

FOR SALE

±1,930 SF Available

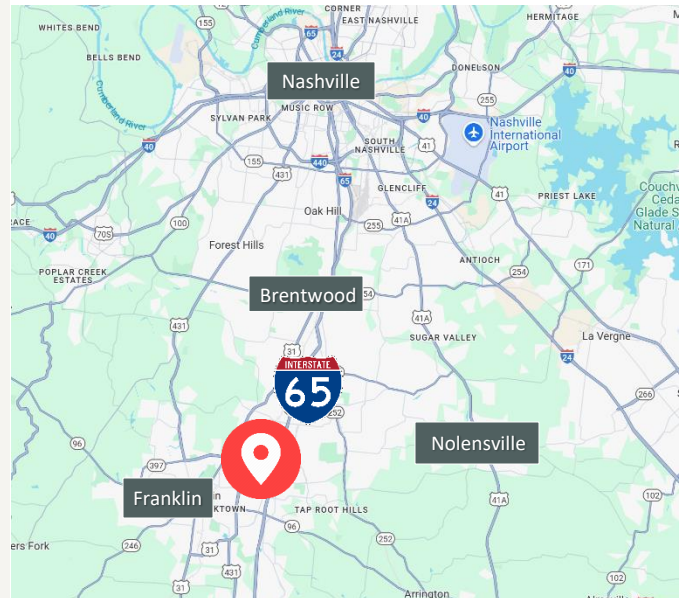
Great Opportunity to Purchase an Office Condo in the Affluent Franklin Market

3333 Aspen Grove, Ste 120, Franklin, TN 37067



HIGHLIGHTS

- Cool Springs Office Condo Purchase Opportunity
- ±1,930 SF Available
- Sale Price: \$950,000
- 5 Offices, reception area, break room, storage area and 2 restrooms
- Unreserved and convenient parking with an abundance of spaces
- Convenient access to I-65, restaurants, and other sought-after amenities
- Great Cool Springs location, surrounded by numerous dining, shopping, and entertainment options
- Walkable to McEwen Northside



Ryder Ballard
Vice President
C: 713-208-9195
rballard@charleshawkinsco.com

Brents Herron
Vice President
C: 615-485-4538
brherron@charleshawkinsco.com

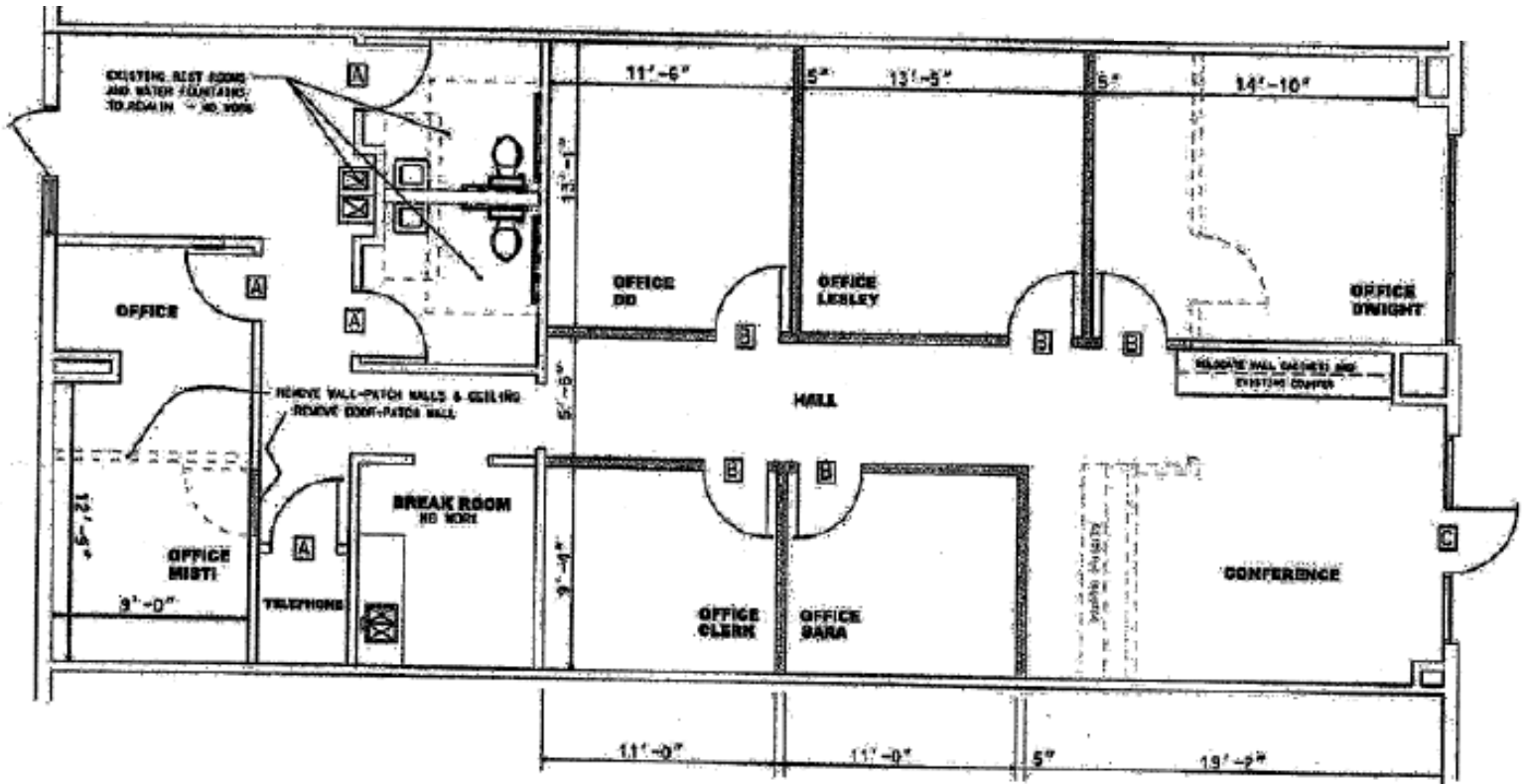
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill D., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±1,930 SF
Office Condo

3333 Aspen Grove, Ste 120
Franklin, TN 37067
Williamson County

CHARLES
HAWKINS CO.

FLOOR PLAN



Ryder Ballard
Vice President
C: 713-208-9195
rballard@charleshawkinsco.com

Brents Herron
Vice President
C: 615-485-4538
bherron@charleshawkinsco.com

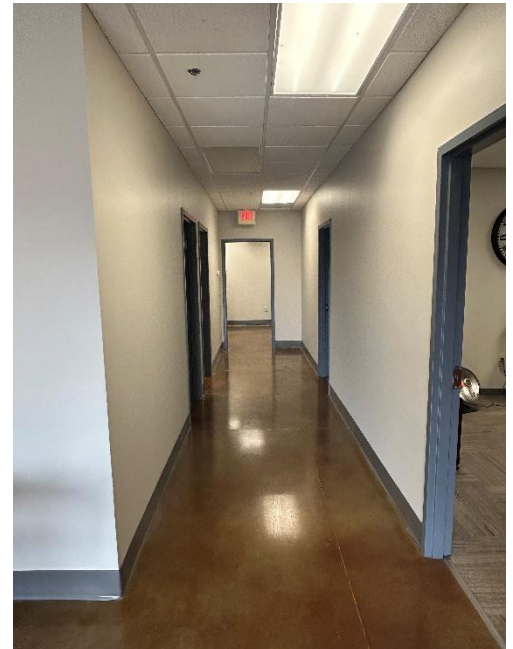
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill D., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±1,930 SF
Office Condo

3333 Aspen Grove, Ste 120
Franklin, TN 37067
Williamson County

**CHARLES
HAWKINS CO.**

PHOTOS



Ryder Ballard
Vice President
C: 713-208-9195
rballard@charleshawkinsco.com

Brents Herron
Vice President
C: 615-485-4538
brherron@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill D., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
 ±1,930 SF
 Office Condo

3333 Aspen Grove, Ste 120
 Franklin, TN 37067
 Williamson County

**CHARLES
 HAWKINS CO.**

- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

Recent Recognition



USA TODAY: 10 Best Main Streets in USA

Southern Living

SOUTHERN LIVING: Small Towns We Love



#6: Out of 95 Counties in the State for Tourism Spending

FAST GROWING COUNTY

WILLIAMSON COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



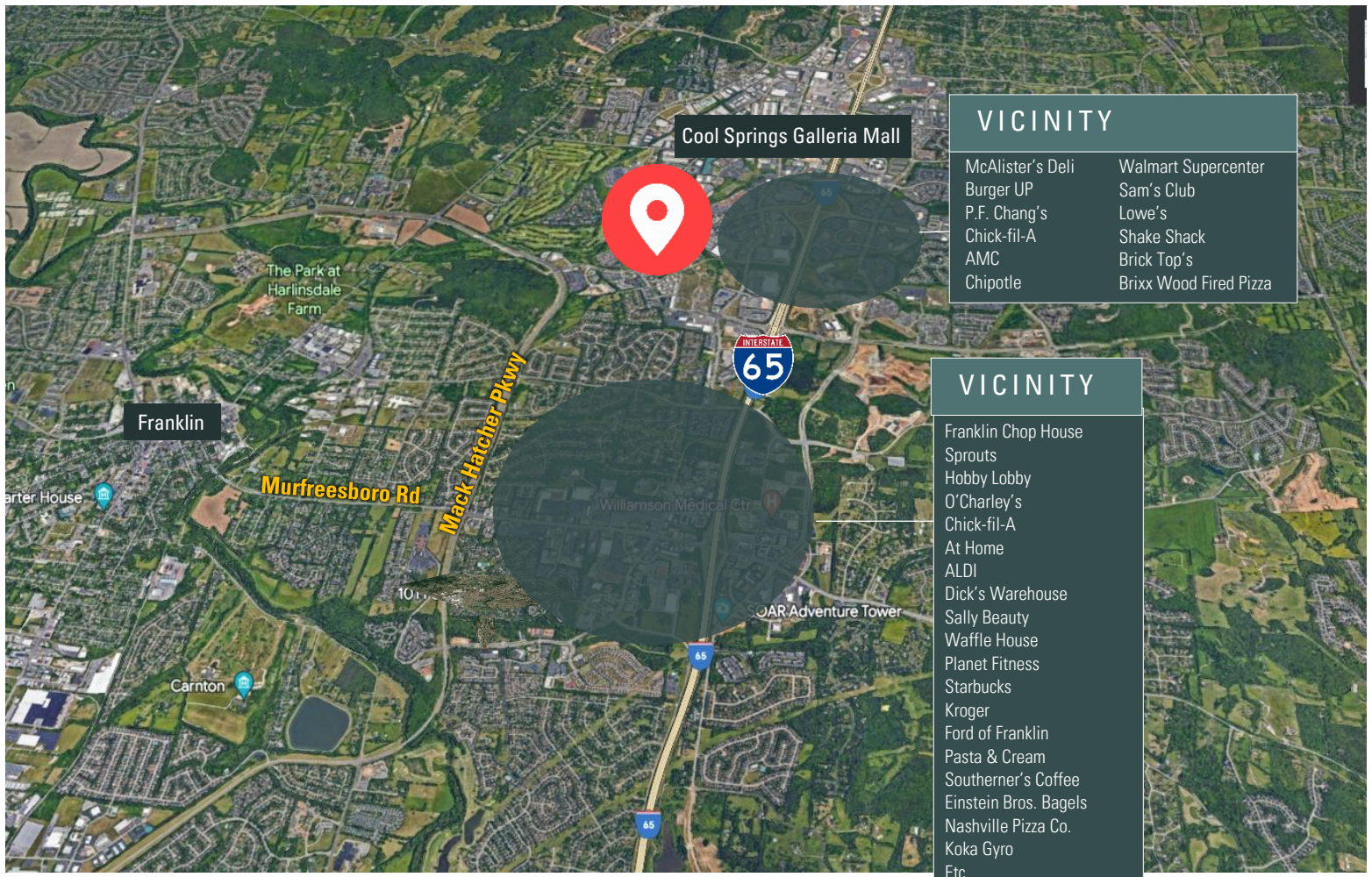
\$103,543 Median household income



232,129 Population (17% growth over last 5 years)



In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)



Ryder Ballard
 Vice President
 C: 713-208-9195
 rballard@charleshawkinsco.com

Brents Herron
 Vice President
 C: 615-485-4538
 brherron@charleshawkinsco.com

Exclusively listed by:
 Charles Hawkins Co.
 2920 Berry Hill D., Ste 100
 Nashville, TN 37204
 T: 615.256.3189