

FOR SALE

±2,080 SF Available

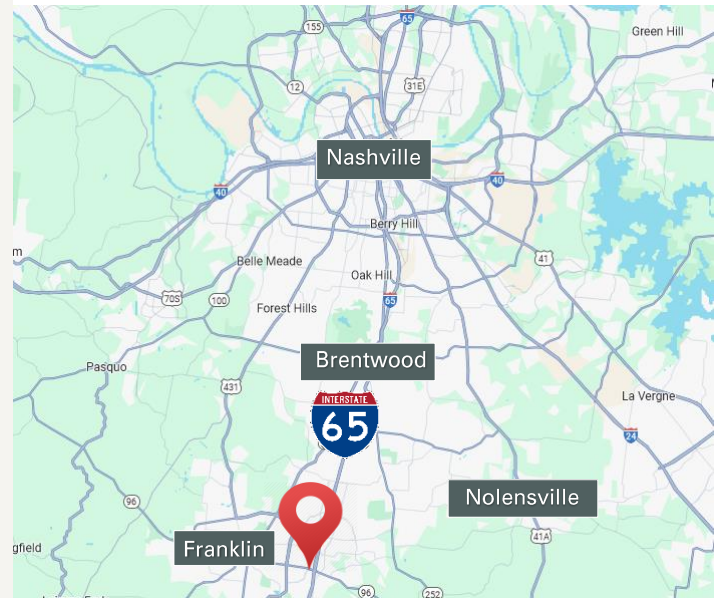
Rare Opportunity to Purchase a Stand-Alone Office Building in the Sought-After Franklin Market

1105 - 1107 Lakeview Dr, Franklin, TN 37067



HIGHLIGHTS

- Stand-alone office building for sale on a ±0.38 acre corner lot with great visibility on Royal Oaks
- ±2,080 SF Available
- Sale Price: \$1,300,000
- New roof, 4 HVAC units, plumbing and electrical in last 3 years
- 12+ Parking spots
- Building is surrounded by affluent demographics
 - 107,110 People live within 5 miles of the subject site with an average household income of \$145,203
- Less than 3 miles from historic downtown Franklin
- 15,116 Average Daily Traffic on Royal Oaks Blvd
- Less than 1 mile from Hwy 96 and I-65
- Located in an active, highly trafficked commercial corridor surrounded by numerous retail amenities



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Sale
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Office Building

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Franklin, TN 37067
Williamson County

CHARLES
HAWKINS CO.



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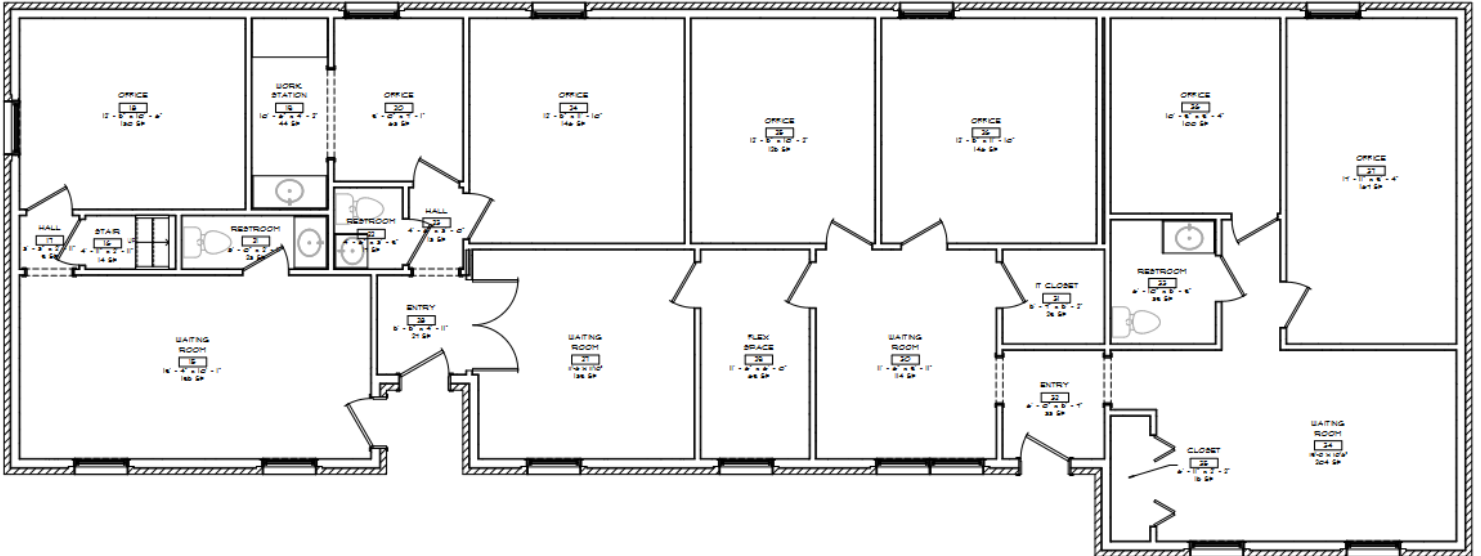
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FLOOR PLAN



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 Williamson County

**CHARLES
 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: 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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