

FOR SALE | LEGACY PROPERTY IN DOWNTOWN FRANKLIN HISTORIC DISTRICT

112 BRIDGE STREET

FRANKLIN, TENNESSEE



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THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL



EXECUTIVE SUMMARY

Real Equity Group of Compass RE Commercial is pleased to present a rare opportunity to acquire 112 Bridge Street, a historically significant property located in the heart of Downtown Franklin's Historic District.

Built in 1941 and known locally as the "Old, Old Jail," the property was purchased by the Heritage Foundation in 2013 and fully restored by 2016, reopening as The LeHew Magid Big House for Historic Preservation. The building has since served as the Foundation's headquarters and is currently open for public tours Monday through Friday.

The property offers 52 marked on-site parking spaces, a rarity in the downtown core, and a recently renovated third floor, which includes a large conference space. Its flexible layout makes it an ideal fit for a financial services firm, private equity group, technology headquarters, or a preservation-focused organization seeking a high-profile presence in the heart of Franklin.

Located just steps from Main Street and the Public Square, the building is walkable to award-winning dining, shopping, and civic landmarks. Zoned First Avenue District (to be confirmed) and covered by the Historic Preservation Overlay, the property maintains its architectural integrity while allowing for a variety of professional uses.

With First Avenue District zoning and proposed restrictive covenants (available upon request under NDA), this property is well-positioned for a buyer committed to honoring its historic value. These are the kinds of buildings that rarely come to market — cornerstones of Franklin's built history that offer both immediate usability and long-term upside.

While available individually, 112 Bridge Street may also be acquired as part of a portfolio with adjacent 108 Bridge Street.

Additional property information, including zoning details, proposed covenants, and building improvements, is available upon request and subject to NDA.



PROPERTY SPECIFICATIONS

LIST PRICE Negotiable / Call for Offers

BUILDING SIZE 8,089 SF
(inc. 2,713 SF Below Grade)

ACRES 0.93 Acres

LOT DIMENSIONS 143 x 289

YEAR BUILT 1941 (Renovated 2016)

BUILDING HEIGHT 2 Stories

PARKING RATIO 52 Spaces (6.80/1,000 SF)

PROPERTY LOCATION

- 112 Bridge Street, Franklin, Tennessee 37064
- Located within the Downtown Franklin Historic District
- One block from Main Street and Public Square

ARCHITECTURAL & PROPERTY HIGHLIGHTS

- Distinctive historic architecture with preserved exterior façades
- Known locally as the LeHew-Magid Big House and "The Old, Old Jail"
- Thoughtfully maintained interiors with modern systems and flexible floorplans
- Recently renovated third floor featuring a large conference space
- Mature landscaping and rare on-site parking with 52 marked spaces
- Potential for adaptive reuse as a financial services office, private equity firm, tech headquarters, or other institutional use

INVESTMENT HIGHLIGHTS

- Located in the heart of the Downtown Franklin Historic District
- Listed on the National Register of Historic Places
- Zoned First Avenue District with Historic Preservation Overlay
- Offered individually or as part of a portfolio with adjacent 108 Bridge Street
- Rare on-site parking – 52 marked spaces
- Walkable to Main Street, Public Square, and The Factory at Franklin
- Surrounded by award-winning dining, retail, and civic landmarks
- Ideal for owner-users, institutional investors, or preservation-focused buyers



HISTORICAL SUMMARY

Located at 112 Bridge Street in downtown Franklin, Tennessee, the Old, Old Jail served as Williamson County's third jail facility from 1941 to 1970. Constructed near the end of the New Deal era for \$25,000, the building features Art Deco architectural elements and was built to replace the older 1910 jail next door. The facility was segregated by both race and gender: white male inmates were housed on the main floor, women—tasked with domestic duties—were held in the basement, and African American prisoners were confined on the second level.

Several notable figures were incarcerated here, including Betty Burge, the first woman in Tennessee sentenced to death by electric chair; Clayton A. "Rabbit" Veach, a well-known car thief; and Willie York, whose story inspired the 1970 country song Willie's Drunk and Nelly's Dyin'. Graffiti left behind by these and other inmates can still be seen on the jail's walls today.

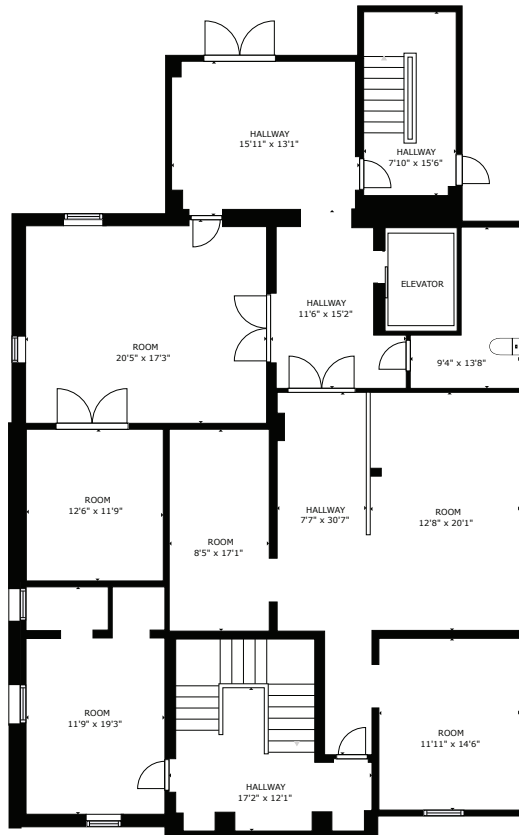
After its closure in 1970, the building saw multiple uses over the years, including as a Tennessee Highway Patrol post, an employment office, and a storage facility for county records and school materials. Eventually, it fell into disrepair and remained vacant for some time. In 2013, the Heritage Foundation of Franklin and Williamson County proposed restoring the site to serve as its new headquarters. With support from the City of Franklin and a \$25,000 property donation from FirstBank, along with a \$1 million contribution from local philanthropists Calvin and Marilyn LeHew, a \$2.7 million restoration effort was launched.

By 2016, the building reopened as The LeHew Magid Big House for Historic Preservation. It now houses the Foundation's offices, event and exhibit spaces, a coffee bar, gift shop, and community meeting areas. Original inmate graffiti and a photo archive of over 12,000 images by historian Rick Warwick are featured as part of the public exhibits. Today, the building stands as a model of historic preservation and adaptive reuse, welcoming visitors for tours on weekdays.

PROFESSIONAL MEASUREMENT

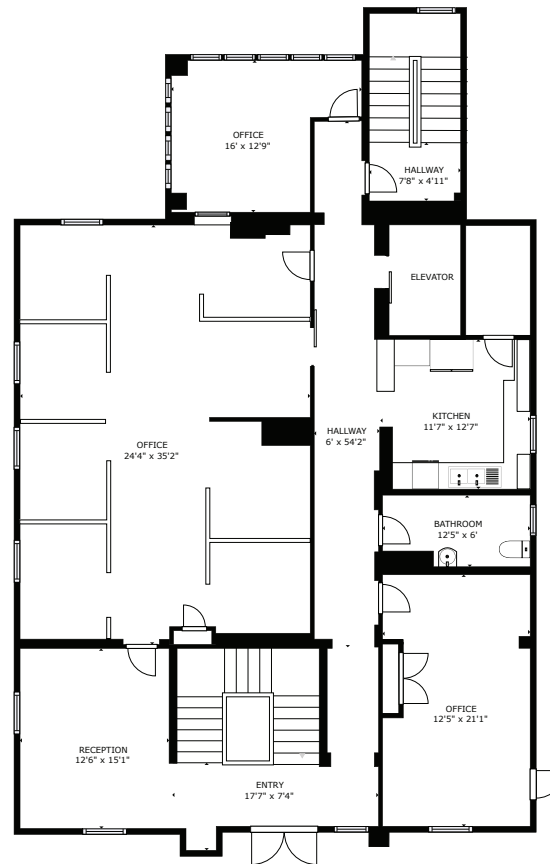
TOTAL

8,089 SF



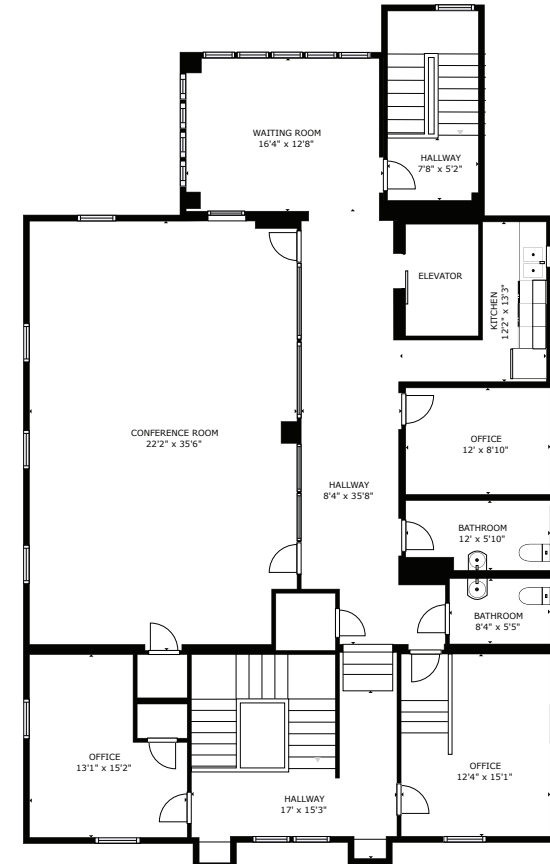
BELOW GRADE

2,713 SF



FIRST FLOOR

2,688 SF



SECOND FLOOR

2,688 SF



DOWNTOWN FRANKLIN

Discover the essence of small-town Southern charm in Franklin, a historic gem just minutes away from the vibrant energy of Nashville. This picturesque town, steeped in rich history and fueled by an innovative spirit, provides an ideal environment for both families and entrepreneurs to flourish.

Situated twenty miles south of Nashville, Franklin's Main Street unfolds like a storybook-perfect setting. Immerse yourself in the allure of landmarks such as the historic Franklin Theatre, a timeless venue dating back to 1837 that continues to host movies, concerts, and shows.

Recognized by the National Trust for Historic Preservation with the prestigious "Great American Main Street" honor, Franklin stands as a testament to outstanding downtown and Main Street revitalization. As a distinguished member of the National Register of Historic Places, Franklin offers a unique blend of history, charm, and innovation, creating an experience unlike any other.

ANNUAL EVENTS

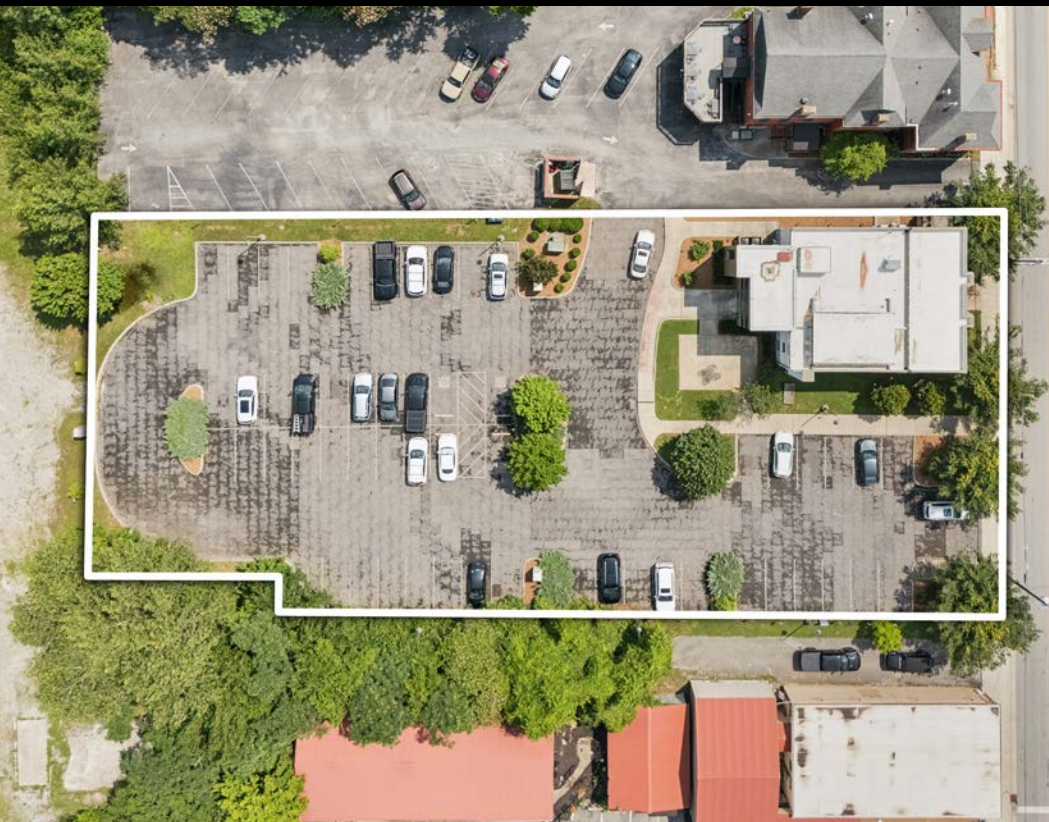
- Main Street Festival
- Franklin on the Fourth
- Bluegrass Along the Harpeth
- Pumpkinfest
- Wine Down Main Street
- Christmas Tree Lighting Ceremony & Christmas Parade
- Dickens of a Christmas



NEARBY ATTRACTIONS

- 1. Franklin Theatre**
Art Deco cinema and live music
- 2. White's Mercantile**
Southern lifestyle boutique
- 3. Tin Cottage**
Home décor in a circa-1897 building
- 4. Gray's on Main**
Cocktails & live music
- 5. Public Square**
Historic plaza and home to the Williamson County Courthouse
- 6. Onyx & Alabaster**
Coffee lounge and interior design house in historic City Offices building
- 7. Franklin Social**
Private members community atop the Crews Public Square building
- 8. Biscuit Love**
Southern brunch in historic Corn House
- 9. The Harpeth Hotel / 1799 Kitchen & Cocktails**
Curio Collection by Hilton – boutique lodging and refined dining
- 10. Landmark Booksellers**
Historic independent bookstore
- 11. Culaccino Italian Restaurant**
Housemade pastas and woodfired pizzas
- 12. Slice House by Tony Gemignani**
Award-winning pizzeria from world-renowned pizza chef Tony Gemignani, in a repurposed service station









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