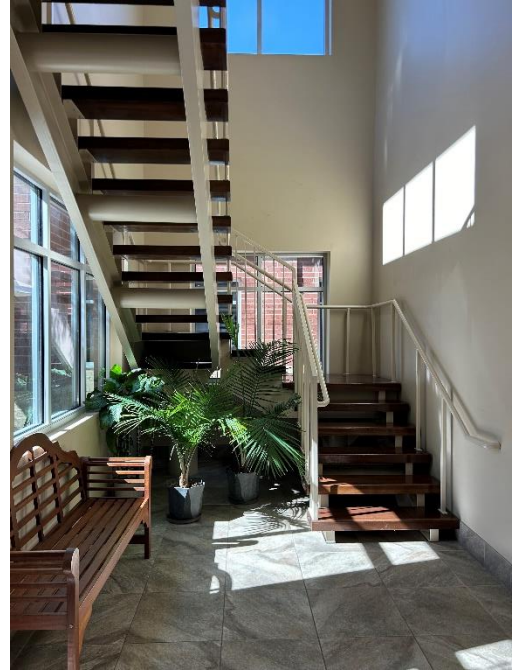
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
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Office Building

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Franklin, TN 37067
Williamson County

**CHARLES
HAWKINS CO.**



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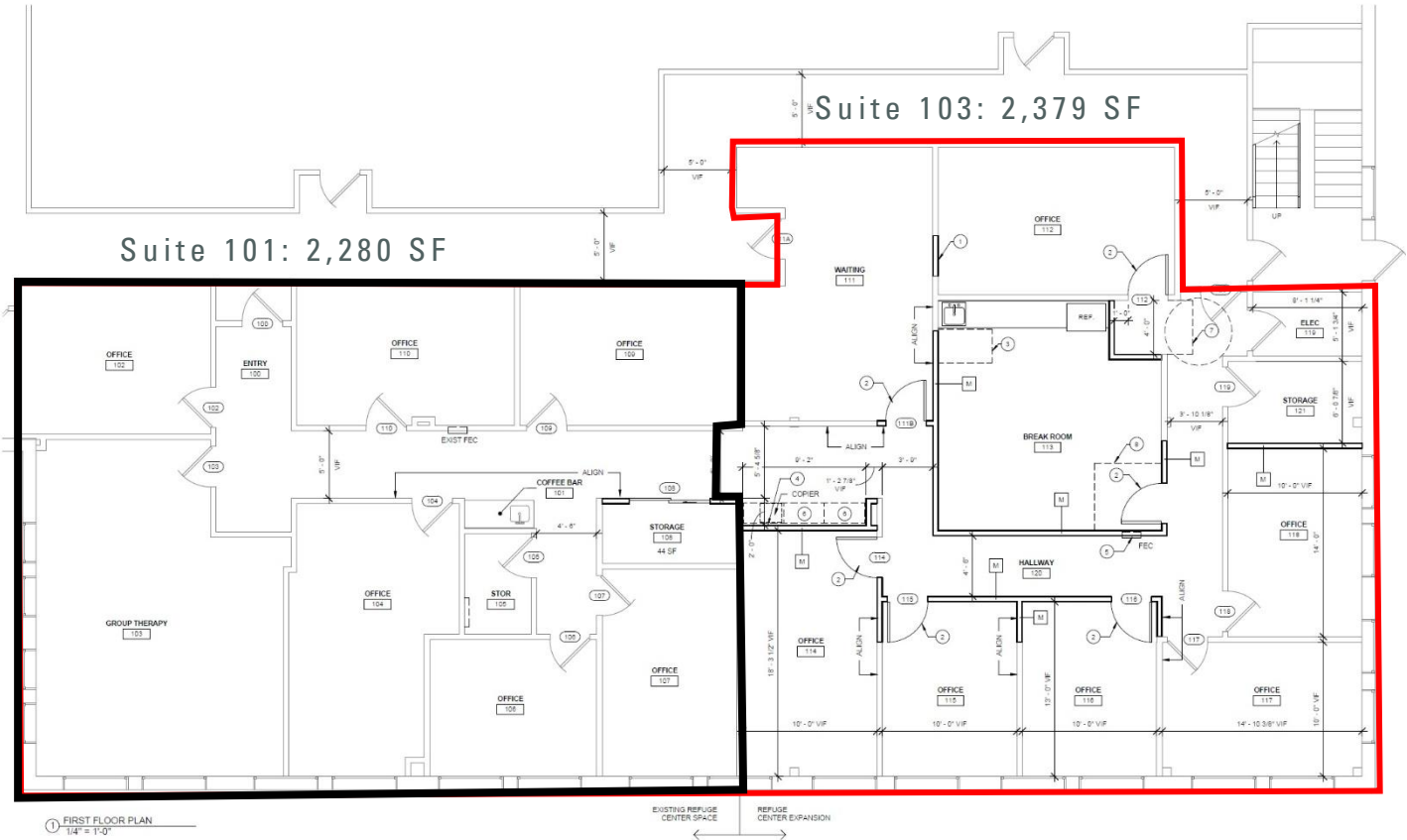
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FLOOR PLAN SUITES 101-103



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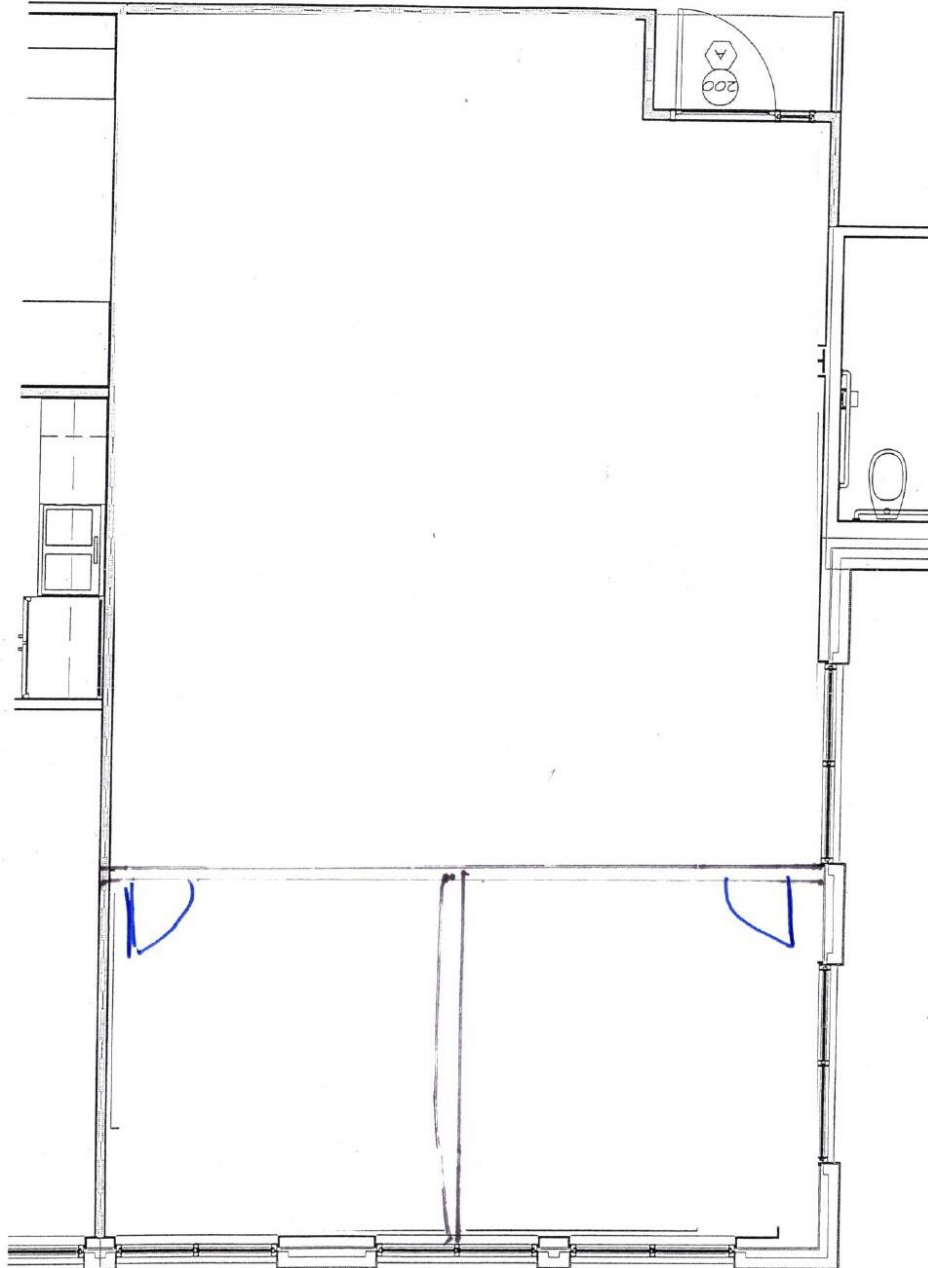
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**CHARLES
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**FLOOR PLAN
SUITE 202
1,022 SF**



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HAWKINS CO.**

- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

Recent Recognition



USA TODAY: 10 Best Main Streets in USA

Southern Living



SOUTHERN LIVING: Small Towns We Love

#6: Out of 95 Counties in the State for Tourism Spending

FAST GROWING COUNTY

WILLIAMSON COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



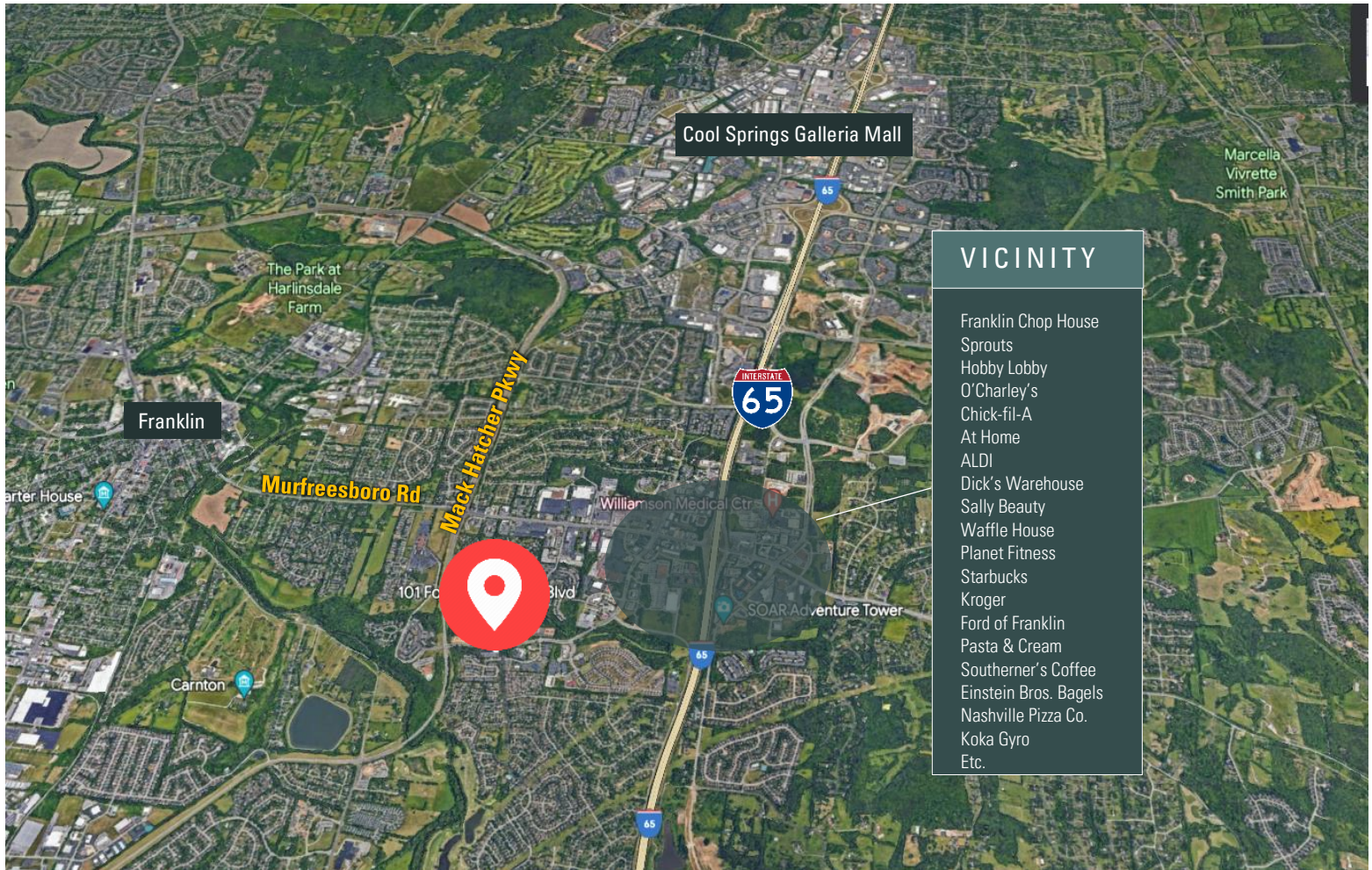
\$103,543 Median household income



232,129 Population (17% growth over last 5 years)



In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)



VICINITY

Franklin Chop House
Sprouts
Hobby Lobby
O'Charley's
Chick-fil-A
At Home
ALDI
Dick's Warehouse
Sally Beauty
Waffle House
Planet Fitness
Starbucks
Kroger
Ford of Franklin
Pasta & Cream
Southern's Coffee
Einstein Bros. Bagels
Nashville Pizza Co.
Koka Gyro
Etc.

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