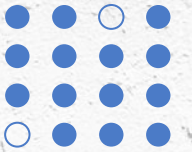


318 Seaboard Lane Franklin, TN 37067

SUITE 310 FOR SUBLEASE



EXCLUSIVE LEASING AGENT:

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MATTHEW POWELL

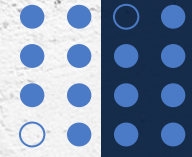
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BROKER OF RECORD

Hutt Cooke
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PROPERTY SUMMARY



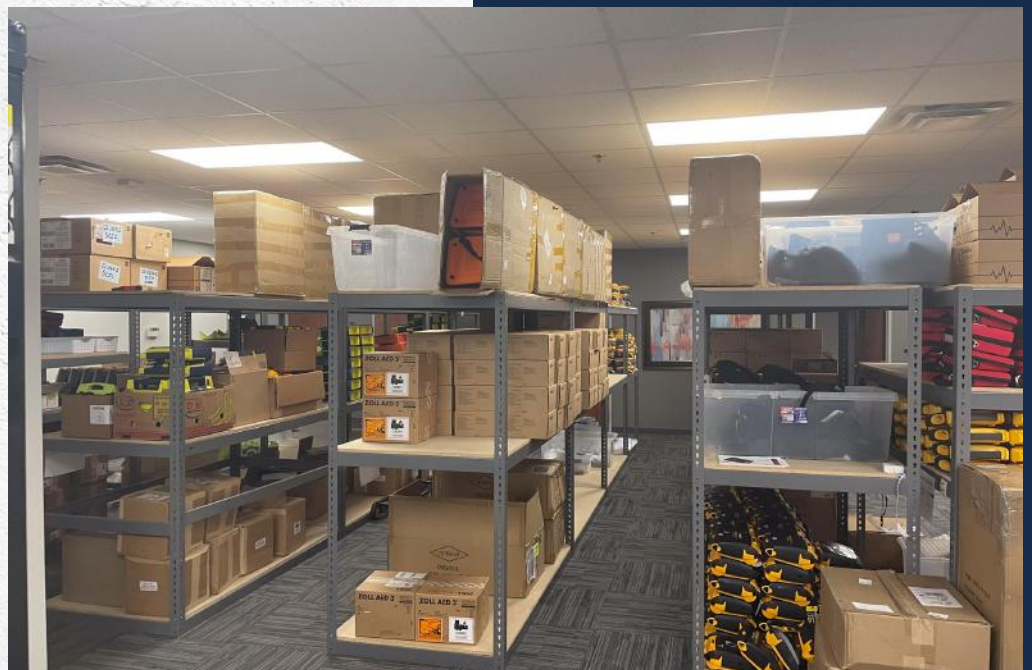
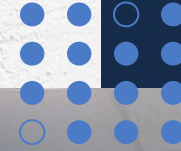
Sublease Rate
\$22.50/SF (NNN)

PROPERTY SUMMARY

Address	318 Seaboard Lane, Suite 310 Franklin, TN 37067
RBA (Office Only)	±5,512 SF
Drive-In Doors	One, 8x10
Availability	10/15/2024
Expiration Date	5/31/2028



INTERIOR PHOTOS



COOLSPRINGS GALLERIA MALL

Auntie Anne's
 ULTA BEAUTY The Cheesecake Factory
 Dillard's
 macy's
 Apple Store SEPHORA
 california pizza kitchen belk



ExtraSpace Storage

enterprise

Academy SPORTS+OUTDOORS

FRANKLIN STRENGTH & WELLNESS

CALIBER COLLISION

TOWNEPLACE SUITES MARRIOTT

TESLA

MALLORY STATION RD

Pella

Mazda

Sprintz

TOWNEPLACE SUITES MARRIOTT
 aloft HOTELS
 Hampton by HILTON
 Mazda
 Comfort

IPS INTEGRATED PRODUCTION SOLUTIONS

CART MART GOLF CARTS, PARTS & SERVICE SINCE 1959

FEMALE PLASTIC SURGERY ASSOCIATES OF KENTUCKY

TOCA SOCCER

MALLORY LN ± 22,000 VPD

Kroger
 DICK'S SPORTING GOODS
 JOANN
 DSW DESIGNER SHOE WAREHOUSE

SUBJECT PROPERTY

TRADER JOE'S
 T.J. maxx Office
 Burlington DEPOT

Walgreens

COOL SPRINGS BLVD ± 31,000 VPD

FMS

CHIPOTLE MEXICAN GRILL
 McDonald's
 AT&T PAPA JOHN'S

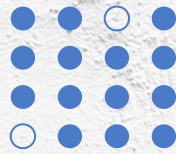


LOWE'S

AMC

sam's club

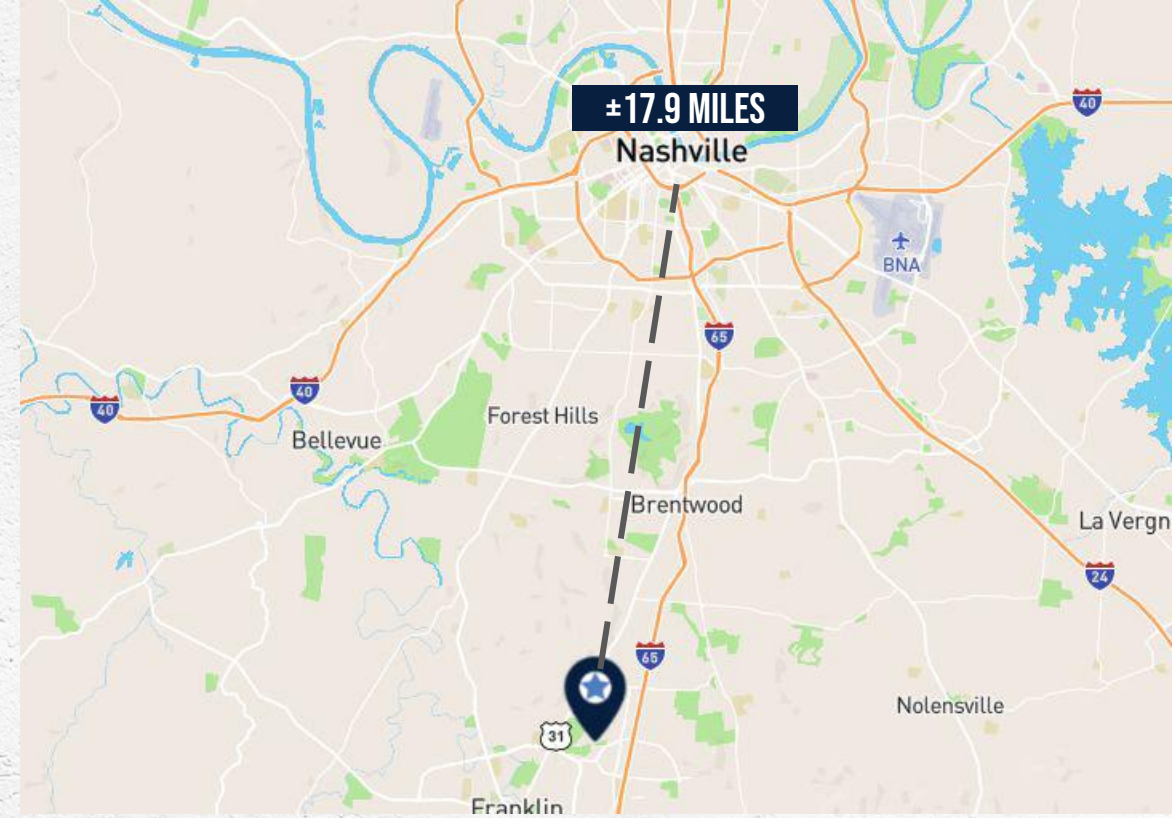
AREA OVERVIEW



Franklin, TN

Franklin, Tennessee, located just south of Nashville, is a city renowned for its rich history, charming downtown, and vibrant community. The historic downtown area is a focal point, featuring well-preserved 19th-century architecture, boutique shops, and a variety of dining options that cater to both locals and visitors. The city's commitment to preserving its heritage is evident in its numerous festivals and events, such as the annual Main Street Festival and Dickens of a Christmas, which draw crowds from across the region.

Franklin, Tennessee's industrial landscape is diverse and dynamic, reflecting the city's strategic growth and economic vitality. The region hosts a variety of industries, including healthcare, technology, automotive, and manufacturing, which collectively drive the local economy. Major companies like Nissan North America and Community Health Systems have established their headquarters in Franklin, providing significant employment opportunities and fostering a robust business environment. The Cool Springs area, in particular, has become a thriving commercial hub, featuring an array of corporate offices, retail centers, and mixed-use developments. This blend of industries not only supports a stable economy but also attracts a skilled workforce, contributing to Franklin's reputation as a prime location for business and innovation.

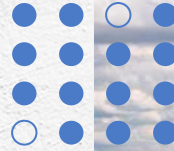


PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,375	47,209	117,412
Current Year Estimate	4,933	43,697	109,599
2020 Census	4,401	41,194	105,019
Growth Current Year-Five-Year	8.96%	8.04%	7.13%
Growth 2020-Current Year	12.09%	6.08%	4.36%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,268	21,406	47,634
Current Year Estimate	2,941	19,515	43,704
2020 Census	2,307	17,077	39,432
Growth Current Year-Five-Year	11.09%	9.69%	8.99%
Growth 2020-Current Year	27.51%	14.28%	10.83%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$95,914	\$141,752	\$175,284

NASHVILLE, TN

Nashville, Tennessee, affectionately known as "Music City," is a vibrant cultural hub with a rich tapestry of history, music, and southern charm. Renowned worldwide for its pivotal role in country music, Nashville is home to iconic venues like the Grand Ole Opry House and the Ryman Auditorium, where legendary performers have left indelible marks on the music industry. Beyond its musical heritage, Nashville offers a diverse array of attractions, from historic landmarks such as the Tennessee State Capitol and Belle Meade Plantation to the vibrant nightlife of Broadway, lined with honky-tonks and live music venues. The city's culinary scene is equally dynamic, featuring a blend of traditional southern cuisine and innovative dining experiences. Nashville's thriving economy is bolstered by sectors like healthcare, higher education, and tourism, with institutions like Vanderbilt University and the Vanderbilt University Medical Center playing pivotal roles. With its welcoming atmosphere, lively entertainment options, and rich cultural offerings, Nashville continues to captivate visitors and residents alike as a dynamic city with a unique blend of tradition and modernity.



ECONOMY

Nashville, Tennessee, boasts a robust and diversified economy that serves as a regional economic powerhouse in the southeastern United States. Central to its economic strength is the healthcare sector, anchored by renowned institutions like Vanderbilt University Medical Center, which not only provides world-class medical care but also drives substantial research and innovation. Additionally, Nashville is a major center for music and entertainment, leveraging its reputation as "Music City" to support a thriving industry that encompasses recording studios, live music venues, and music publishing firms. The city's tourism sector benefits from its cultural attractions, including the Country Music Hall of Fame and Museum, drawing millions of visitors annually and contributing significantly to the local economy. Beyond healthcare and entertainment, Nashville hosts a burgeoning technology and entrepreneurial ecosystem, supported by initiatives like the Nashville Entrepreneur Center and a growing number of tech startups. The city's strategic location with strong transportation links and a favorable business climate further enhances its appeal as a dynamic economic hub. Overall, Nashville's diverse economic landscape continues to foster growth and opportunity, making it a magnet for talent and investment in the southeastern United States.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of **318 Seaboard Lane Franklin, TN 37067**, (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

318 SEABOARD LANE STE 310

Franklin, TN 37067

SUBLEASE BROCHURE

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