

# PRIME COMMERCIAL LAND AVAILABLE

LI - LIGHT INDUSTRIAL ZONING



±1.23 ACRES



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472 DOWNS BLVD., FRANKLIN, TN 37064

## 472 DOWNS BLVD, FRANKLIN, TN

**AVAILABLE:** ±1.23 ACRES

**ASKING PRICE:** \$899,000

**ZONING:** L-I (LIGHT INDUSTRIAL)

**PARCEL ID #:** 078O-B-006.00

## SITE DESCRIPTION

THIS 1.23 ACRE SITE SITS BETWEEN WEST MAIN STREET AND COLUMBIA AVE, JUST SOUTH OF THE HIGHLY DESIRABLE FRANKLIN DOWNTOWN HISTORIC DISTRICT. ZONED LI (LIGHT INDUSTRIAL) WHICH ALLOWS A MIX OF OFFICE, INSTITUTIONAL, AND COMMERCIAL USES. TRAFFIC COUNT AT SITE OF 11,500 CARS PER DAY. THE PROPERTY IS RECTANGULAR WITH 213' OF FRONTAGE ON DOWNS BLVD., AND FEATURES A FLAT BUILDING PAD THAT HAS PREVIOUSLY BEEN APPROVED FOR A 10,300 SF COMMERCIAL BUILDING. THE SITE HAS ACCESS TO ALL UTILITIES, AND FEATURES AN EXISTING CURB CUT AND DRIVEWAY ENTRANCE. THE OWNER HAS AN EXISTING GEOTECH REPORT AND DETAILED DRONE PHOTOGRAPHY.



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AERIAL VIEW

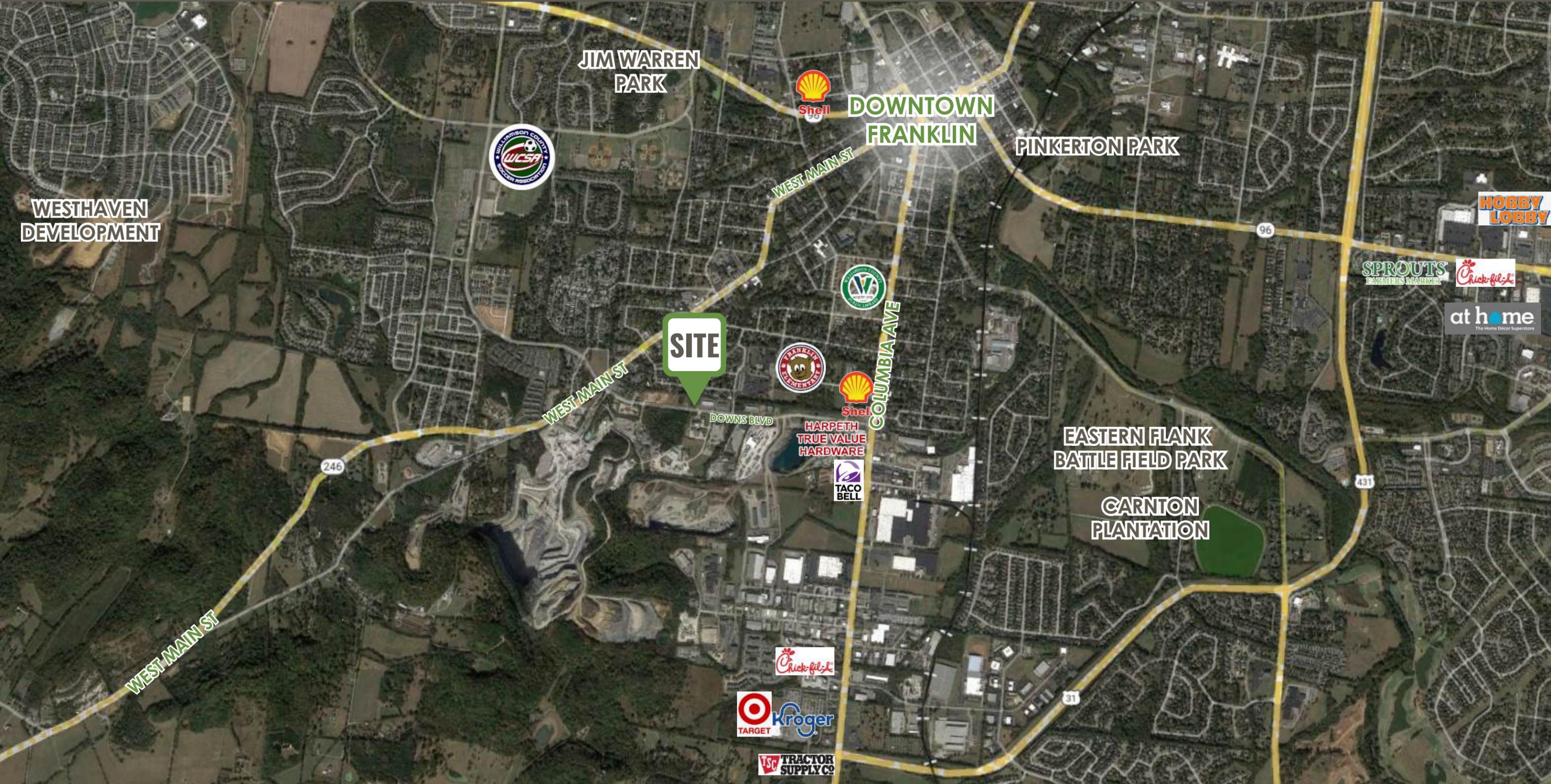


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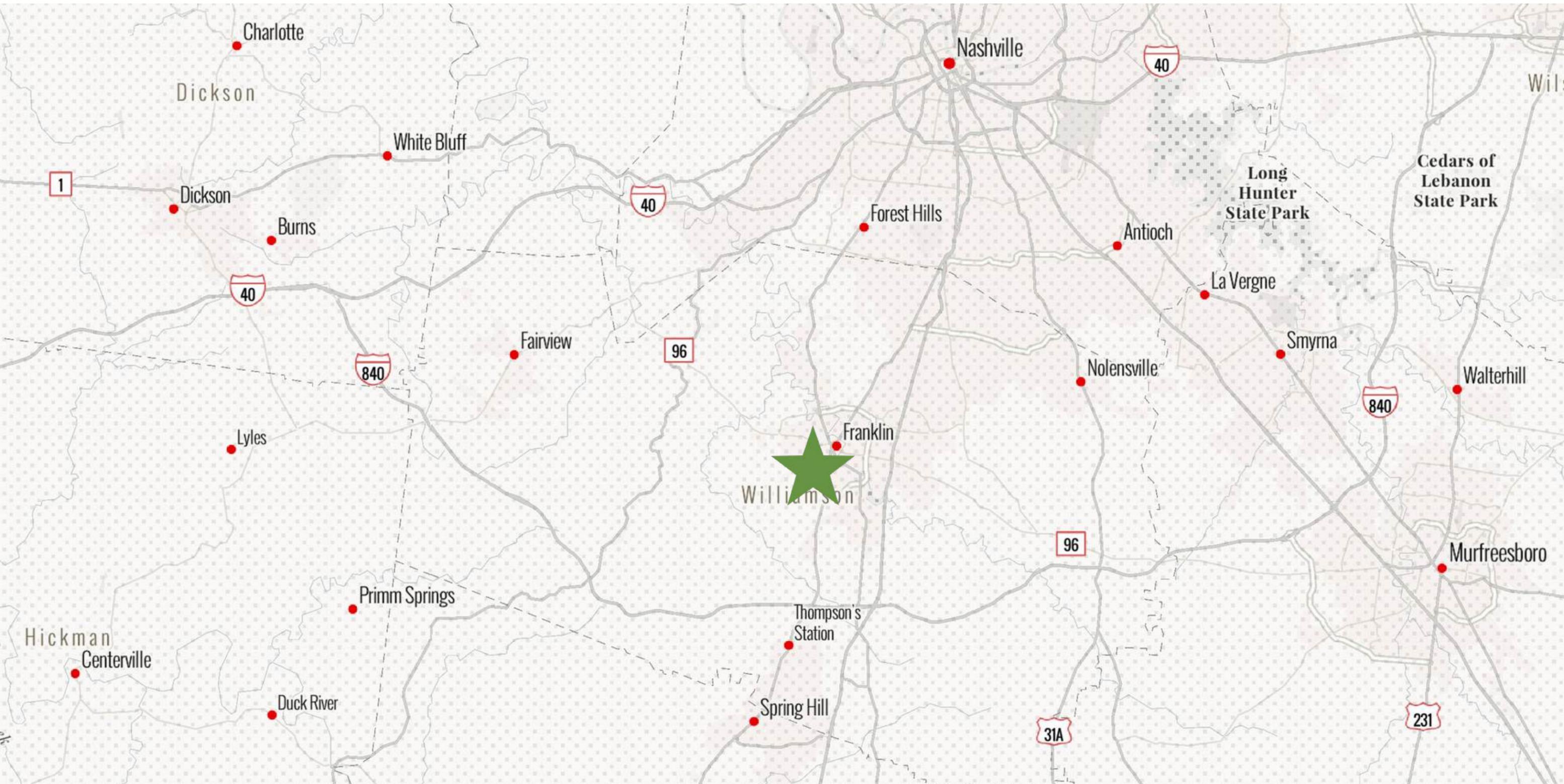


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LOCATION



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## 5-MILE DEMOGRAPHICS

### DEMOGRAPHIC SUMMARY

472 Downs Blvd, Franklin, Tennessee, 37064

Ring of 5 miles

#### KEY FACTS

87,923

Population



34,624

Households

40.6

Median Age

\$101,360

Median Disposable Income

#### EDUCATION

3.7%

No High School Diploma



12.4%

High School Graduate



19.9%

Some College/  
Associate's Degree



64.1%

Bachelor's/Grad/ Prof Degree

#### INCOME



\$118,556

Median Household Income



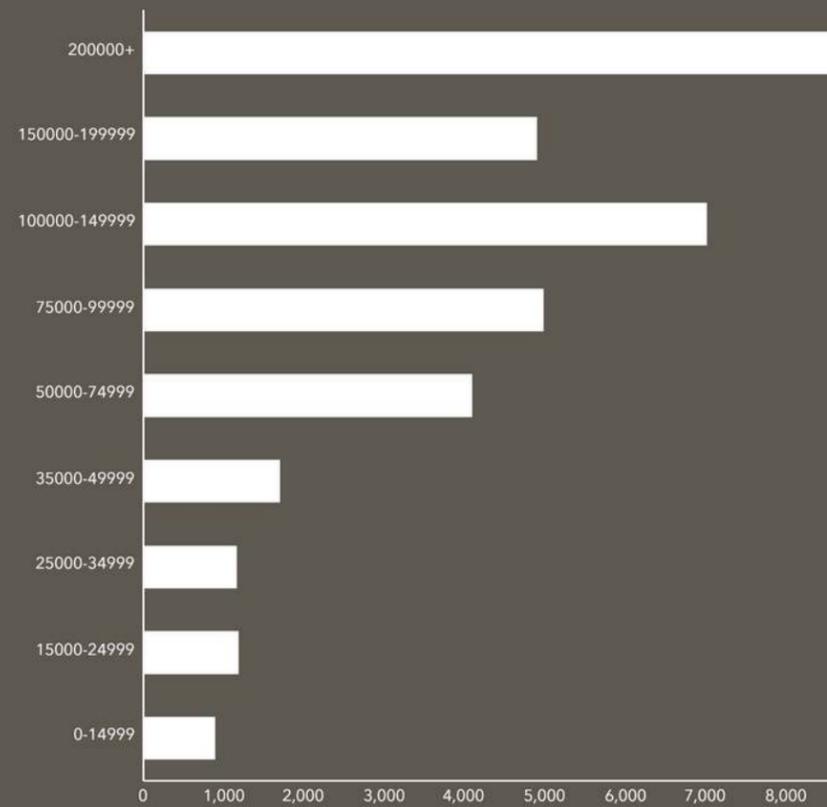
\$64,612

Per Capita Income

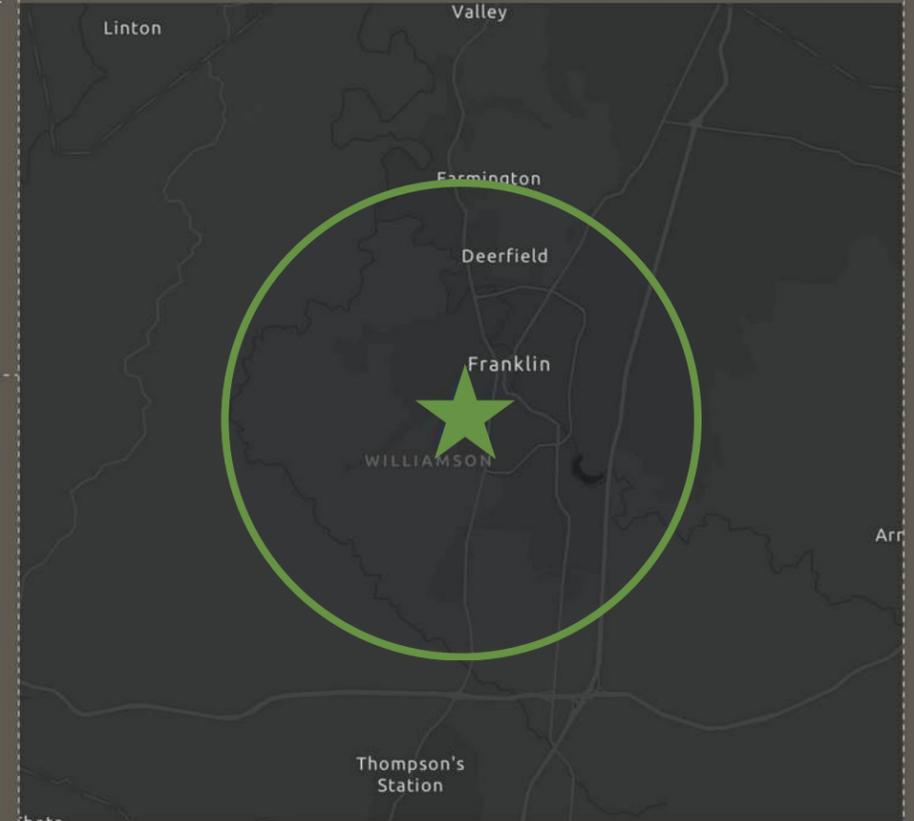


\$537,133

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



White Collar

82.9%



Blue Collar

8.0%



Services

10.3%

3.0%

Unemployment Rate



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# CONTACT



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