



For Sublease

5040 Carothers Pkwy Franklin, TN 37067

 **JLL** SEE A BRIGHTER WAY

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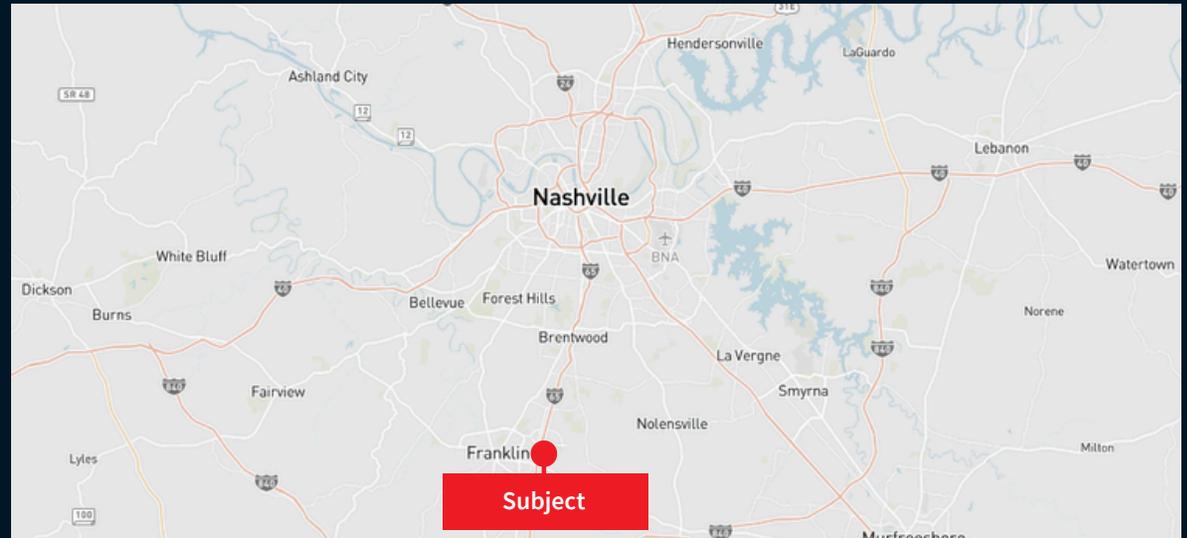
Location Overview

The city of Franklin is located approximately 21 miles south of Nashville in Williamson County. With a population of over 85,000, Franklin is one of the most affluent cities in all of Tennessee and is ranked amongst the 15 fastest growing cities in the US. The subject site is centrally positioned in the desirable Cool Springs submarket & is easily accessible to Interstate 65.



Property Overview & Demographics

- Former Bank with 2 lane drive-thru
- Building Size: 3,600 SF
- Parking: 97 spaces
- Traffic Counts: Carothers Parkway (16,000 VPD), Interstate 65 (142,300 VPD)
- Lease Expiration: November 2028 with lease extensions available
- Co-Tenants: Chicken Salad Chick, Starbucks, Cool Springs Modern Dentistry, Toyos Clinic
- Nearby Retailers: Lifetime Fitness, Whole Foods, Chipotle, Dunkin Donuts, Lululemon, Lowe's, Kohl's



	1 mile	3 miles	5 miles
2025 Total Population	6,397	50,964	105,985
Total Households	3,042	21,353	41,298
2025 Daytime Population	18,049	97,907	151,502
2025 Average HH income	\$161,580	\$166,838	\$178,265

Cool Springs Zoom Aerial



Property Photos

