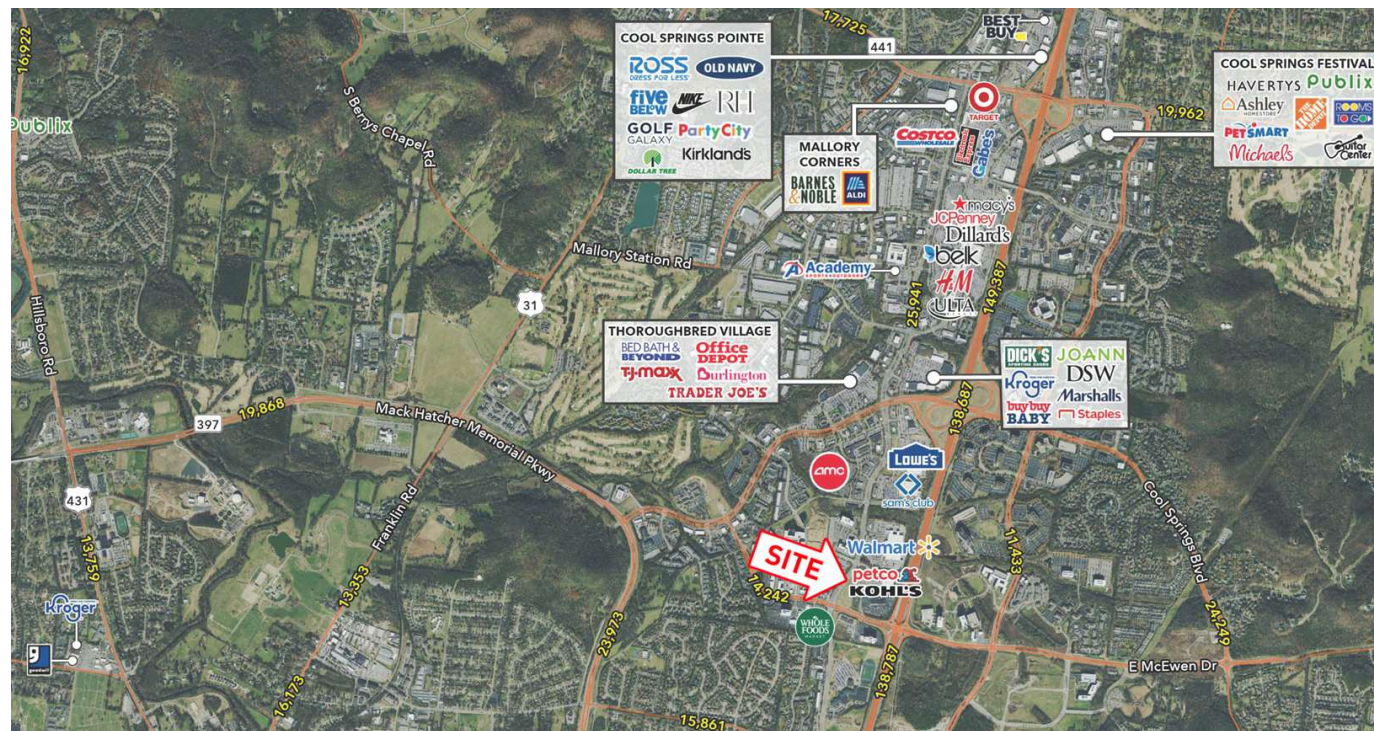


KOHL'S OUTPARCEL – FRANKLIN, TN

Franklin, TN 37067 | 300 Spring Creek Drive | Mallory Lane & Spring Creek | #522



- +/- 0.6 AC outparcel (approximately 175 ft x 155 ft)
- Signalized access at Mallory Ln (18,821 ADT) and W McEwen Dr (14,242 ADT)
- Cross access with Walmart Supercenter
- Anchored by Kohl's department store

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES | TRAFFIC COUNTS | |
|-------------------------------|-----------|-----------|-----------|----------------|--------------|
| 2024 Total Population | 7,516 | 49,319 | 110,407 | Mallory Lane | 18,821 (ADT) |
| 2024 Total Households | 3,879 | 20,645 | 42,341 | W McEwen Drive | 14,242 (ADT) |
| 2024 Average Household Income | \$146,579 | \$158,834 | \$173,058 | | |

AVAILABLE AC:
APPROX 0.6 ACRES

GROUND LEASE:
CALL FOR INFO

ZONING:
COMMERCIAL

USE RESTRICTION:
CALL FOR DETAILS

AREA ANCHORS



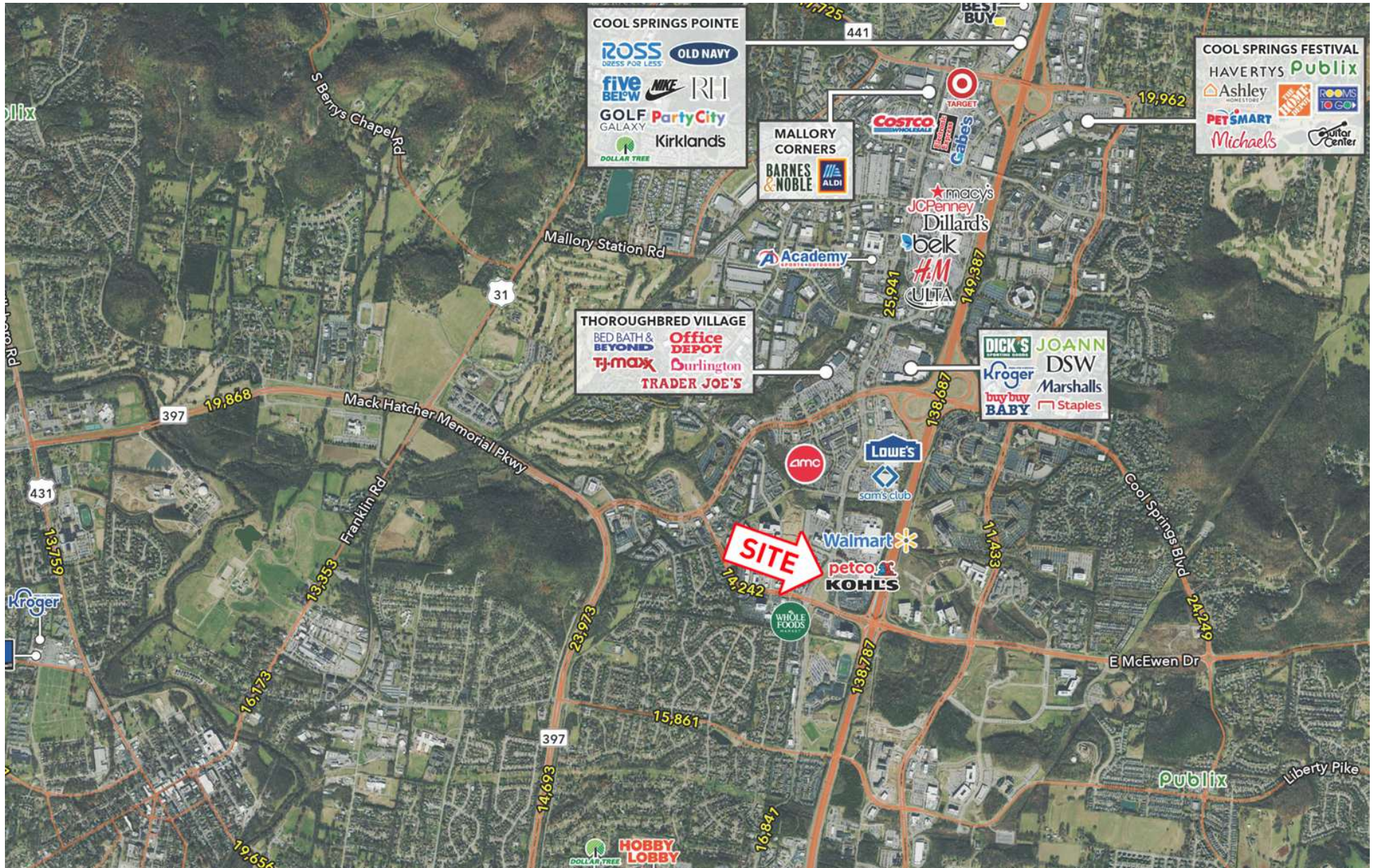
FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
CHRIS CALDWELL • chris.caldwell@tscg.com • 615.259.0200

Demographics: Esri

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CHAINLINKS
RETAIL ADVISORS

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