

FOR SALE

±2,277 SF Available

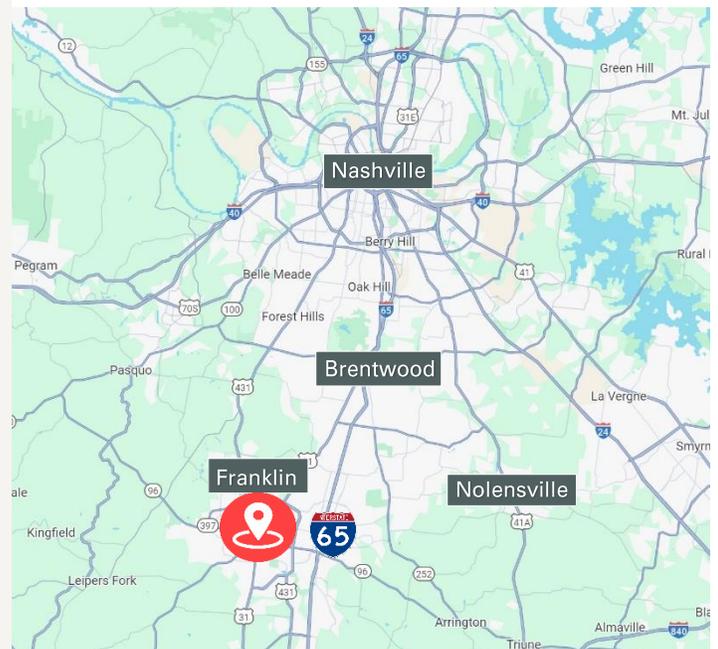
Rare Opportunity to Purchase a Stand-Alone
Commercial Building near Historic Downtown
Franklin

1191 W Main Street, Franklin, TN 37064



HIGHLIGHTS

- ±2,277 SF Commercial Building + a 473 SF Garage
- Sale Price: \$995,000
- Great W. Main location with significant frontage
- ±0.5 Miles from downtown Franklin, an award-winning Main Street
- Zoned Central Commercial, which allows for a wide variety of uses
- Near the Margin District, a new mixed-use development near downtown Franklin's Five Points area that is under construction
- Convenient access to restaurants, retailers, and other great downtown Franklin amenities



Brents Herron
Vice President
C: 615-485-4538
brherron@charleshawkinsco.com

Ryder Ballard
Vice President
C: 713.208.9195
rballard@charleshawkinsco.com

Exclusive Listing By:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±2,277 SF
Commercial Building

1191 W Main Street
Franklin, TN 37064
Williamson County

CHARLES
HAWKINS CO.



Brents Herron
Vice President
C: 615-485-4538
brherron@charleshawkinsco.com

Ryder Ballard
Vice President
C: 713.208.9195
rballard@charleshawkinsco.com

Exclusive Listing By:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
 ±2,277 SF
 Commercial Building

1191 W Main Street
 Franklin, TN 37064
 Williamson County

CHARLES
 HAWKINS CO.

HISTORIC DOWNTOWN FRANKLIN

Designated a Great American Main Street

Historical Attractions | Diverse Cuisine | Unique Boutiques | Cultural Events



The Margin District, a new mixed-use development near downtown Franklin's Five Points area, is set to break ground early this year. Developed by Arlington Family Offices in partnership with NAI Nashville Stanton Group, the project aims to blend modern living, retail, and office spaces while reflecting Franklin's historic character. Spanning 180,000 square feet, the development will feature ground-floor retail and dining space, second-floor offices, and third-floor condominiums, as well as lower-level parking. *Franklinis.com*

Subject Property

Historic Downtown Franklin

The Factory at Franklin

Amelia's Flowers	Judith Bright
Ameraucana Blue	Honest Coffee
Anthem Republic	Made in TN
Bubble Love Tea	Mojo's Tacos
Daddy's Dogs	Otaku Ramen
Dark Horse	Saffire
Edley's Bar-B-Que	Tala Jeweler
Five Daughters Bakery	The White Alligator
Etch	Southern Tea Room
Greys Fine Cheeses	Etc.
Fork of the South	
Hattie B's	
Jeni's Splendid Ice Cream	



Brents Herron
 Vice President
 C: 615-485-4538
 bherron@charleshawkinsco.com

Ryder Ballard
 Vice President
 C: 713.208.9195
 rballard@charleshawkinsco.com

Exclusive Listing By:
 Charles Hawkins Co.
 2920 Berry Hill Dr., Ste 100
 Nashville, TN 37204
 T: 615.256.3189