

THE FALLS OFFICE PARK

AIRLINE RD & MILTON WILSON BLVD, ARLINGTON, TN 38002

FOR SALE
& LEASE



LOCATION DESCRIPTION

New office park under construction near the busy intersection of Airline Road and Milton Wilson Boulevard and across from a proposed new Kroger and Arlington High School with over 2,100 students

PROPERTY HIGHLIGHTS

- The Falls Office Park is located on 6.15 acres and is adjacent to a new retail center and proposed assisted living facility
- 6,330 SF available per building with 232 total parking spaces
- Less than a mile from Interstate 40 with excellent visibility and access to Milton Wilson Boulevard
- Area retailers include Fred's, AutoZone, Dollar General, O'Reilly Auto Parts, Sherwin-Williams Paint, McDonald's, Sonic, Olympic Steakhouse and Regions Bank
- Traffic Counts: Airline Road 12,667 AADT and Milton Wilson Blvd 14,466 AADT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	15,960	27,097	129,179
Daytime Population	13,448	22,285	112,289
Households	4,916	8,626	47,007
Average HH Income	\$124,625	\$130,504	\$108,012



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SIDNEY SEALE

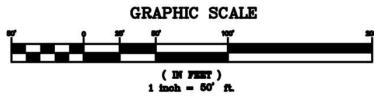
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AVAILABLE



SITE DATA	
TOTAL SITE:	6.15 ACRES
EX. ZONING:	SC
GROSS BLDG. A AREA	69,630 SF(6,330 SF/BLDG)
PARKING REQUIRED:	232 SPACES
1 SPACE PER 300 SF FOR OFFICE SPACE	
PARKING PROVIDED:	
ON-SITE SURFACE PARKING	225
A.D.A. SPACES	7
TOTAL	232

SUITE	TENANT NAME	SPACE SIZE
1	Available	6,330 SF
2	Available	6,330 SF
3	Available	6,330 SF
4	Available	6,330 SF
5	Available	6,330 SF
6	Available	6,330 SF

SUITE	TENANT NAME	SPACE SIZE
7	Available	6,330 SF
8	Available	6,330 SF
9	Available	6,330 SF
10	Available	6,330 SF
11	Available	6,330 SF



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