

4009 O'HALLORN

SPRING HILL, TN

For Sale

High-End Daycare Facility

14,472 SF on 2.49 Acres



Tour by
appointment
only to avoid
disrupting
the tenant.

EXECUTIVE SUMMARY

4009 O'Hallorn is a high-end daycare facility located in the rapidly growing city of Spring Hill, Tennessee. Currently designed to accommodate 240 children, the property offers a versatile space with potential for institutional, medical office, or church use. The building's robust features include interior concrete walls, a large auditorium with high ceilings, and an expansive playground. On-site amenities further elevate the property, including high-end audio equipment, a camera surveillance system, a full-service commercial kitchen, and a keyless security system.



PROPERTY SUMMARY

ADDRESS	4009 O'Hallorn Drive, Spring Hill, TN 37174
COUNTY	Williamson
SUBMARKET	Spring Hill, Cool Springs, Franklin
SITE SIZE	2.49 Acres
BLDG SIZE	14,472 SF
PARKING	45 Spaces
YEAR BUILT	2018
ASKING	Call for Pricing Guidance

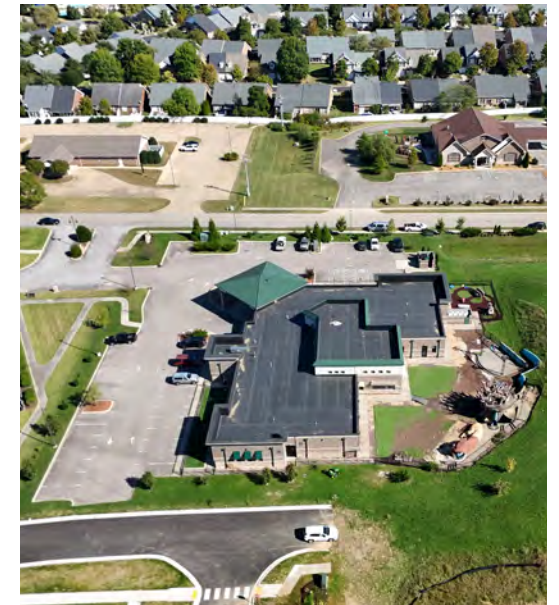


**14,472 SF on
2.49 Acres**

**Located in the fastest growing
city in Tennessee**

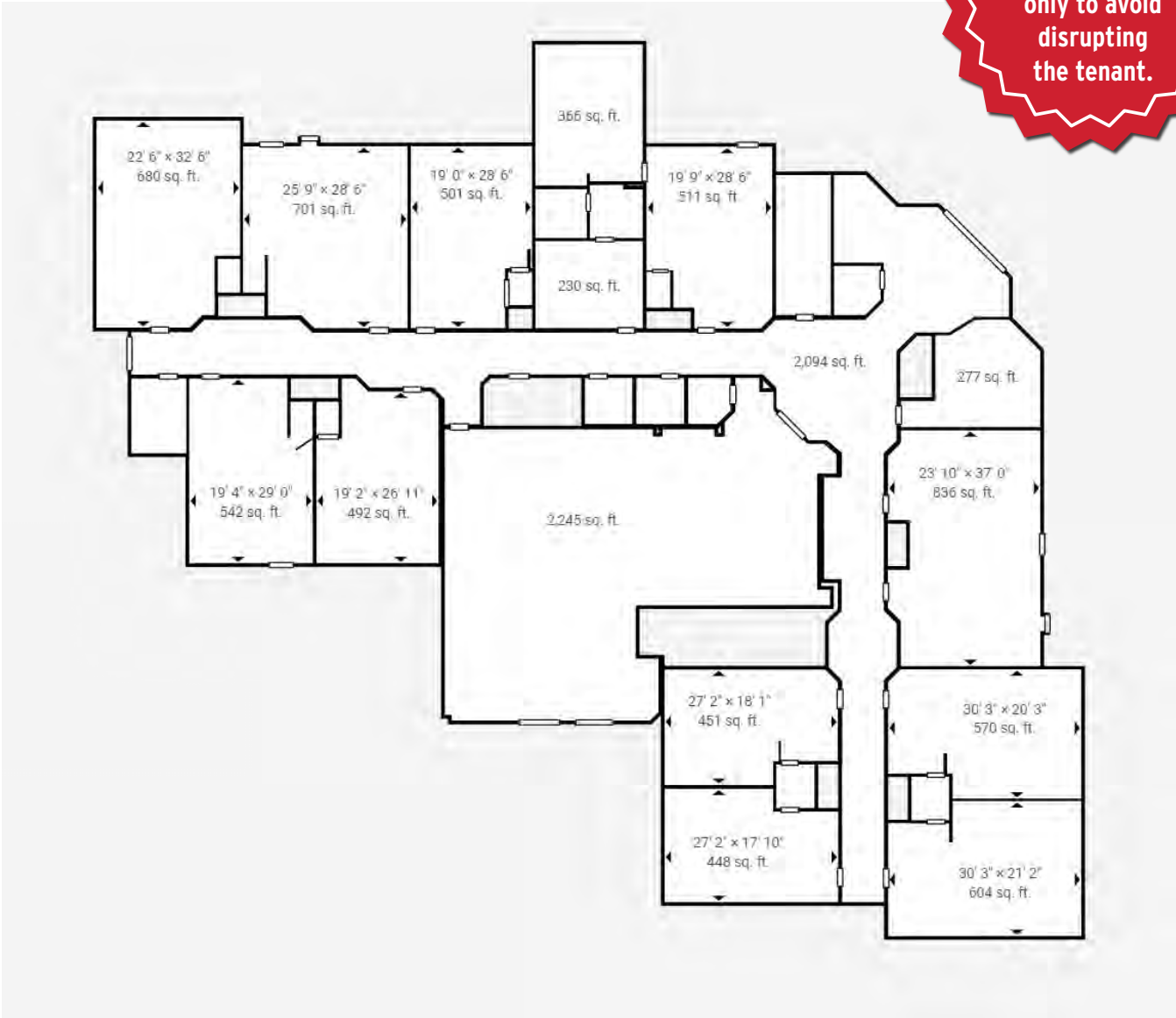
**±5,000 homes within a
1-mile radius**

**Potential other uses include
institutional, medical office, or
church**



FLOOR PLAN

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Square footage and dimensions are approximate, actual may vary



SITE PLAN



O'HALLORN DRIVE

DISCOVER SPRING HILL

Spring Hill, spanning Maury and Williamson counties, has experienced a remarkable population surge over the past 25 years, skyrocketing from 7,115 in 2000 to an impressive 50,005 in 2020. A robust job market and expanding industries contribute to the city's growth trajectory. With a median household income of \$90,778, Spring Hill boasts a vibrant economy. The median home price at \$498,000 reflects the area's prosperity, while a low 2.5% unemployment rate underscores the community's resilience and opportunity.

WILLIAMSON COUNTY ACCOLADES

#18 Fastest Growing County in the Country

Top 5 Lowest Crime Rates in the State

14th Richest County in the US

3.3% Unemployment Rate (US Average of 6.0%)

#1 Best School District in Nashville & #1 Ranked Multi-High School District in the State

MAURY COUNTY ACCOLADES

#1 County for Business Growth, GDP Growth, New Building Permits, and Overall Investment

Top 10 Fastest Growing Counties in Tennessee

Over 3,400 jobs created and \$4.8 billion in capital since 2020



Data sources include zipdata maps, Nashville Chamber, Bestplaces.net, niche.com, and the US Census Bureau, Maury Alliance

POINTS OF INTEREST



4009 O'HALLORN

±5,000
Households



INTERIOR IMAGES



FOR MORE INFORMATION, CONTACT

Axson West

615.250.8670

awest@southeastventure.com

Greg Barro

615.828.5115

gbarro@southeastventure.com

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 SOUTHEAST VENTURE