

# FOR LEASE

±4,280 SF AVAILABLE

Stand-Alone Retail Building

CHARLES  
HAWKINS CO.



**234** 5<sup>th</sup> Ave N.  
FRANKLIN, TN

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Telephone: 615.256.3189  
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# PROPERTY INFORMATION

234 5<sup>th</sup> Ave N.  
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## LEASE RATE

\$31/ SF NNN

## PROPERTY SPECIFICATIONS

- ±4,280 SF
- Retail Building
- Brand New Roof - Spring 2023
- Lot Dimensions: 96' x 255'
- Acreage: ±0.53
- Zoning: 5th Ave North District (Link to Zoning

Information below:

- <https://web.franklintn.gov/FlippingBook/FranklinZoningOrdinance/52/index.html>

## THE OPPORTUNITY

Rare opportunity to lease a stand-alone retail building in downtown Franklin, directly across from the new Rivian Dealership.

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Franklin, TN is known for its charming elements with one of the most unique and historic main streets in America.

It is a distinctive blend of history and progress.

Approximately 78,000 people live in Franklin, and it is now one of the fastest-growing cities in Middle Tennessee.

Boasting national recognition as an authentic and charming southern town in recent years, several corporate headquarters have recently announced relocation to the area such as: **Advanced Correctional Healthcare**, **Landmark Recovery**, **Integrated Biometric Technology**, **Educational Media Foundation**, and **Kaiser Aluminum**.

## Accolades have included:

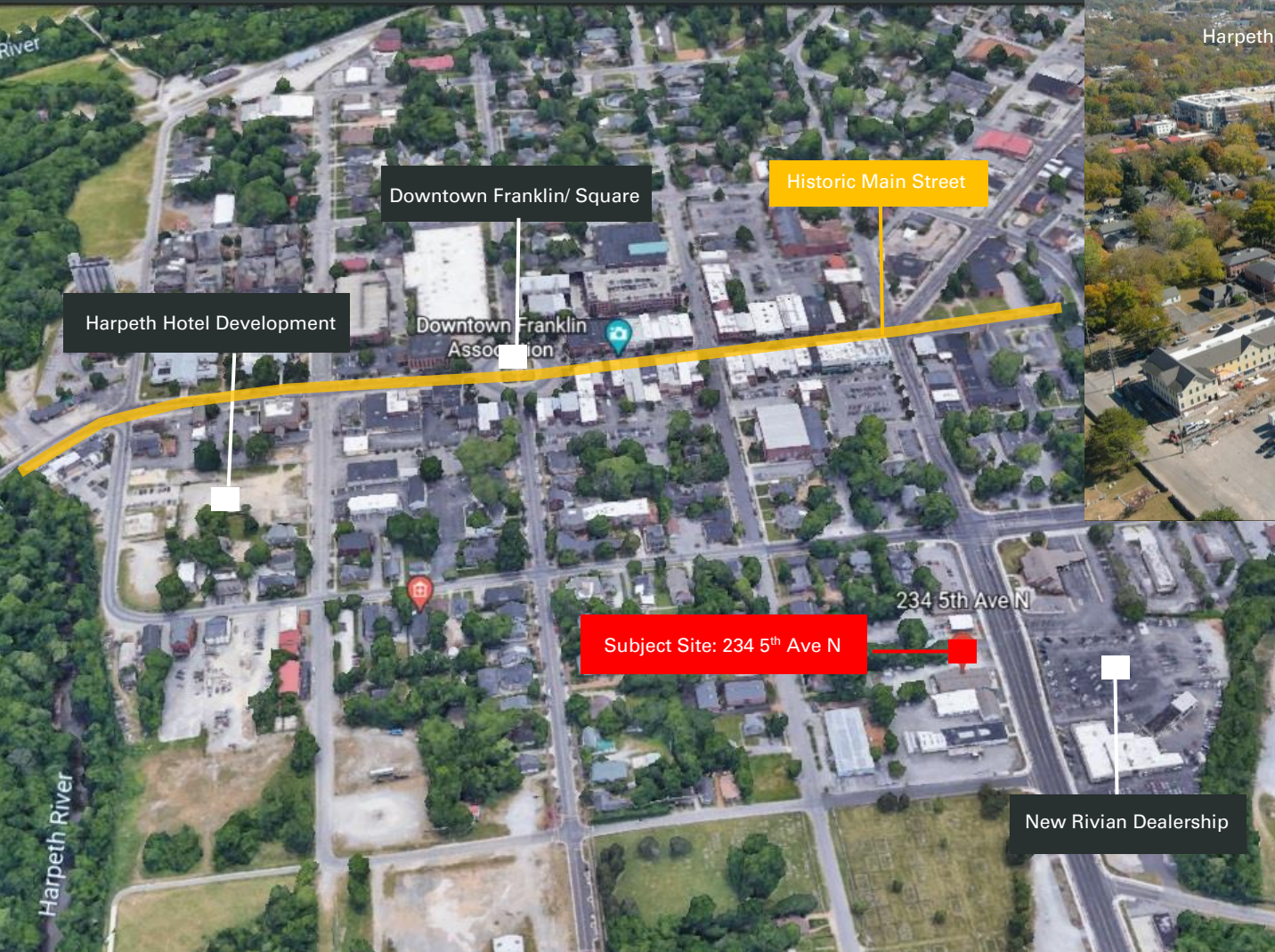
- "Best Small Town in Tennessee"
- "America's Most Romantic Main Street"
- "One of America's Greatest Antique Destinations"
- Ranked #4 on Livability.com's Best Places to Visit for Historic Preservation
- In 2014, Travel + Leisure Magazine named Franklin one of "America's Favorite Towns"
- Garden & Gun magazine named Franklin the "Best Southern Town"

Source: [Downtownfranklintn.com](http://Downtownfranklintn.com)

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Strategically  
Positioned at the  
Doorstep to  
Downtown Franklin

## IN THE AREA

CHARLES  
HAWKINS CO.

Frothy Monkey  
Hop House  
Juice Bar  
Ruby Sunshine  
Puckett's  
Waldo's  
Biscuit Love

55 South  
Merridee's Breakfast  
Franklin Mercantile  
Culaccino Italian Restaurant  
Americana Taphouse  
Sweet CeCe's  
Mellow Mushroom

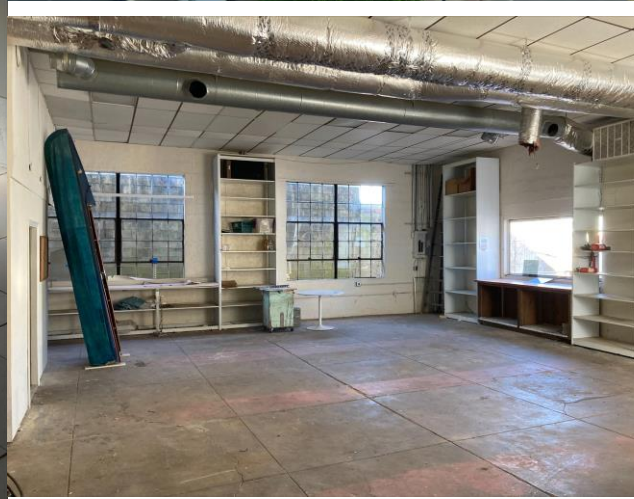
# PROPERTY PHOTOS

CHARLES  
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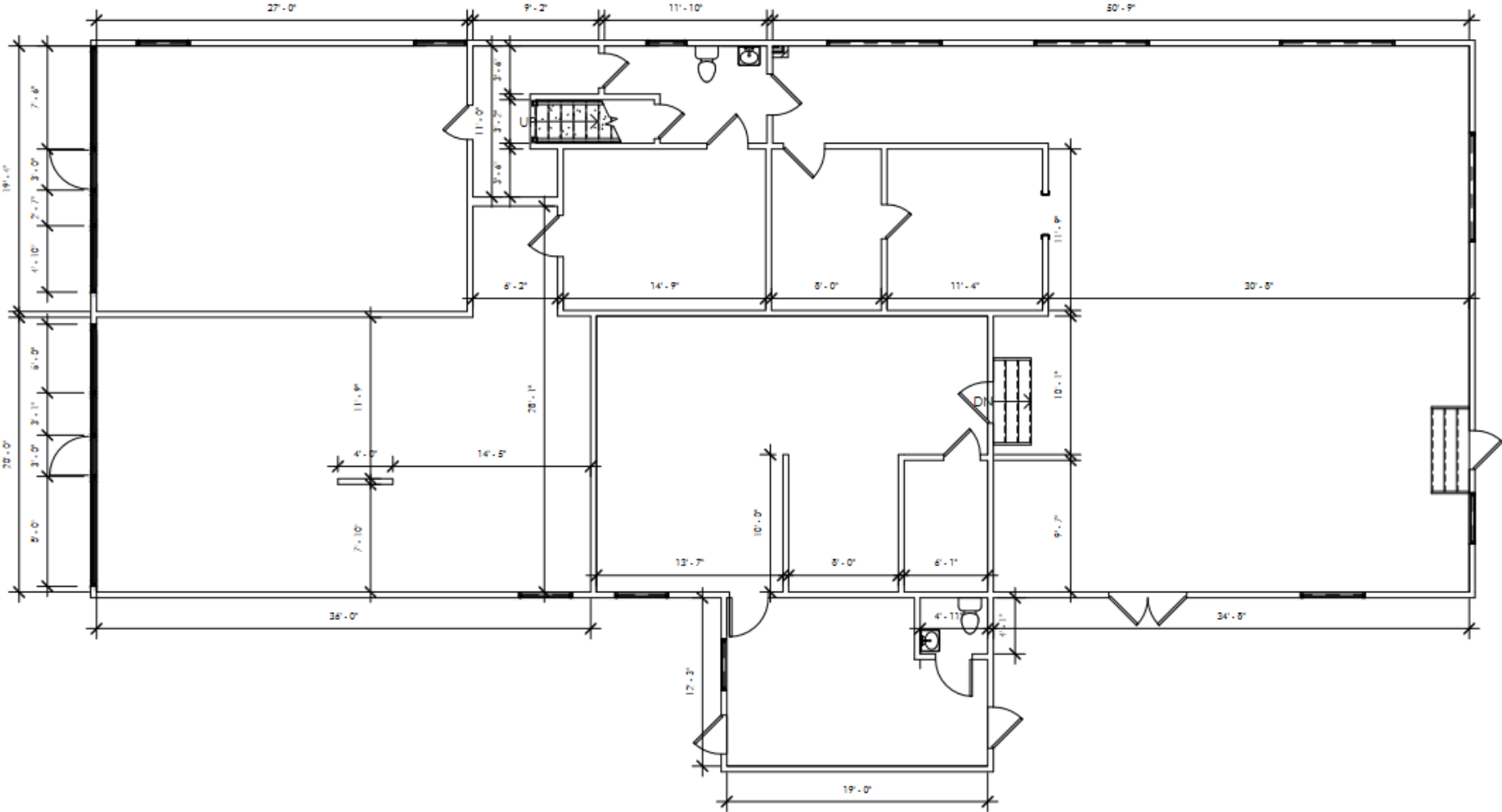


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# FLOOR PLAN





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## CONTACT US

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