

FOR LEASE

±2,052 SF Available

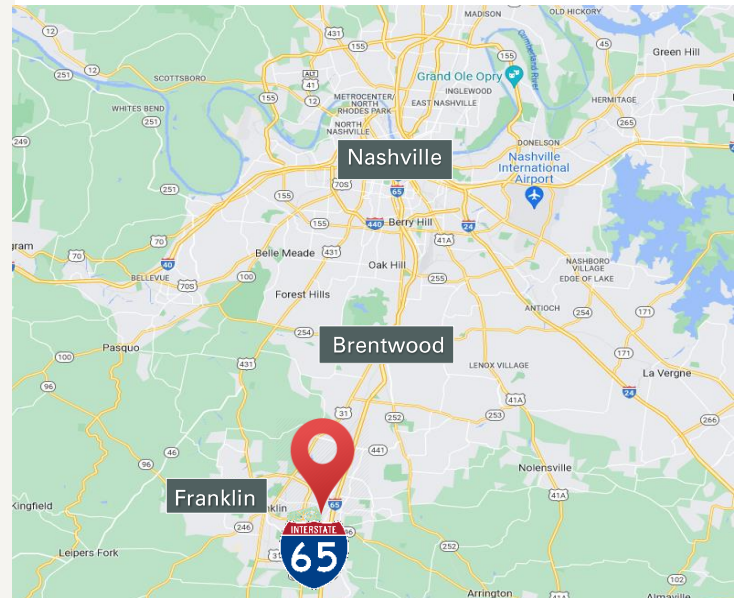
Rare Franklin Flex Opportunity with Great Interstate Access

128 Holiday Ct, Suite 123, Franklin, TN 37067



HIGHLIGHTS

- Rare Franklin Flex Opportunity
- ±2,052 SF Available
- Lease Rate: \$4,000/month NNN (NNN equals approximately \$3.60/SF)
- Flex space with a terrific buildout, including high exposed ceilings, an open layout, and a roll-up door leading to the warehouse
- Great location less than 1 mile from I-65 and Hwy 96
- Strategically positioned 3 miles from historic downtown Franklin and the Factory at Franklin
- Surrounded by ample shopping, dining, and service options



Brents Herron

Vice President

C: 615-485-4538

brherron@charleshawkinsco.com

Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

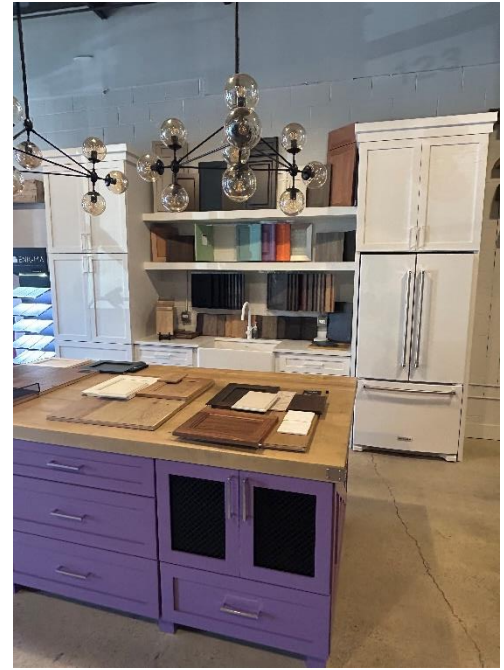
T: 615.256.3189

For Lease
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Flex Space

128 Holiday Ct, Suite 123
Franklin, TN 37067
Williamson County

CHARLES
HAWKINS CO.

PHOTOS



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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



FAST GROWING COUNTY WILLIAMSON COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



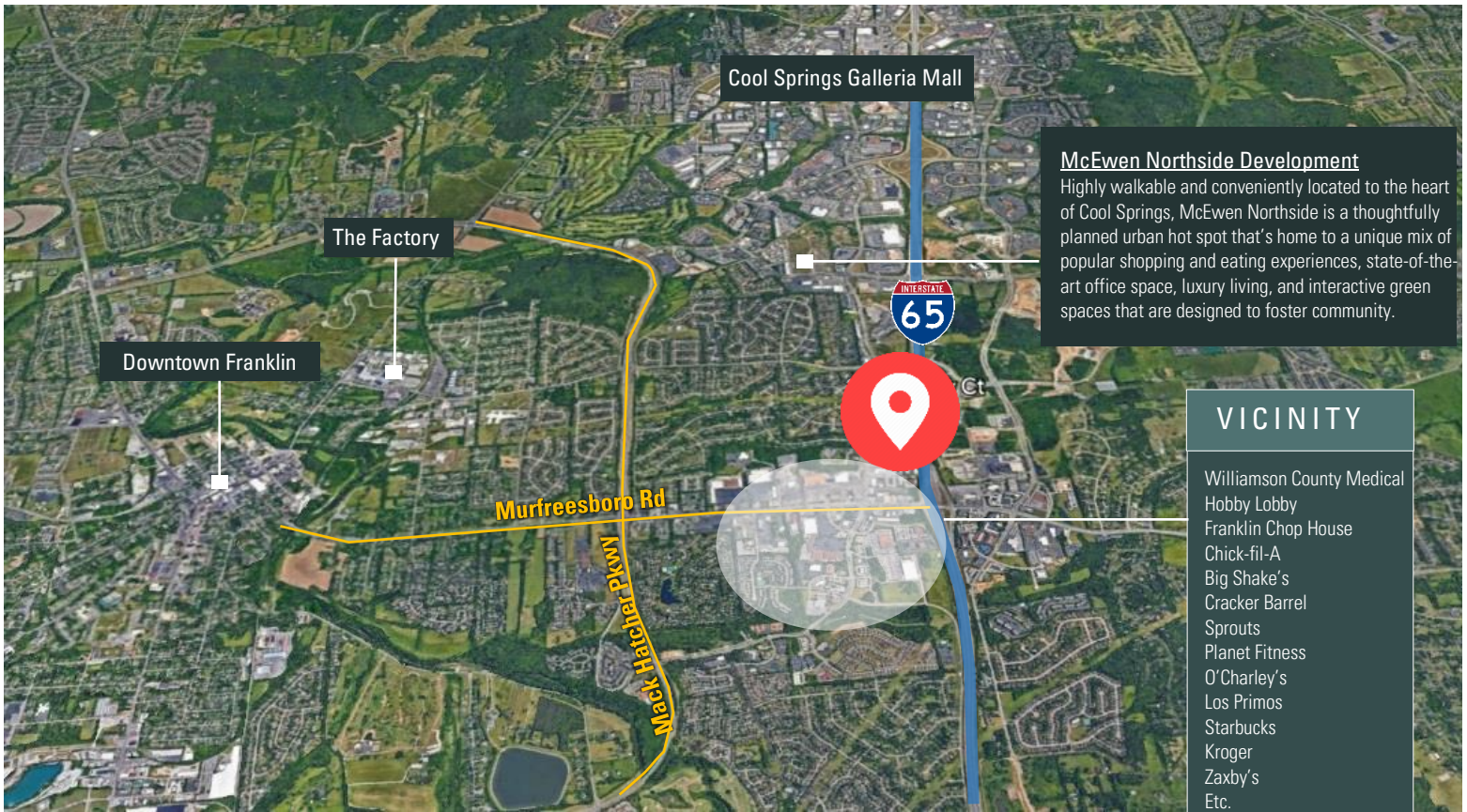
\$103,543 Median household income



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)



McEwen Northside Development
 Highly walkable and conveniently located to the heart of Cool Springs, McEwen Northside is a thoughtfully planned urban hot spot that's home to a unique mix of popular shopping and eating experiences, state-of-the-art office space, luxury living, and interactive green spaces that are designed to foster community.

- VICINITY**
- Williamson County Medical
 - Hobby Lobby
 - Franklin Chop House
 - Chick-fil-A
 - Big Shake's
 - Cracker Barrel
 - Sprouts
 - Planet Fitness
 - O'Charley's
 - Los Primos
 - Starbucks
 - Kroger
 - Zaxby's
 - Etc.

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