



RETAIL PROPERTY FOR LEASE

RETAIL PAD NEARBY DOWNTOWN FRANKLIN

603 Hillsboro Rd, Franklin, TN 37064

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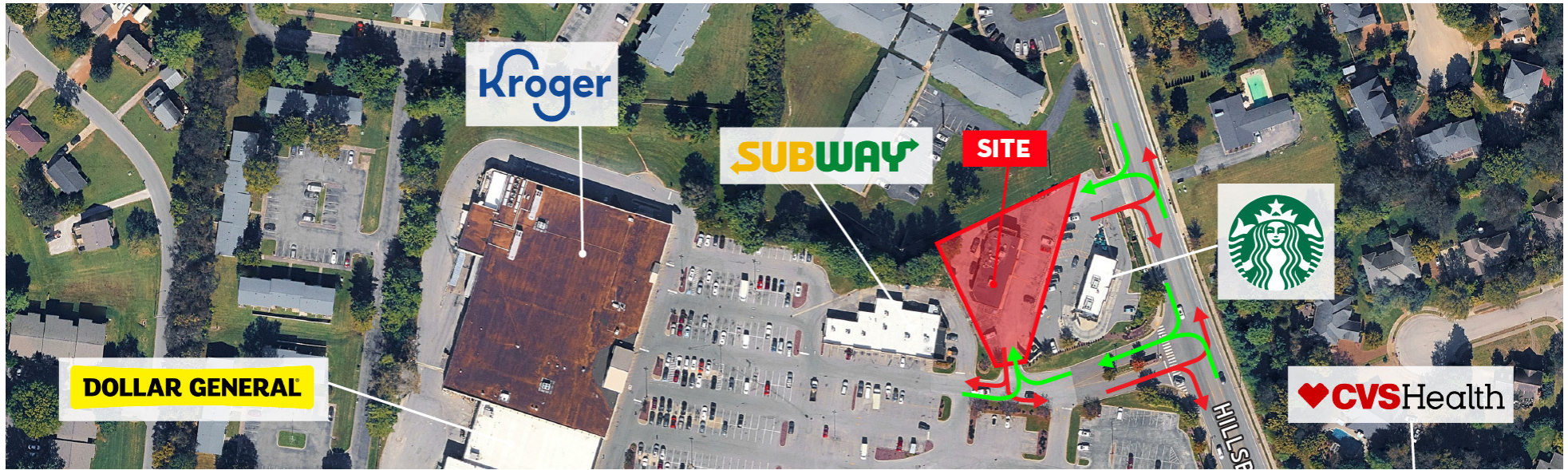
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**Baker Storey McDonald
Properties**

603 HILLSBORO ROAD

Franklin, TN 37064



PROPERTY DESCRIPTION

This property is situated less than a mile north of Historic Downtown Franklin on Hillsboro Rd, offering strong visibility and direct access to one of Williamson County's most traveled corridors. The site features an existing building of +/- 3,500 SF on 0.51 acres, suitable for custom retrofitting or available for ground lease development.

The property benefits from its proximity to Downtown Franklin's robust retail and dining ecosystem, including an established mix of locally owned boutiques, chef-driven restaurants, and nationally recognized brands that draw consistent foot traffic and regional visitors year-round. Franklin's downtown district is one of the most visited destinations in Middle Tennessee, supported by a dense and affluent surrounding residential base.

This is a rare opportunity to secure a pad site with existing improvements in an infill location with limited comparable availability.

PROPERTY HIGHLIGHTS

- Can retro-fit building or Ground Lease Land (+/- 3,500 SF)
- Located less than a mile north of Historic Downtown Franklin
- Direct visibility to Hillsboro Rd
- Great access throughout the property
- Call for pricing

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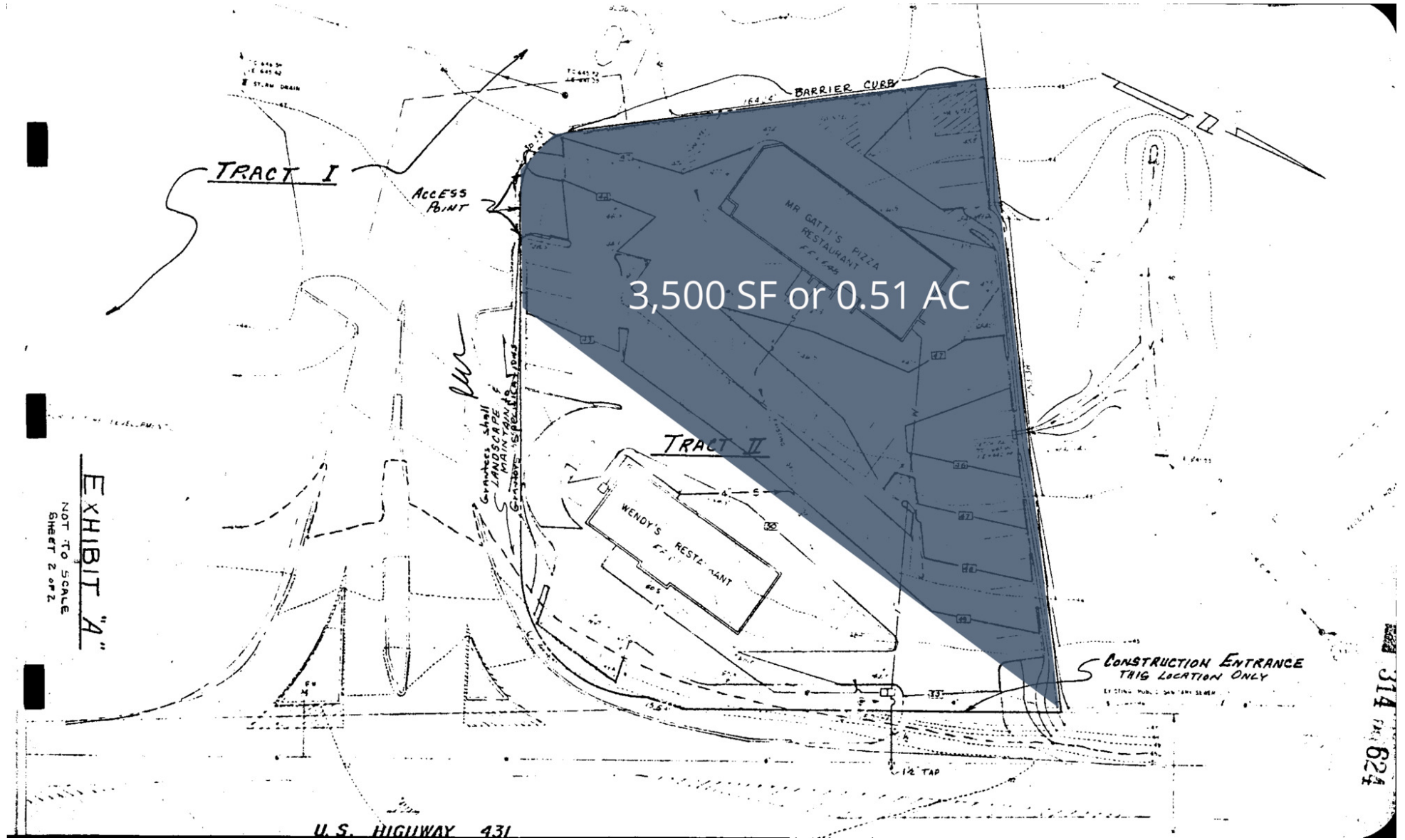


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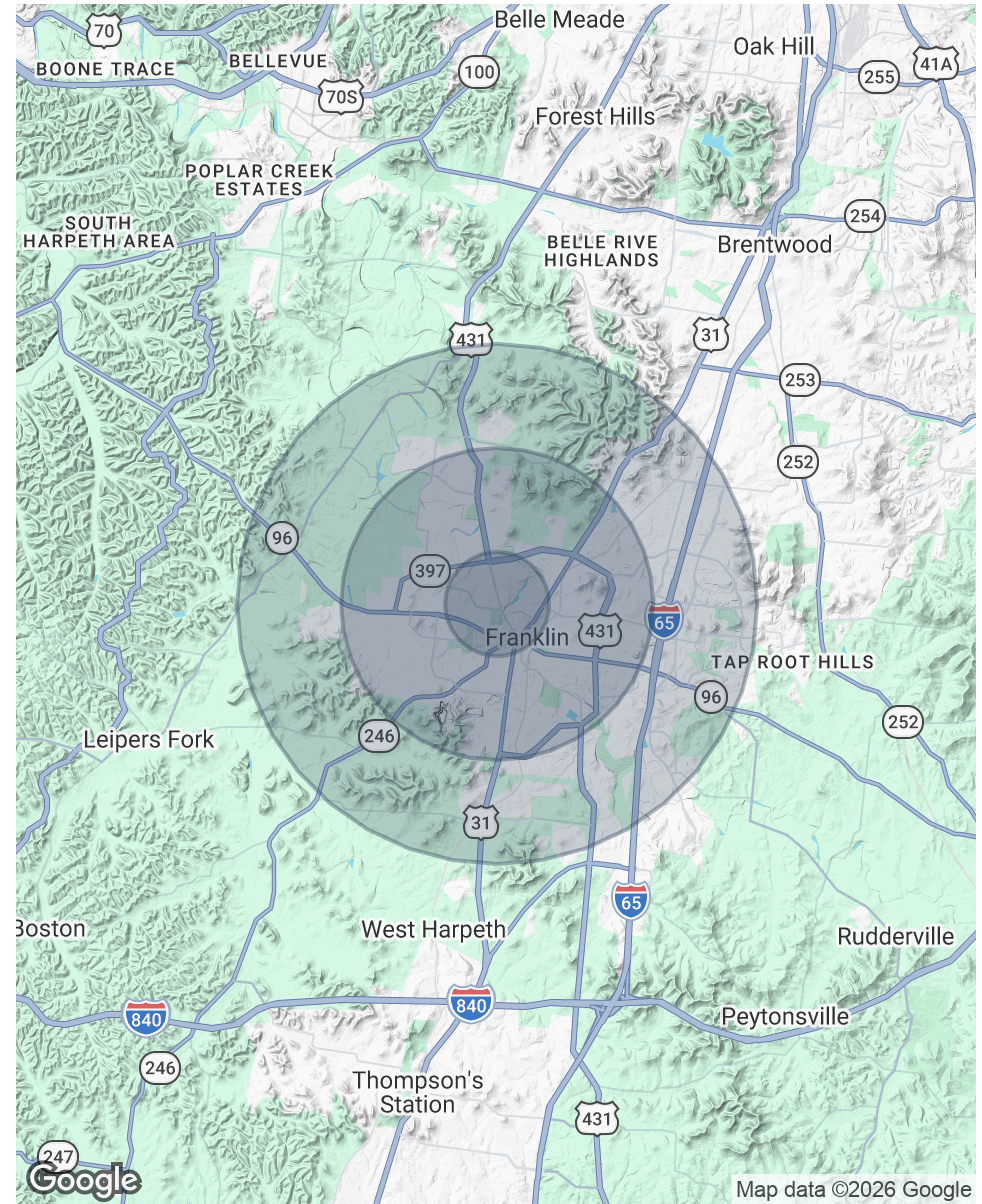
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,081	44,862	85,769
Average Age	37.8	39.4	40.0
Average Age (Male)	34.1	37.5	39.2
Average Age (Female)	39.6	40.6	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,562	16,937	33,440
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$130,123	\$140,426	\$151,798
Average House Value	\$604,481	\$621,291	\$691,522

2023 American Community Survey (ACS)



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