



THE OLD BANK BUILDING

306 PUBLIC SQUARE
DOWNTOWN FRANKLIN, TN

LISTING AGENT

Hamilton Young
198 E Main St. Ste101
Franklin, TN 37064
615-472-1471



THE BUILDING

The Old Bank Building, situated on the Historic Square in Downtown Franklin, is currently available for lease. This distinctive 5,000 sq ft structure features two levels of retail area, complete with storefront windows that look out onto the Historic Main Street District of Downtown Franklin.

Downtown Franklin, Tennessee provides an ideal leasing opportunity for your business, with its historic allure, bustling tourism, and prime location that promises to attract a diverse and enthusiastic customer base.



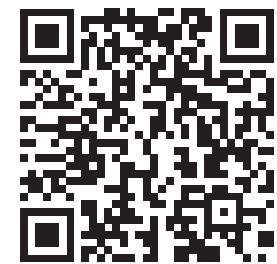
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HISTORY OF THE BUILDING

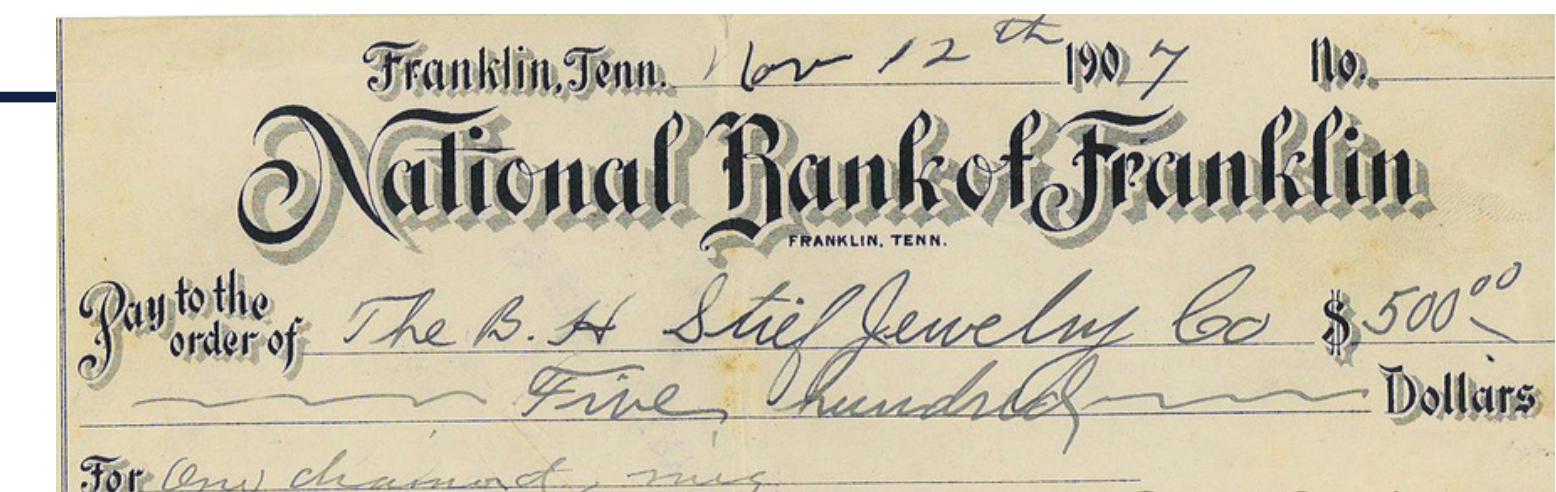
There are very few old-timers left in Franklin who remember the collapse of the "Old Bank" and its aftermath. **Situated in the west corner of the Public Square**, from 1901 – 1926, it was the home of Franklin's oldest bank.

Up until October of 1926, no one suspected the "Old Bank" was rotten to the core. Bank cashier, E.E Green had been literally running the bank, since the retirement of J.L Parkes in 1910, with little supervision from the board of directors. To the citizens of Franklin, E.E Green was the model of an upright member of society. In years leading up to 1926, the newer banks were growing faster and thus able to reward larger dividends to their stockholders. As the facts came out after the Old Bank's collapse, Mr. Green was declaring dividends whenever his competitors did so. To pay for these unearned rewards, Mr. Green borrowed money from unsuspecting depositor's savings accounts.



Scan QR Code to learn more about the building's history

Source – Williamson County Historical Society No.49 2017-2018, Rick Warwick, Editor Chamber of Commerce



FRANKLIN/NASHVILLE KEY AREAS

Cool Springs - 4.5 Miles from Franklin

Westhaven - 3.9 Miles from Franklin

Berry Farms - 5 Miles from Franklin

Brentwood - 9 Miles from Franklin

Arrington - 10 Miles from Franklin

Leiper's Fork - 8.4 Miles from Franklin

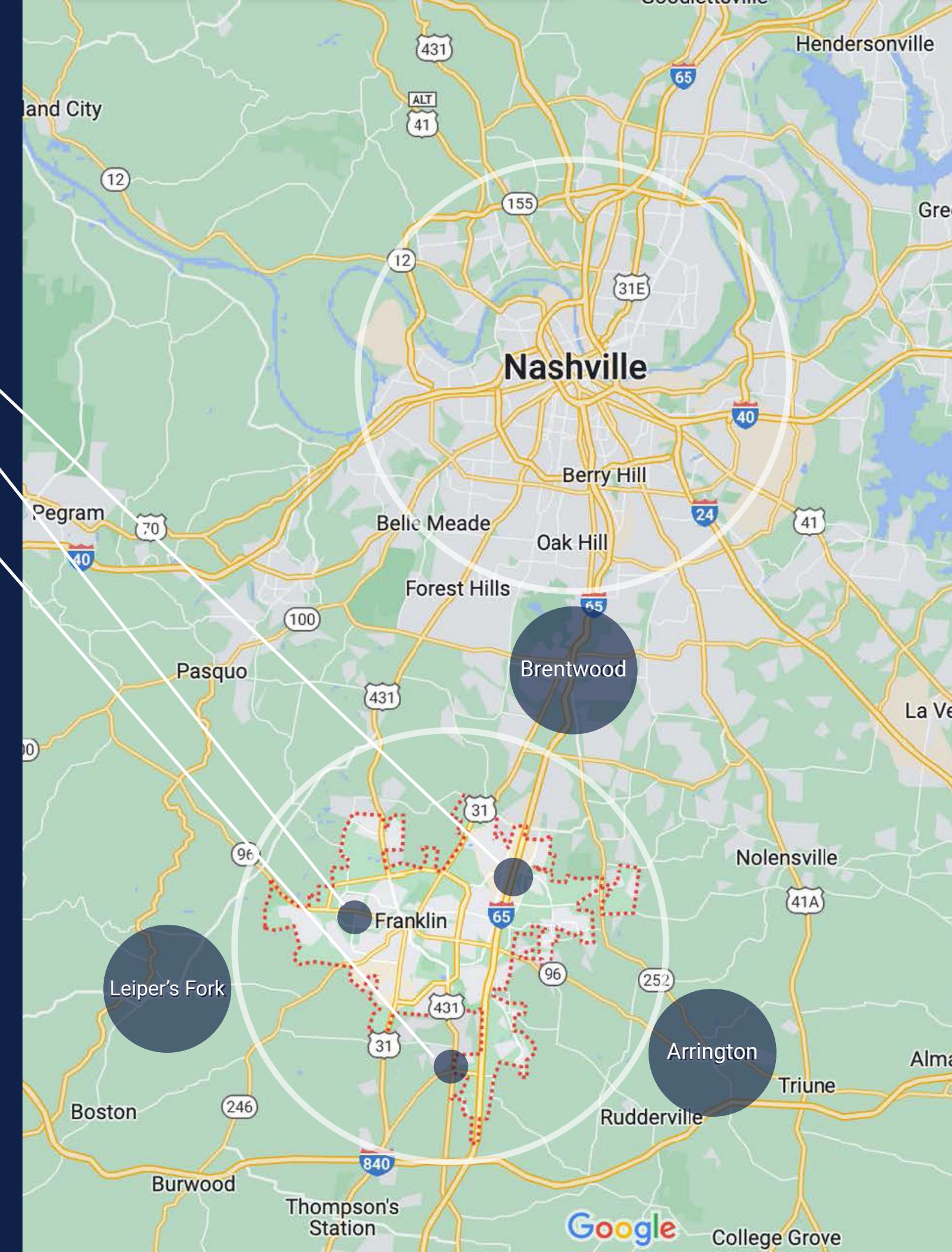
Nashville - 21.5 Miles from Franklin

 **1.73 Million Visitors**
in 2022 to Williamson County

 **\$1 Billion in direct consumer**
spending in the County which is
equal to \$2.8 million per day
Source - Williamson County Convention & Visitors Bureau

 **Average Age** -
39, 51% female, 60% born
out of state, \$109k HH income
Population - **238k**

 **Growth over last 5 years**
16%
Source - Chamber of Commerce





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YOUR NEIGHBORS



Binks Outfitters
Hester & Cook
Anthropologie
Chico's
Jondie
Olivia Olive Oil
The Now Massage
Posh Boutique
Saint Goose
White's Mercantile
Franklin Theatre
Cork & Cow
Red Pony
Starbucks
Kilwins
The Green Room
Mellow Mushroom
Ruby Sunshine
The Harpeth Hotel
Culaccino
Tin Cottage
Savory Spice Shop
55 South
Onyx & Alabaster
Sweethaven
JJ's Wine Bar
City Hall
Taziki's



WHY FRANKLIN?

Franklin, a small town, draws much of its present-day allure from its rich history. The landscape is graced by Civil War battle fields adorned with historical structures, charming antique shops, and a meticulously restored factory, all serving as enduring testaments to the significance of preservation.

Franklin, Tennessee **has earned several notable awards and recognitions such as The Great American Main Street Award, Best Places to Live Rankings, America's Favorite Main Street, Preservation Awards, Tourism Awards, All American City, and many more.**

15TH

fastest growing city
in the United States,
increased over 32%
since 2010



5

Blocks of
walkable
shopping



55+

Restaurants within a
mile of Public Square
Source – Downtown Franklin Association



75+

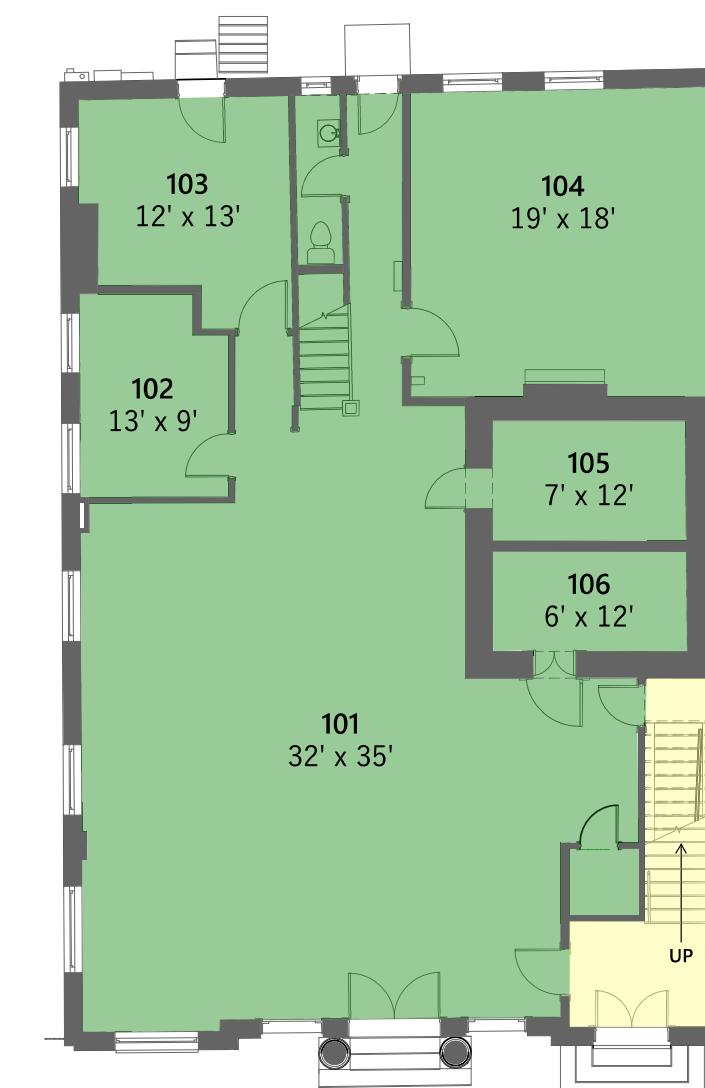
Retailers within a
mile of Public Square
Source – Downtown Franklin Association



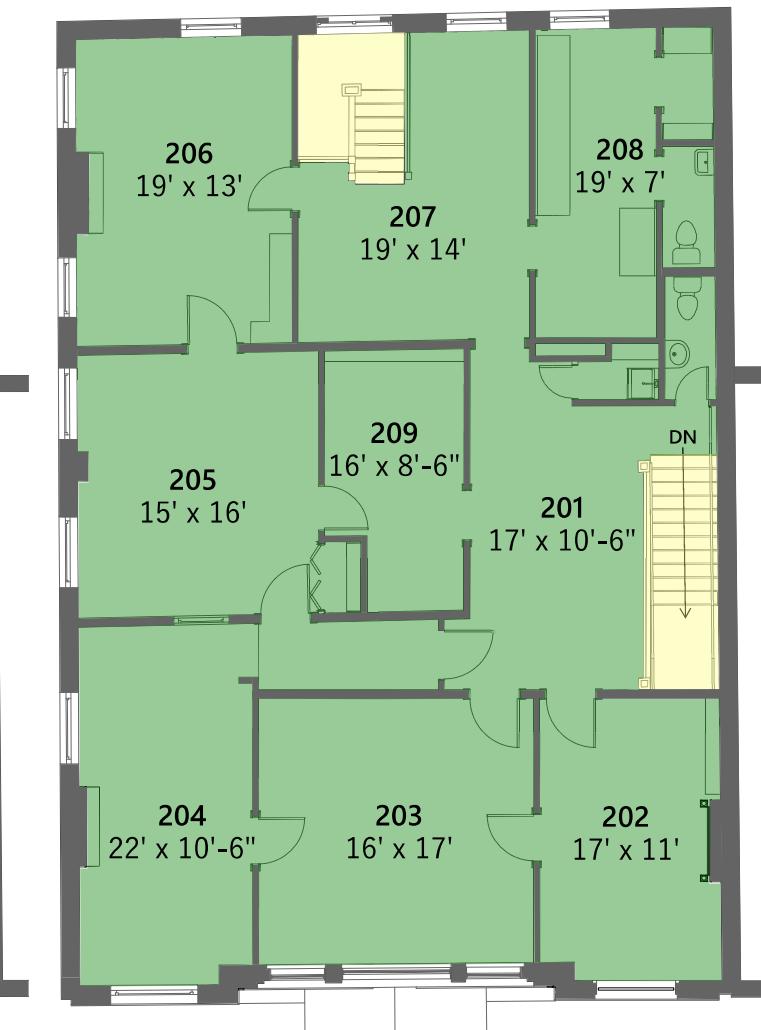
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FLOOR PLANS

First Floor Plan



Second Floor Plan



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THE DETAILS

Windows:

New windows are being installed as needed to restore Historic aesthetic and symmetry.

HVAC & Sprinkler:

To be installed by Tenant at Tenant cost using Landlord allowance of \$40/psf

Flooring:

Floor will be delivered at subfloor with some existing marble present

Landlord to approve of flooring selections

Painting:

Delivered As Is – with prime coat on walls

Structural:

Report in progress and to be updated by Landlord

Basement:

Delivered As Is (partial concrete and dirt floor)

Roof:

At Landlord Expense, will be replaced/repaired simultaneously with HVAC install

Survey:

available upon request

Tuckpointing of Masonry:

Completed by landlord in 2023

Electrical:

400 AMP 3 phase

Detail on Marble:

Tennessee Pink Marble



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ASKING TERMS

Leased Premises:	306 Public Square Franklin, TN 37064
Square Feet:	4,973 sq. ft.
Rent:	\$50/NNN
	• Property Tax: \$6.36/psf
	• Insurance: \$1.20/psf
	• Estimated Total -\$8.00
Term:	7 Years with Options
Buildout Allowance:	TBD
Utilities	Water, Electric, Gas (Tenant Responsibility)
	• Water
	• Electric: \$1.06/psf (2022 average)
	• Gas: \$0.42/psf (2022 average)
Parking:	1/2 block walk to public garage (235 spaces), street parking in front, paid parking lot behind
Zoning:	Downtown District
Signage:	Consistent with Historic Zoning



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LOCATION:

198 E Main St. Ste 101
Franklin, TN 37064

PHONE:

615-472-1471

RUSS HAYNES, CCIM

Partner

STEVE BACON, CCIM

Partner