

.....

5030

CAROTHERS PARKWAY



FOUNDRY
COMMERCIAL

Over VIEW

5030 Carothers Parkway, Franklin, Tennessee 37067

- MODERN CONSTRUCTION
- CENTRAL LOCATION
- WALKABLE AMENITIES
- BRAND NEW BUILDING

SPACE AVAILABLE

1,749 - 8,734 SF

FLOOR PLATE

14,097 SF

LEASE STRUCTURE

NNN

BRAND NEW CONSTRUCTION DELIVERED

December 2021

PARKING RATIO

4/1,000

USES

Office

STORIES

3

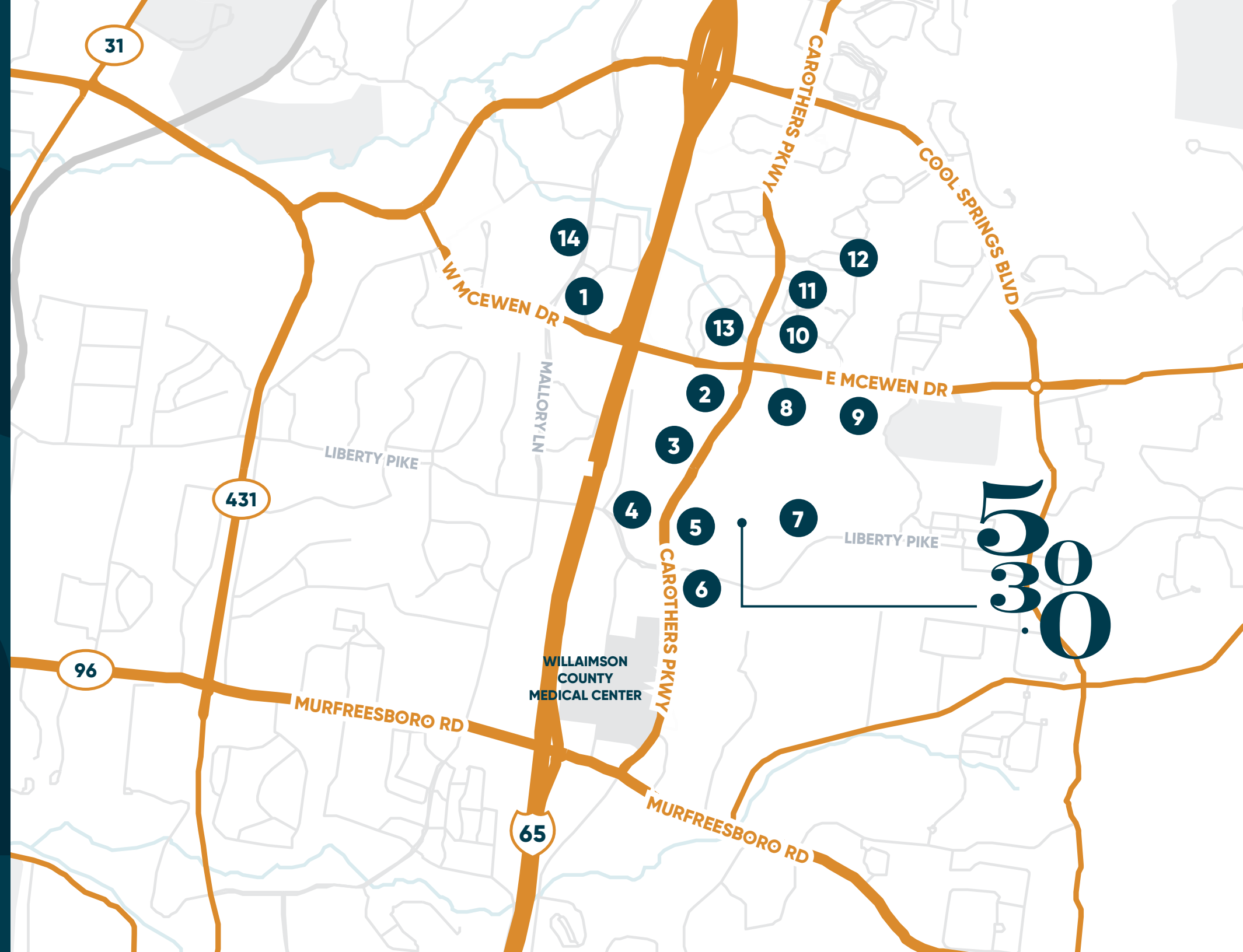
brand new construction



**LOCATED IN THE HEART OF
DEVELOPMENT IN COOL
SPRINGS, 5030 CAROTHERS
IS EASILY ACCESSIBLE TO
INTERSTATE 65**

**nearby
developments**

- 01 MCEWEN AT MALLORY
- 02 AUREUM
- 03 GOLDBERG COS. PROJECT
- 04 CAROTHERS CROSSINGS WEST
- 05 CAROTHERS CROSSINGS EAST
- 06 PEAK 10 DATA CENTER
- 07 MOSBY COOL SPRINGS
- 08 OVATION
- 09 MARS PET CARE
- 10 BIGBY
- 11 CADENCE COOL SPRINGS
- 12 ONE GREENWAY CENTRE
- 13 FRANKLIN GREEN
- 14 MALLORY GREEN



530

LIFETIME



NEXT DOOR AMENITIES

- LIFETIME FITNESS
- STARBUCKS
- BUTTERMILK SKY PIE SHOP
- TOYOS CLINIC
- CHICKEN SALAD CHICK
- COOL SPRINGS MODERN DENISTRY
- JUICE BAR
- FIRST BANK

NEXT DOOR

amenities

5030 Carothers is surrounded by an innumerable amount of restaurants and amenities not only within the neighborhood, but a **variety of restaurants and wellness facilities within walking distance...**

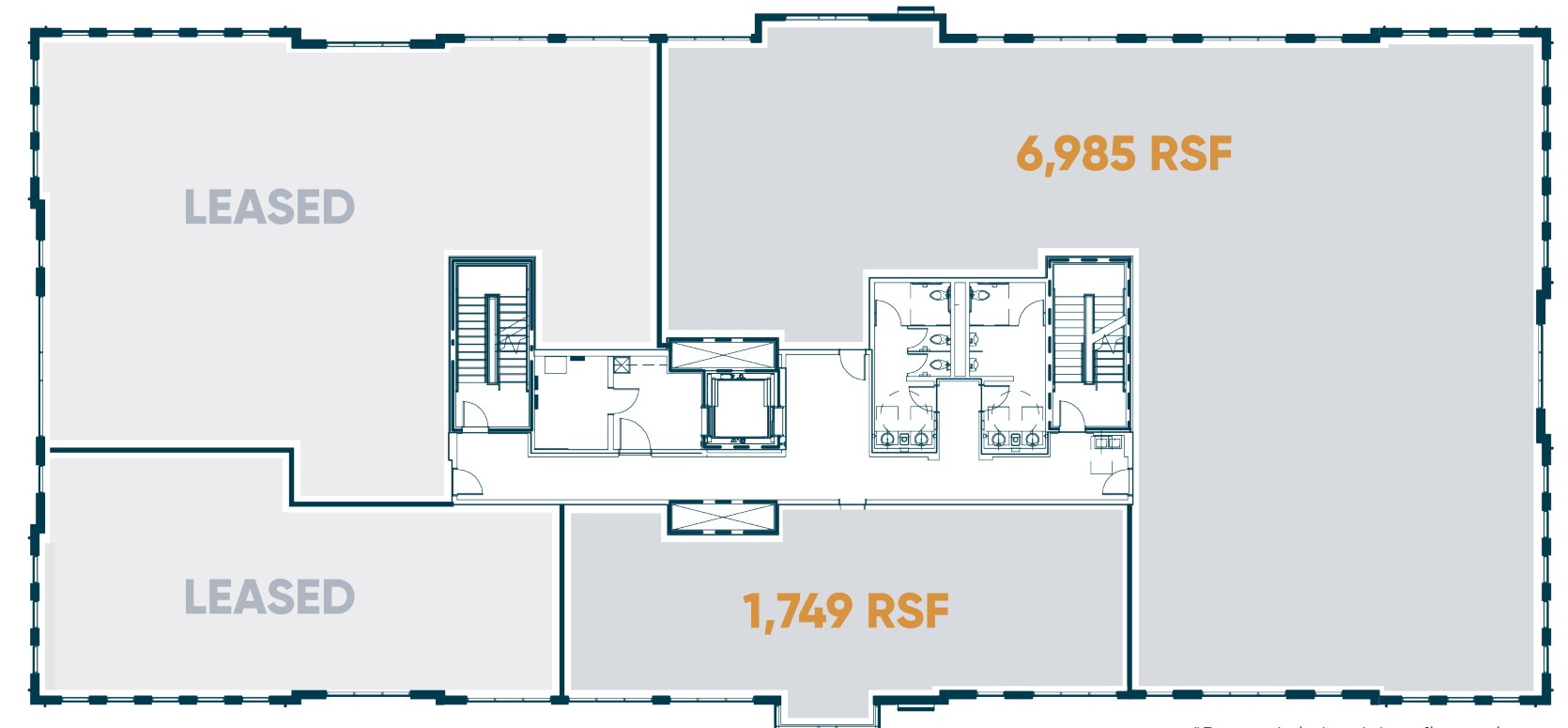


available

2ND FLOOR

space

1,749-8,734 SF



*Potential demising floor plan

demo

graph

FRANKLIN, TENNESSEE

itics

METRO AREA FOR TOP CITIES AMERICANS ARE MOVING TO (REALTOR.COM)

#1

COST OF LIVING LESS THAN NATIONAL AVERAGE. RANKS AMONG LOWEST FOR COST OF LIVING

3.3%

FASTEST GROWING MSA

#4

YOY POPULATION GROWTH SINCE 2010

16%

3 MILE AVERAGE INCOME

\$119,688

3 MILE RADIUS POPULATION

32,406

FASTEST GROWING CITY IN THE US (FORBES)

7th

BEST PLACE FOR BUSINESS AND CAREERS IN 2019 (FORBES)

15th

1530

contact

SHELBY HALL

T. 615.771.0770 | M. 901.517.3867

SHELBY.HALL@FOUNDRYCOMMERCIAL.COM

JOHN MUDGETT

T. 615.334.7259 | M. 916.751.9580

JOHN.MUDGETT@FOUNDRYCOMMERCIAL.COM

FOUNDRY
COMMERCIAL