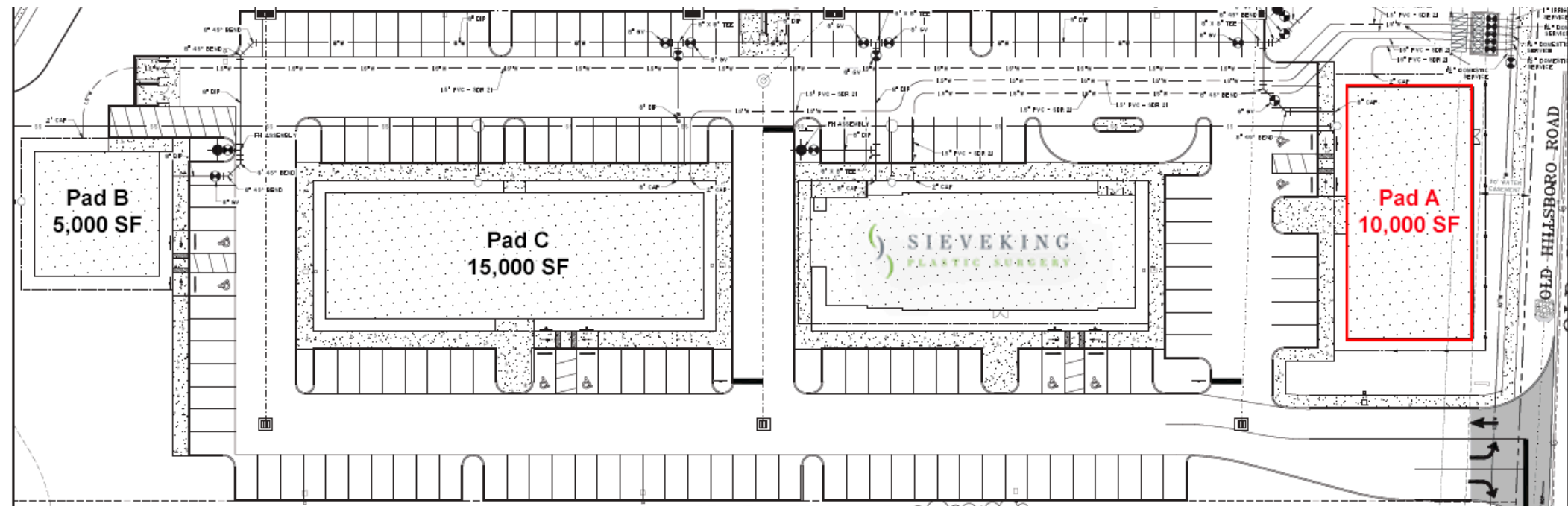


# Rare Pad Site

For Sale in Grassland



## 1200 Old Hillsboro Road

Franklin, TN 37069

**William Shell**  
Executive Vice President  
615 928 5316  
william.shell@am.jll.com

**Kipper Worthington**  
Vice President  
615 928 5275  
kipper.worthington@am.jll.com

### Permitted Uses:

- Health Care Facilities
- Animal Care
- Restaurants
- General Offices
- Bank Facilities
- C-store (without gas sales)
- General Retail

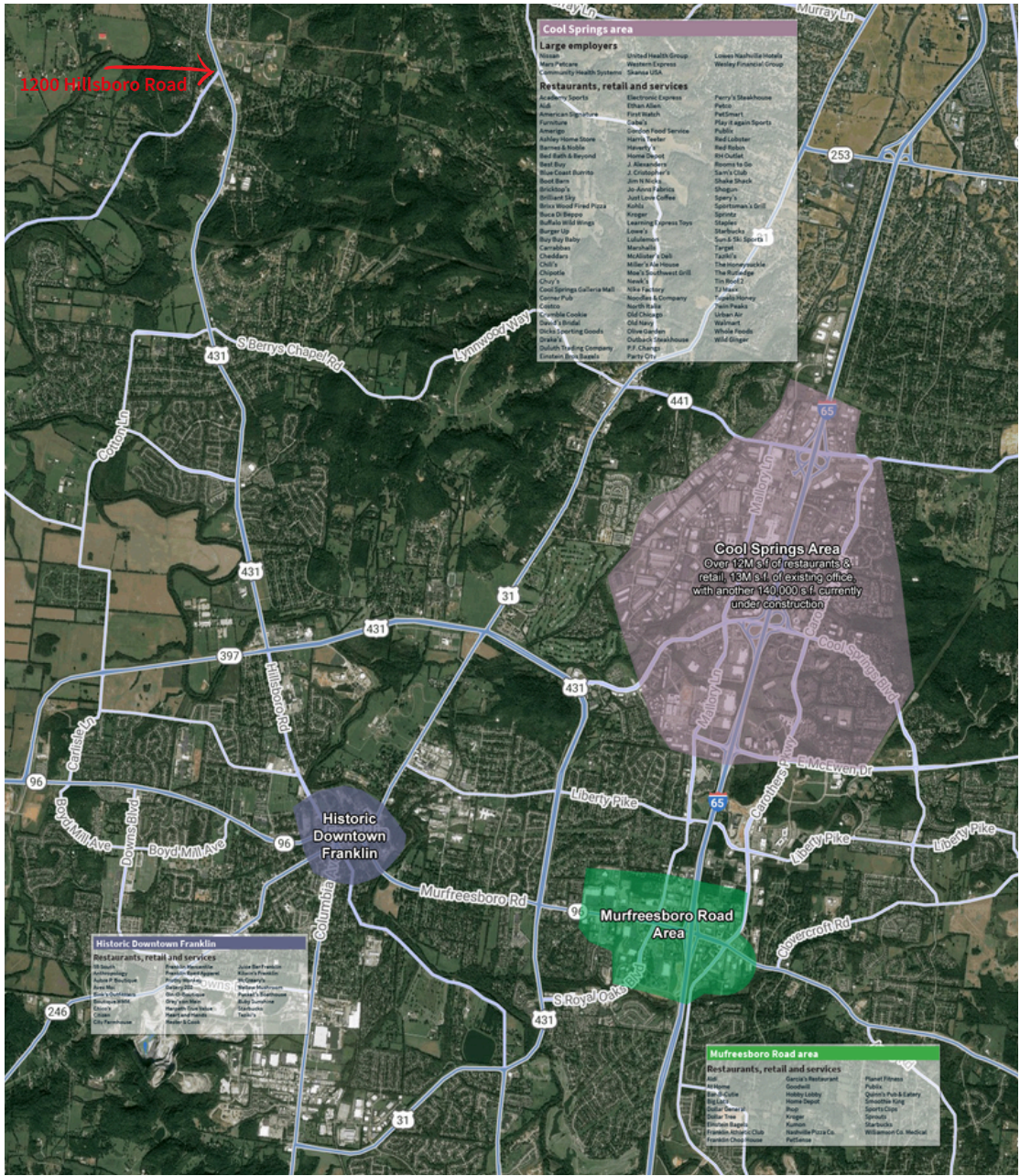


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# 1200 Hillsboro Road

## Market Statistics



### 1 Mile

4,678  
2023 Population

\$578,589  
Average Home Value

3,447  
2023 Daytime Population

\$170,302  
Average Household Income

0.51%  
Population Growth

40.7  
Median Age

### 3 Mile

38,334  
2023 Population

\$585,569  
Average Home Value

37,539  
2023 Daytime Population

\$147,212  
Average Household Income

1.09%  
Population Growth

39.3  
Median Age

### 5 Mile

87,319  
2023 Population

\$624,285  
Average Home Value

134,407  
2023 Daytime Population

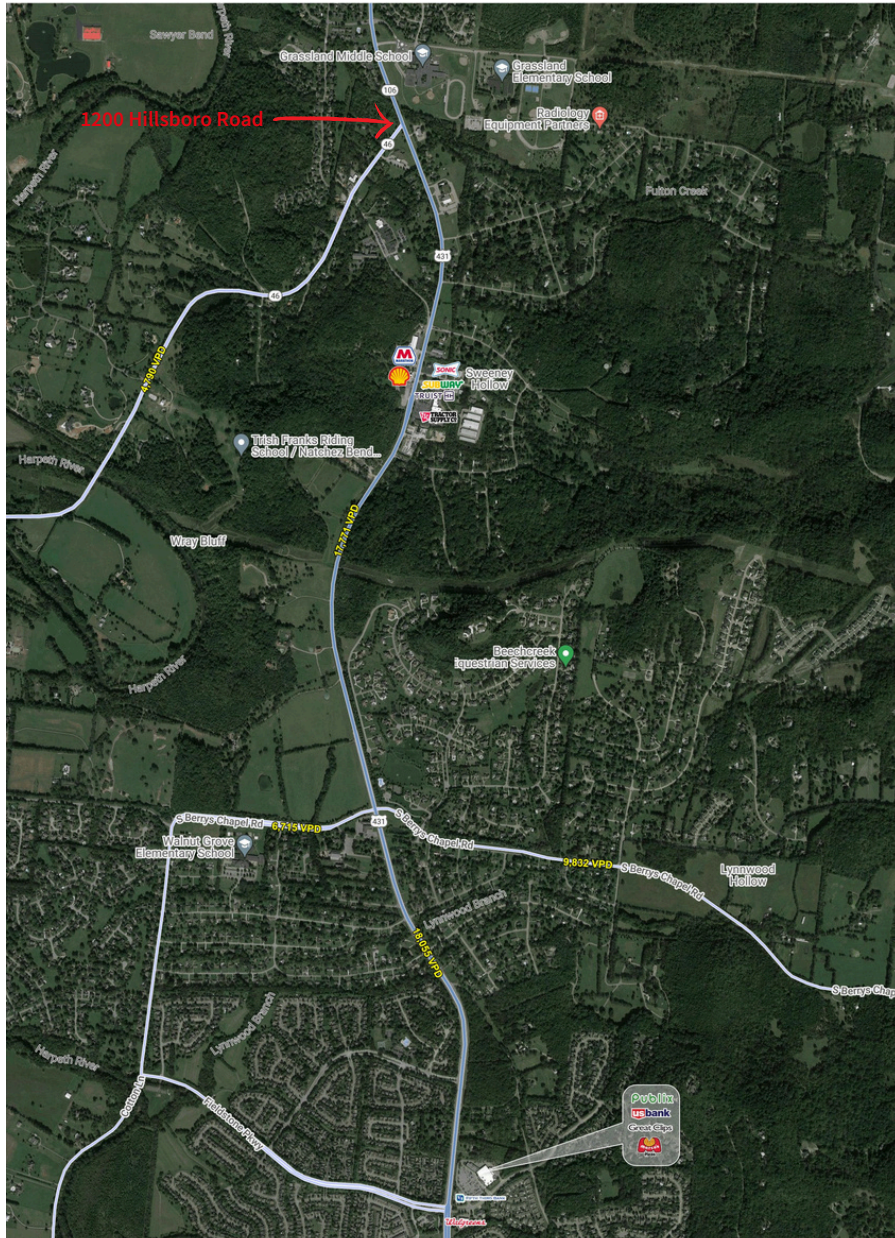
\$156,281  
Average Household Income

1.61%  
Population Growth

41.0  
Median Age

# 1200 Hillsboro Road

## Location Overview



1200 Hillsboro Road is located in Franklin TN, the 7th most affluent suburb in the United States. With a population of approximately 78,000, the city has been ranked as the 8th fastest growing city in the Nation and one of the Top 50 Cities to start a new business.

**4th Best Places to Live** - Money Magazine, 2017

**3rd Safest City in TN** - Backgroundchecks.org, 2016

**Best Southern Town** - Garden and Guns Magazine, 2014

**Best Place for Job Seekers** - Nerd Wallet, 2013

**Where the Jobs Are** - CNN Money Magazine, 2012

**Top 10 for Historic Preservation** - Preservation Network, 2012

**2nd Most Business-Friendly Cities in TN** - Beacon Center, 2012

**Most Romantic Main Street** - National Trust for Historic Preservation, 2010

**Top 10 Places to Retire** - Money Magazine



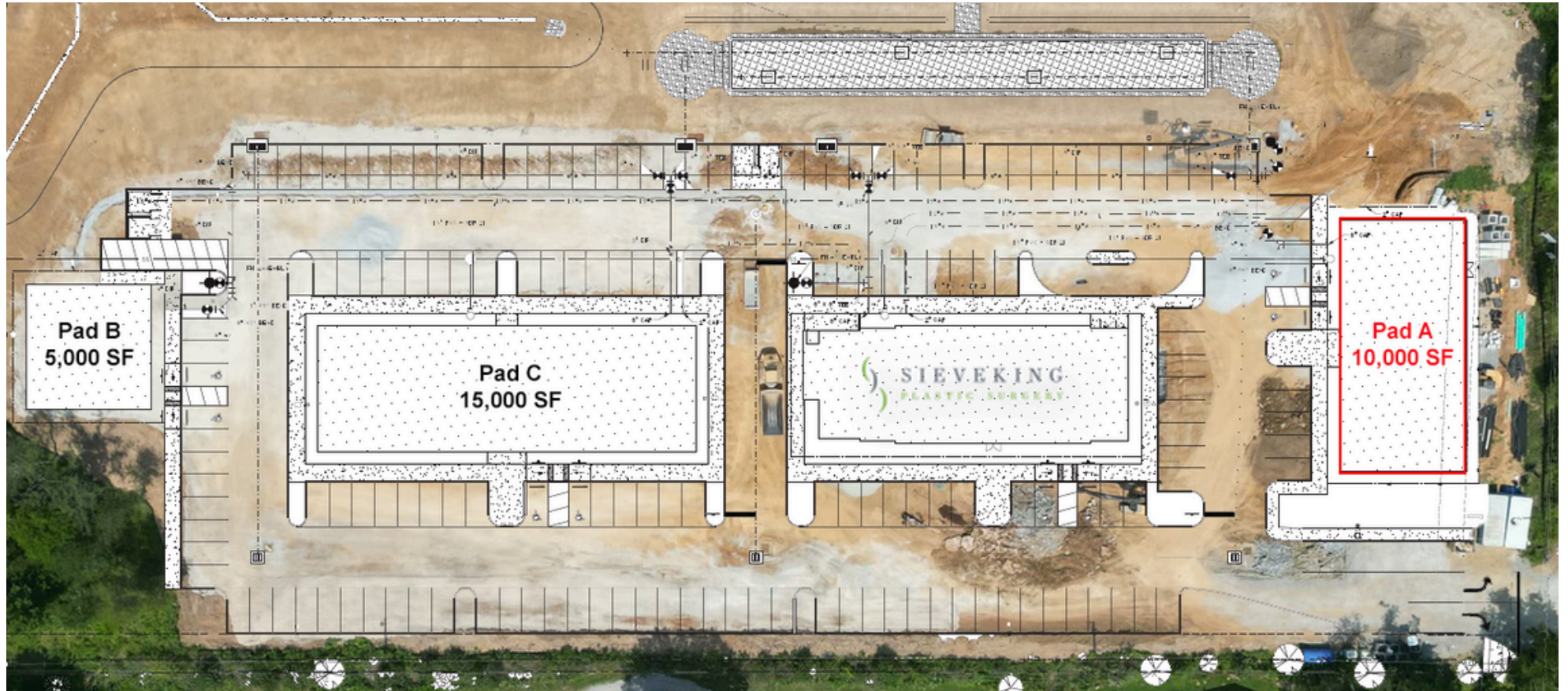
# 1200 Hillsboro Road

## Property Renderings



# 1200 Hillsboro Road

## Property Layout



# 1200 Hillsboro Road

## Construction Progress Photos



### JLL

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