

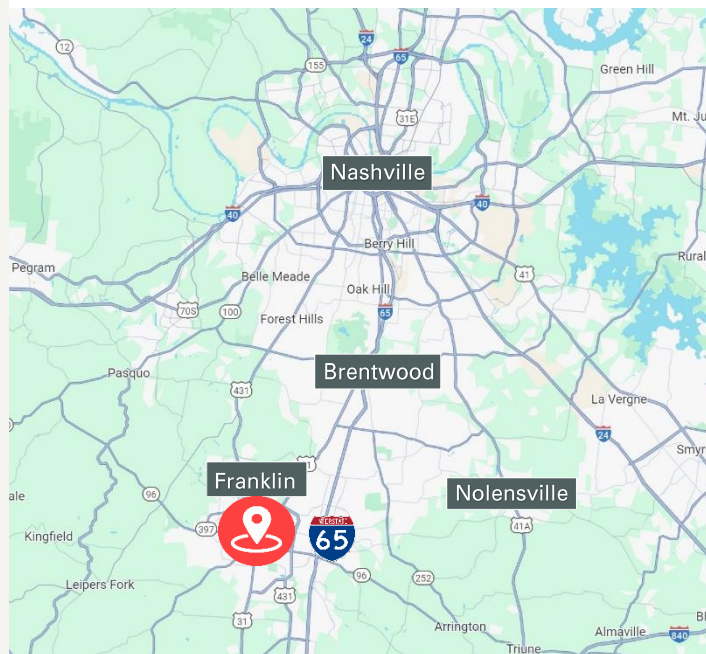
±2,277 SF Available

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

1191 W Main Street, Franklin, TN 37064



- ±2,277 SF Commercial Building + a 473 SF Garage
- Sale Price: \$1,195,000
- 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



Ryder Ballard
Vice President
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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.**



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HISTORIC DOWNTOWN FRANKLIN

Designated a Great American Main Street

Historical Attractions | Diverse Cuisine | Unique Boutiques | Cultural Events

1799 Kitchen & Cocktails

55 South

Cork & Cow

Fork of the South General Store

Franklin Bakehouse

Franklin Distillery Co.



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

Photos by Visit + 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	

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