

MEDICAL OFFICE SPACE FOR LEASE

Physicians Plaza

100 COVEY DRIVE | FRANKLIN, TN



Property Overview

51,720 SF

3 Story Medical Office Building

Location

Convenient location with direct access to I-65 and Murfreesboro Rd.

Nestled within Williamson Health's Medical Center hospital campus.

Parking

Free staff and patient surface parking with covered drop-off area.

Building

Owned and managed by Welltower.

Common area renovations scheduled in 2025.

Availabilities

306 | 626 SF

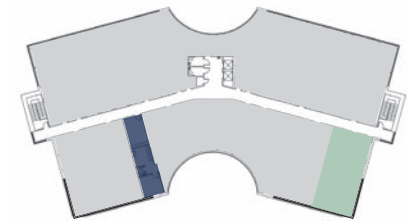
310 | 1,199 SF | Sublease

[PROPERTY PAGE](#)



Suite 306

626 SF



THIRD FLOOR AVAILABILITIES

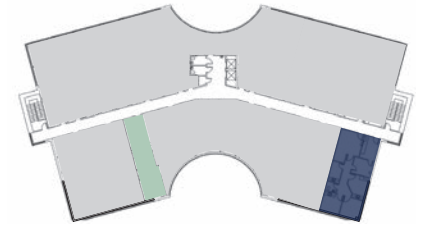
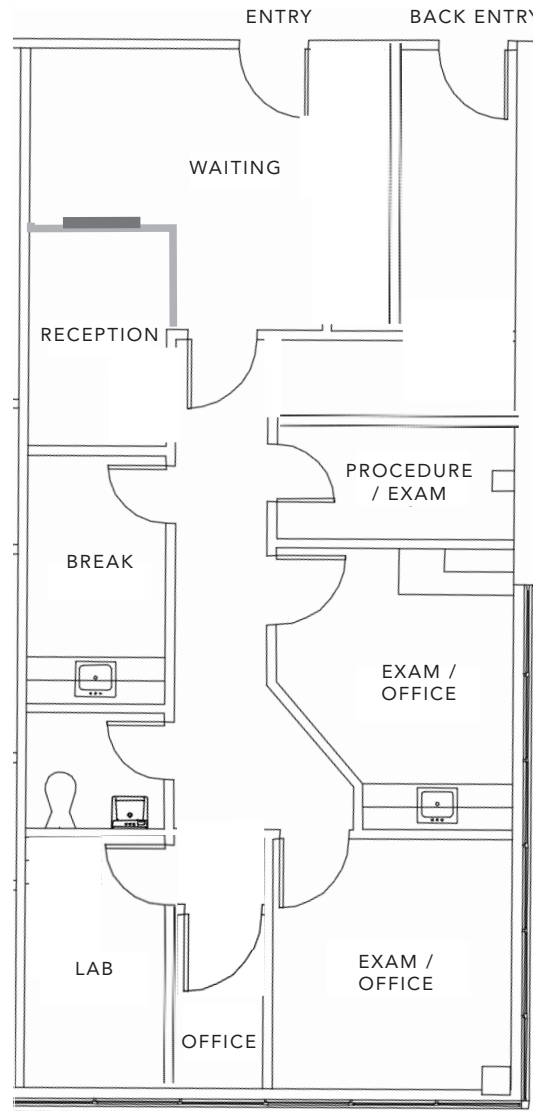
VIRTUAL TOUR



Suite 310

1,199 SF | Sublease

- 3 exam rooms
- Office
- Lab
- Break room
- In-suite restroom
- Back entry



THIRD FLOOR AVAILABILITIES

Demographics & Tenant Mix

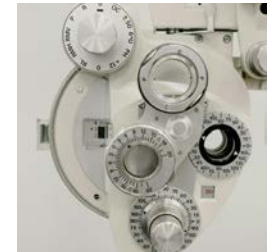
	3 MILES	5 MILES	10 MILES
2023 Population	50,946	96,759	223,788
2028 Population Projection	55,067	104,669	241,434
Historical Population Growth (2010-2023)	30%	31%	36%
Avg Household Income	\$133,813	\$135,190	\$151,863

INSURANCE MIX (5 MILES)

Employer Paid	66%
Direct Purchase	10%
Medicare	5%
Medicaid	4%
Multiple	15%

TENANT MIX

Clinical Trials Center of Middle TN
 Dr. Naomi Paschall (OBGYN)
 Female Urology
 Hanger Prosthetics & Orthotics
 Hearing Services of Franklin
 Tennessee Retina
 Tennessee Maternal Fetal Medicine
 Vertex Spine & Pain
 Williamson Medical Center
 Zeh Family Dentistry



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FOR MORE INFORMATION:

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