

MEDICAL OFFICE SPACE FOR LEASE

Physicians Plaza

100 COVEY DRIVE | FRANKLIN, TN



Property Overview

51,720 SF

3 Story Medical Office Building

Location

Convenient location with direct access to I-65 and Murfreesboro Rd.

Nestled within Williamson Health's Medical Center hospital campus.

Parking

Free staff and patient surface parking with covered drop-off area.

Building

Owned and managed by Welltower.

Common area renovations scheduled in 2024.

Availabilities

210 | 1,479 SF | Spec suite in-process

306 | 626 SF | Available now

309 | 3,031 SF | Available now

[PROPERTY PAGE](#)

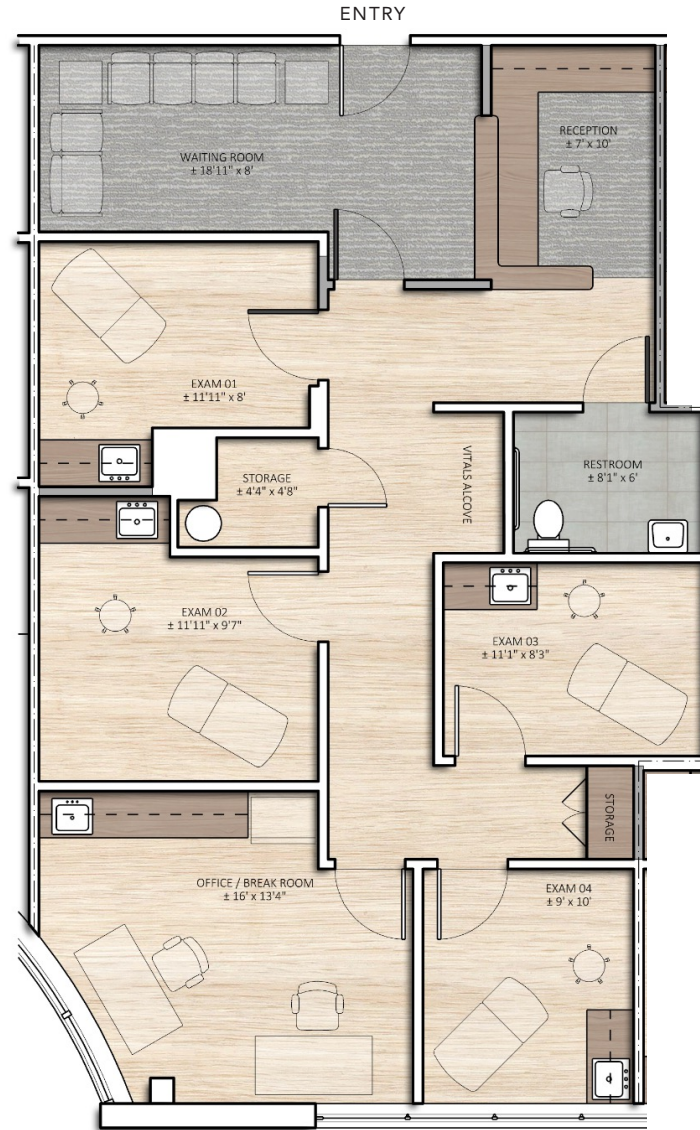
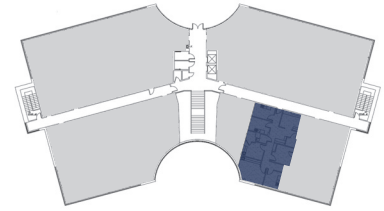


Suite 210

1,479 SF | Available October 2024

- Spec suite build-out in process
- 4 exam rooms
- 1 office / break room
- In-suite restroom

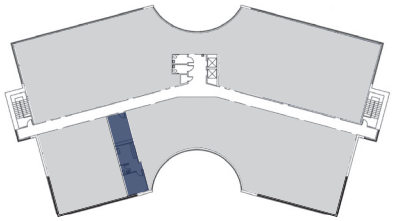
VIRTUAL TOUR RENDERING



**Planned Layout*

Suite 306

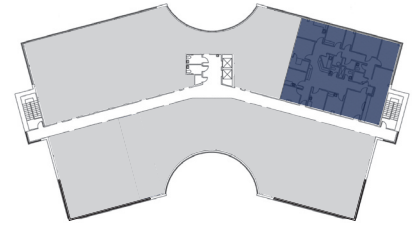
626 SF | Available Now



VIRTUAL TOUR



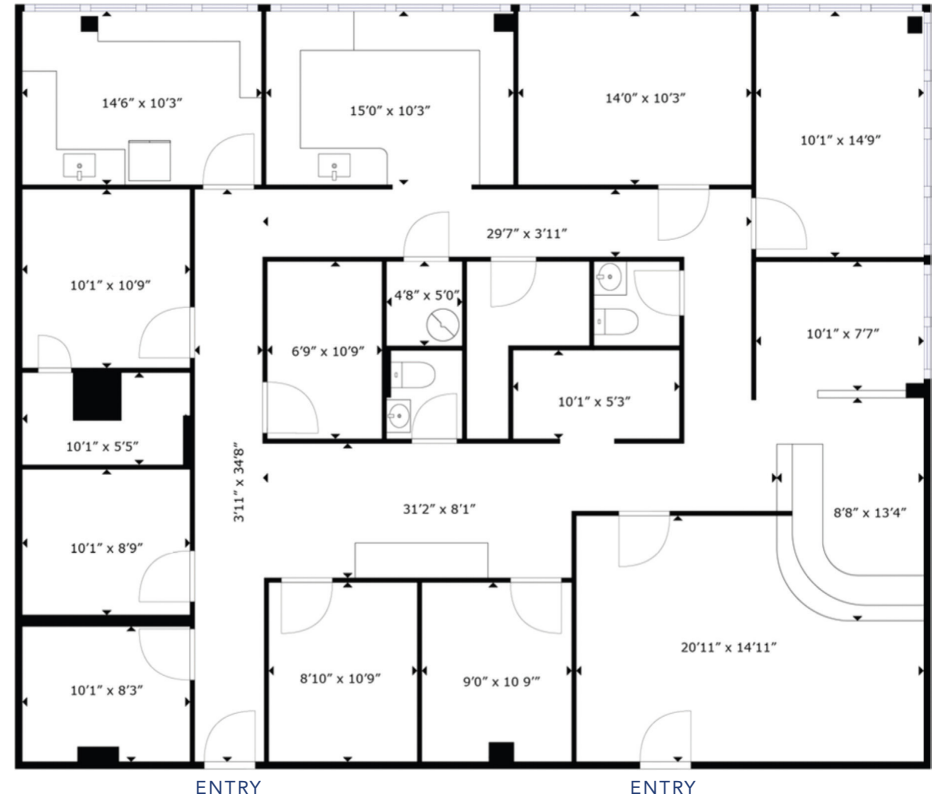
Suite 309



3,031 SF | Available Now

- 8 exam rooms
- 3 offices
- Kitchen/break room
- 2 in-suite restrooms
- Second entry
- Waiting/reception area
- Corner suite

[VIRTUAL TOUR](#)



Demographics & Tenant Mix

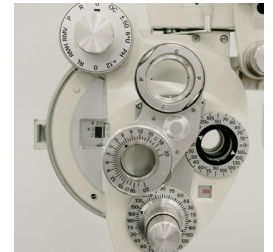
	3 MILES	5 MILES	10 MILES
2023 Population	50,946	96,759	223,788
2028 Population Projection	55,067	104,669	241,434
Historical Population Growth (2010-2023)	30%	31%	36%
Avg Household Income	\$133,813	\$135,190	\$151,863

INSURANCE MIX (5 MILES)

Employer Paid	66%
Direct Purchase	10%
Medicare	5%
Medicaid	4%
Multiple	15%

TENANT MIX

Clinical Trials Center of Middle TN
 Dr. Naomi Paschall (OBGYN)
 Face it Franklin
 Female Urology
 Hanger Prosthetics & Orthotics
 Hearing Services of Franklin
 Tennessee Retina
 Tennessee Maternal Fetal Medicine
 Vertex Spine & Pain
 Williamson Medical Center
 Zeh Family Dentistry



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FOR MORE INFORMATION:

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