

FOR SALE | LEGACY PROPERTY IN DOWNTOWN FRANKLIN HISTORIC DISTRICT

# 108 BRIDGE STREET

FRANKLIN, TENNESSEE



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## EXECUTIVE SUMMARY

Real Equity Group of Compass RE Commercial is proud to present a rare opportunity to acquire 108 Bridge Street, a historically significant and highly adaptable property in the heart of Downtown Franklin's Historic District.

Known as the Moore-Morris History & Culture Center, this legacy property features a fully equipped commercial kitchen and is well-suited for adaptive reuse as a high-end restaurant, private club, gallery, boutique retail, office space, or civic programming. Located just steps from Main Street and the Public Square, 108 Bridge Street combines historic charm with functional flexibility and exceptional visibility.

The building sits on a beautifully landscaped lot and includes 40 marked parking spaces, an uncommon amenity in the downtown core. The interior layout supports a wide range of use cases and has been thoughtfully maintained to preserve original character while supporting modern operations.

With First Avenue District zoning and proposed restrictive covenants (available upon request under NDA), this property is well-positioned for a buyer committed to honoring its historic value. These are the kinds of buildings that rarely come to market — cornerstones of Franklin's built history that offer both immediate usability and long-term upside.

While available individually, 108 Bridge Street may also be acquired as part of a portfolio with adjacent 112 Bridge Street.

*Additional property information, including zoning details, proposed covenants, and building improvements, is available upon request and subject to NDA.*





## PROPERTY SPECIFICATIONS

<b>LIST PRICE</b>	Negotiable / Call for Offers
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<b>BUILDING SIZE</b>	6,604 SF
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<b>ACRES</b>	0.60 Acres
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<b>LOT DIMENSIONS</b>	90 x 292
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<b>YEAR BUILT</b>	1905
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<b>BUILDING HEIGHT</b>	3 Stories
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<b>PARKING RATIO</b>	40 Spaces (6.06/1,000 SF)
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## PROPERTY LOCATION

- 108 Bridge Street, Franklin, Tennessee 37064
- Located within the Downtown Franklin Historic District
- One block from Main Street and Public Square

## ARCHITECTURAL & PROPERTY HIGHLIGHTS

- Distinctive historic architecture with preserved exterior façades
- Known locally as the *Moore-Morris History & Culture Center* and formerly as the *McConnell House*
- Thoughtfully maintained interiors with modern systems and flexible floorplans
- Fully equipped commercial kitchen in place
- Mature landscaping and rare on-site parking with 40 marked spaces
- Potential for adaptive reuse including high end dining, private club, or other creative concepts

## INVESTMENT HIGHLIGHTS

- Prime location in the Downtown Franklin Historic District
- Listed on the National Register of Historic Places
- Zoned First Avenue District with Historic Preservation Overlay
- Walkable to Main Street, Public Square, and The Factory at Franklin
- Surrounded by award-winning dining, retail, and cultural institutions
- Ideal for owner-users, institutional investors, or preservation-focused buyers
- Offered individually or as part of a portfolio with 112 Bridge Street





## HISTORICAL SUMMARY

The Moore-Morris History & Culture Center is housed in one of Franklin's most historically significant landmarks, with roots stretching back to 1803. That year, pioneer Benjamin White opened White's Tavern & Inn—the town's first hotel and a vital social hub for both residents and travelers. The inn's role as a gathering place became even more prominent after a bridge was built across the Harpeth River in 1819.

Throughout its early years, it welcomed many prominent guests, including Presidents Andrew Jackson and James K. Polk, as well as U.S. Senators Felix Grundy and Thomas Hart Benton. In the early 20th century, the site transitioned from hospitality to civic use when Williamson County acquired the property. In 1905, a new three-story brick jail designed by Nashville architect Clarence K. Colley was completed, followed by the addition of a front façade and a sheriff's residence two years later. This facility served as the county jail until 1941, when a more modern structure—the building now known as The LeHew Magid Big House for Historic Preservation— was built next door.

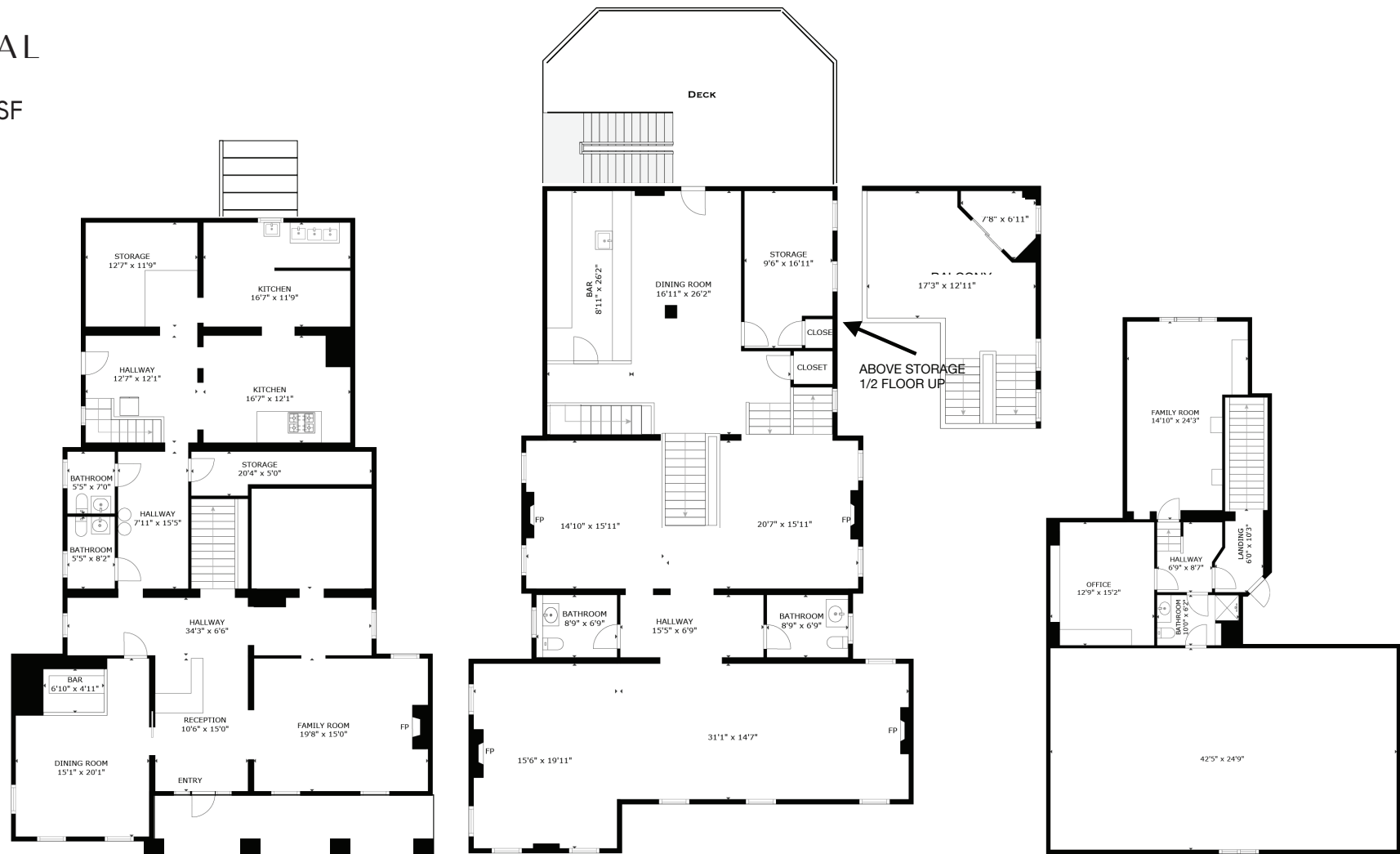
The 1905 building was recognized for its historical and architectural significance with a listing on the National Register of Historic Places in 1972. In 1980, it received a Certificate of Merit from the Tennessee Historical Commission for successful adaptive reuse. Over the decades, the space has served a variety of roles, including a community center, headquarters for Matrix Enterprises cable TV, Battle Ground Brewery, Monell's Restaurant, and most recently, the McConnell House event venue.

Today, the building enters a new chapter as the Moore-Morris History & Culture Center—the first permanent interactive museum dedicated to telling the comprehensive story of Williamson County. Through immersive exhibits and engaging programming, it offers insight into the region's diverse social, cultural, and economic heritage, establishing itself as a vibrant educational and cultural resource for the community.

# PROFESSIONAL MEASUREMENT

TOTAL

6,604 SF



FIRST FLOOR

2,769 SF

SECOND FLOOR

3,152 SF

THIRD FLOOR

683 SF





## DOWNTOWN FRANKLIN

Discover the essence of small-town Southern charm in Franklin, a historic gem just minutes away from the vibrant energy of Nashville. This picturesque town, steeped in rich history and fueled by an innovative spirit, provides an ideal environment for both families and entrepreneurs to flourish.

Situated twenty miles south of Nashville, Franklin's Main Street unfolds like a storybook-perfect setting. Immerse yourself in the allure of landmarks such as the historic Franklin Theatre, a timeless venue dating back to 1837 that continues to host movies, concerts, and shows.

Recognized by the National Trust for Historic Preservation with the prestigious "Great American Main Street" honor, Franklin stands as a testament to outstanding downtown and Main Street revitalization. As a distinguished member of the National Register of Historic Places, Franklin offers a unique blend of history, charm, and innovation, creating an experience unlike any other.

## ANNUAL EVENTS

- Main Street Festival
- Franklin on the Fourth
- Bluegrass Along the Harpeth
- Pumpkinfest
- Wine Down Main Street
- Christmas Tree Lighting Ceremony & Christmas Parade
- Dickens of a Christmas





## NEARBY ATTRACTIONS

- 1. Franklin Theatre**  
Art Deco cinema and live music
- 2. White's Mercantile**  
Southern lifestyle boutique
- 3. Tin Cottage**  
Home décor in a circa-1897 building
- 4. Gray's on Main**  
Cocktails & live music
- 5. Public Square**  
Historic plaza and home to the Williamson County Courthouse
- 6. Onyx & Alabaster**  
Coffee lounge and interior design house in historic City Offices building
- 7. Franklin Social**  
Private members community atop the Crews Public Square building
- 8. Biscuit Love**  
Southern brunch in historic Corn House
- 9. The Harpeth Hotel / 1799 Kitchen & Cocktails**  
Curio Collection by Hilton – boutique lodging and refined dining
- 10. Landmark Booksellers**  
Historic independent bookstore
- 11. Culaccino Italian Restaurant**  
Housemade pastas and woodfired pizzas
- 12. Slice House by Tony Gemignani**  
Award-winning pizzeria from world-renowned pizza chef Tony Gemignani, in a repurposed service station



















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