

FOR SALE OR LEASE

# 50,000 - 200,755 SF (Divisible)

117 Southeast Parkway, Franklin, TN 37064



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**Lincoln**  
PROPERTY COMPANY

**TPG**  
ANGEL & GORDON

**KBCADVISORS**

WILLIAMSON COUNTY, TN

# Irreplaceable Location

### Top Industries

- » Education
- » Health Care
- » Finance
- » Scientific
- » Insurance
- » Retail Trade
- » Entertainment

### Total Population

**495,926**

30 MIN DRIVE TIME



### Fastest Growing Job Market in the U.S.

As well as Tennessee's fastest growing county in population and job growth



### 25% of Inc. 5000 Companies in TN



### 12 of the 25 Largest

Publicly traded companies in the Nashville region

## POWERFUL DEMOGRAPHICS



DISTANCE



2024 TOTAL POPULATION

3 MILE

**26,109**



% OF HHS INCOME \$200K+

**22.48%**

5 MILE

**61,047**

**26.15%**

10 MILE

**158,457**

**28.10%**



% OF HHS INCOME \$200K+

**8.24%**

**12.03%**

**28.92%**

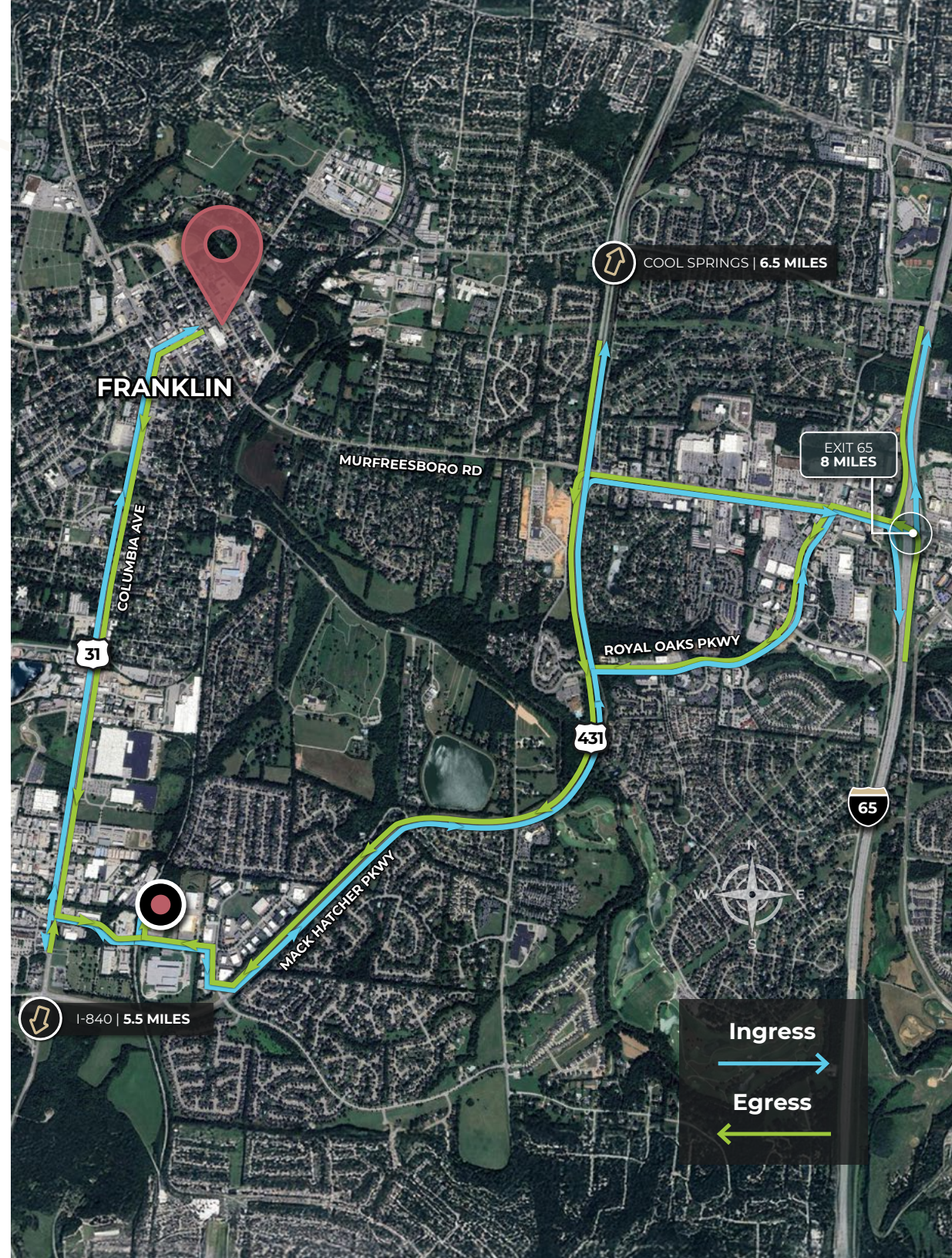


COMPARATIVE GEOGRAPHIES

STATE OF TN

NASHVILLE MSA

WILLIAMSON COUNTY



SITE PLAN

# Specifications



**50,000 -  
200,755 SF**  
AVAILABLE



**18' - 22'**  
CLEAR HEIGHT



**3**  
DRIVE-INS



**22**  
DOCK DOORS  
(10 FUTURE)



**175**  
AUTO PARKS



**20**  
TRAILER STALLS



# KBCADVISORS

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