

For Lease

3,628 SF Office/Medical Building in Brentwood

5595 FRANKLIN PIKE | BRENTWOOD, TN 37027



5595 Franklin Pike

OLD HICKORY BLVD

FRANKLIN PIKE

STREAM



Overview

5595 Franklin Pike offers a rare opportunity to lease a 3,628-square-foot stand-alone office or medical office building in Brentwood, TN. Constructed in 2008, the property combines modern functionality with exceptional visibility and accessibility. Formerly utilized as traditional office space, it features capped plumbing throughout, providing an efficient path for medical office conversion. With close proximity to Brentwood's top amenities such as Del Frisco's, Chick-fil-A, Uncle Julio's, Jeni's Ice Cream, Kroger, Chopt, and Fresh Market, this location delivers both convenience and prestige in one of Nashville's most desirable submarkets.

HIGHLIGHTS



Stand-alone Office/Medical Building in Brentwood, TN



3,628 SF with Flexible Layout



Built in 2008



Drive-In Basement for Access or Storage



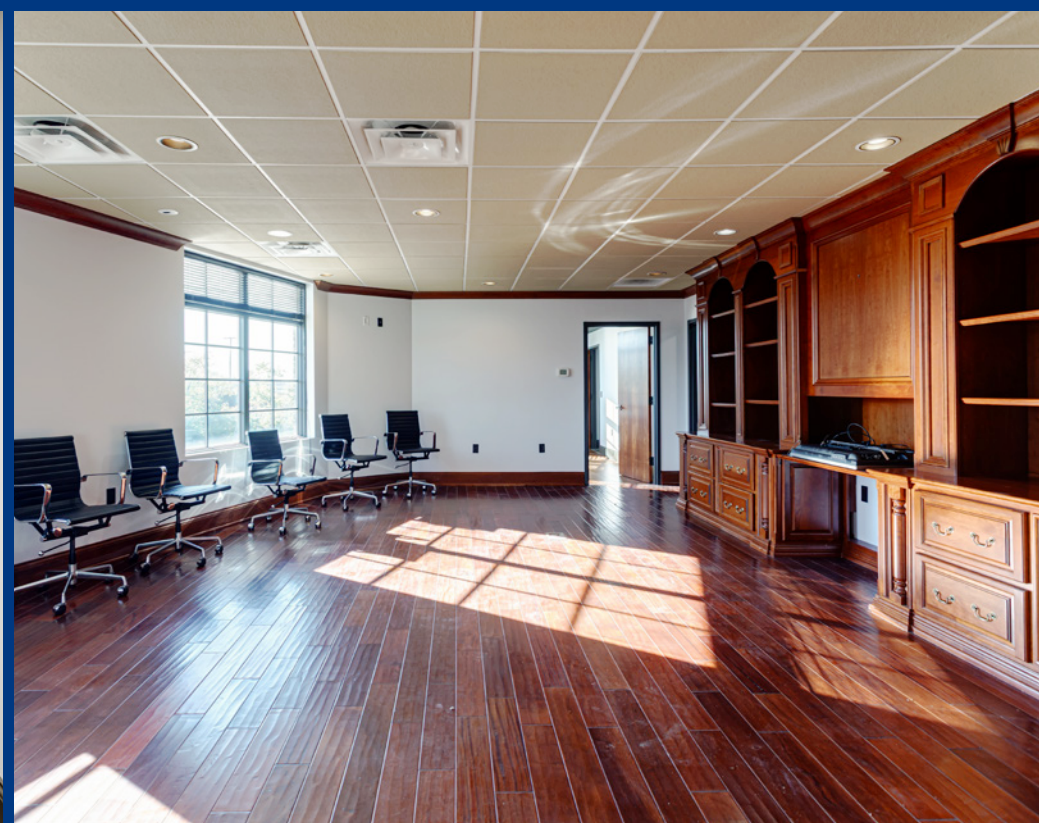
High-Visibility Signage on Franklin Pike

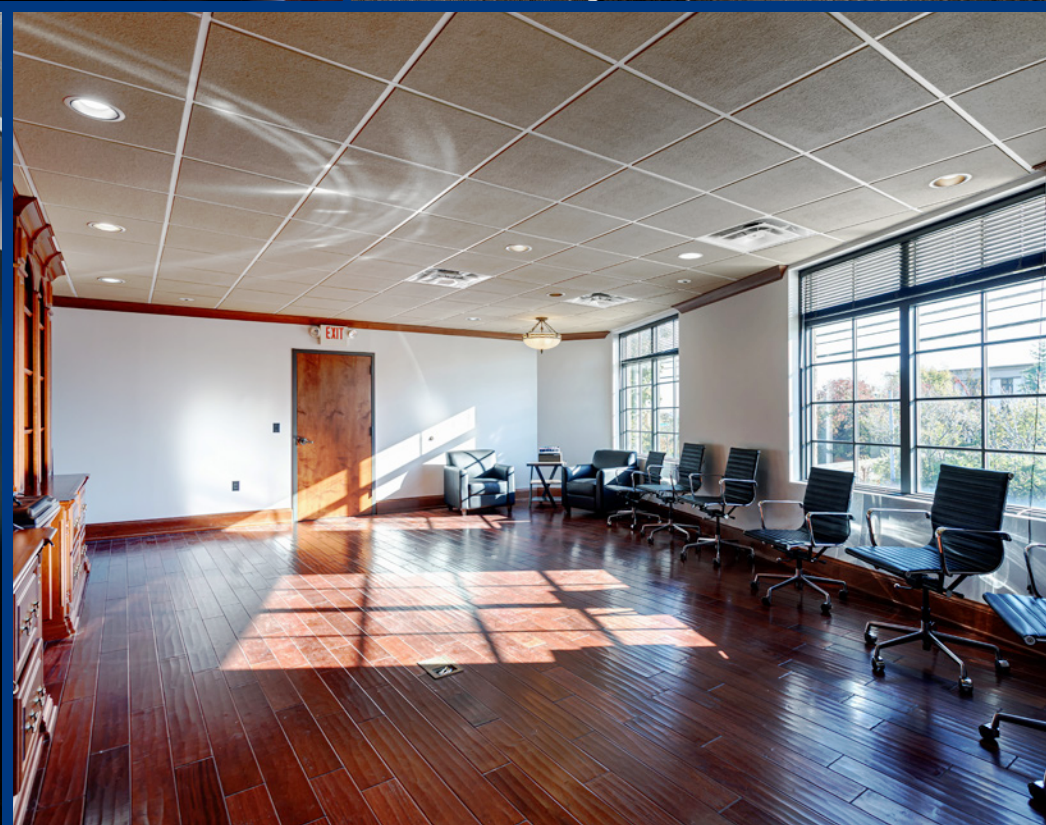


Easy Access to I-65 and Major Corridors



Capped Plumbing for Medical Use





Area Snapshot

10-MINUTE DRIVE-TIME RADIUS

3.9K

TOTAL BUSINESSES

57.9K

TOTAL EMPLOYEES

\$124K

MEDIAN HOUSEHOLD
INCOME

53.3K

TOTAL RESIDENTIAL
POPULATION

20.6%

Of the population are
millennials

72%

Of residents have a
bachelor's, graduate, or
professional degree

84%

Of the employment is
white collar

TOP 3 INDUSTRIES INCLUDE:

- **48.2% Services** (hotels, health, legal, etc.)
- **17.6% Finance, Insurance, Real Estate (FIRE)**
- **15.6% Retail Trade**

Drive Times

IN MINUTES

Access to I-65

3

Nashville
International
Airport

14

Midtown
Nashville

19

Downtown
Nashville

20

Nearby Amenities

1. HILTON SUITES
2. ROSE & EMMETT'S SOUTHERN BREAKFAST
3. BUR BUN
4. SPRINGHILL SUITES BY MARRIOTT
5. COURTYARD BY MARRIOTT
6. HAMPTON INN
7. WENDY'S
8. FABIAN'S MEXICAN RESTAURANT
9. CORKY'S RIBS & BBQ
10. THE POKI
11. PAPA JOHNS PIZZA
12. THE PERCH

MERCHANTS WALK SHOPPING CENTER

13. BARRE3
14. CINCO DE MAYO MEXICAN RESTAURANT
15. DUNKIN'
16. ANOTHER BROKEN EGG CAFE
17. KEBAB GYROS
18. AMARAVATI INDIAN CUISINE
19. CHUY'S
20. GOLDEN PIZZA & INDIAN CUISINE
21. THE HONEY BAKED HAM COMPANY
22. BASKIN-ROBBINS
23. MCDONALD'S
24. TACO BELL
25. WHATABURGER
26. SOY TERIYAKI BISTRO
27. JUDGE BEAN'S BBQ

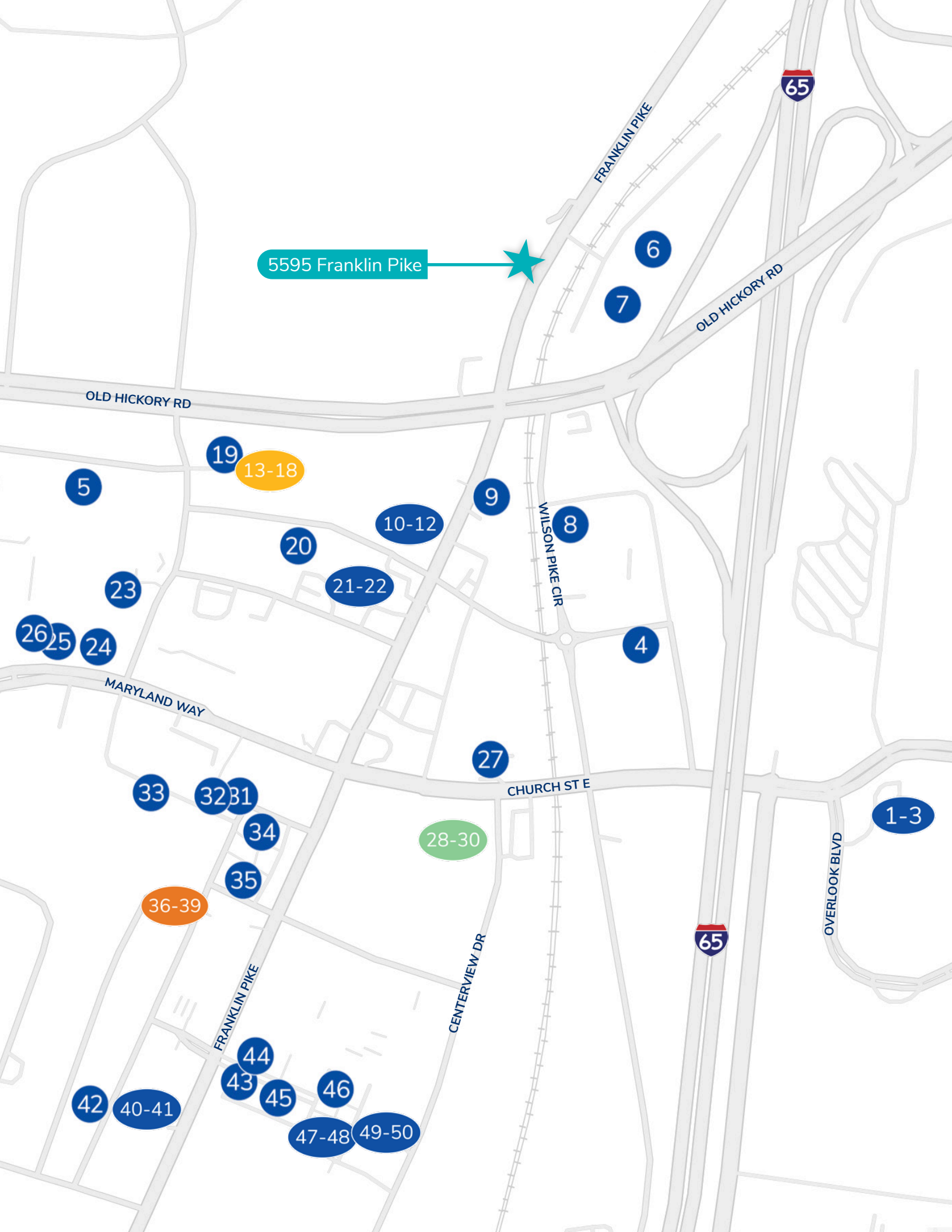
PEARTREE VILLAGE MALL

28. BLUEFIN SUSHI & THAI
29. FIRST WATCH
30. KROGER
31. LEMONGRASS SUSHI & THAI
32. MAPLE STREET BISCUIT COMPANY
33. MOOYAH BURGERS, FRIES & SHAKES
34. DEL FRISCO'S GRILLE
35. UNCLE JULIO'S BRENTWOOD

HILL CENTER SHOPPING MALL

36. LULULEMON
37. CHOPT CREATIVE SALAD CO.
38. PUFFY MUFFIN BAKERY & RESTAURANT
39. FRESH MARKET BAKERY
40. STARBUCKS
41. CHIPOTLE MEXICAN GRILL
42. JASON'S DELI
43. BLAZE PIZZA
44. WALDO'S CHICKEN & BEER
45. TAZIKI'S MEDITERRANEAN CAFE
46. SUKI SUSHI
47. 55 SOUTH
48. FITNESS TOGETHER
49. HILTON GARDEN INN
50. THE GARDEN GRILLE & BAR





5595 Franklin Pike



6

7

65

OLD HICKORY RD

OLD HICKORY RD

19

13-18

5

10-12

9

WILSON PIKE CIR

8

20

21-22

23

26

25

24

MARYLAND WAY

4

27

CHURCH ST E

33

32

31

34

35

36-39

28-30

FRANKLIN PIKE

44

43

45

46

42

40-41

47-48

49-50

CENTERVIEW DR

65

OVERLOOK BLVD

1-3



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