



FOR SALE

±1,930 SF Available

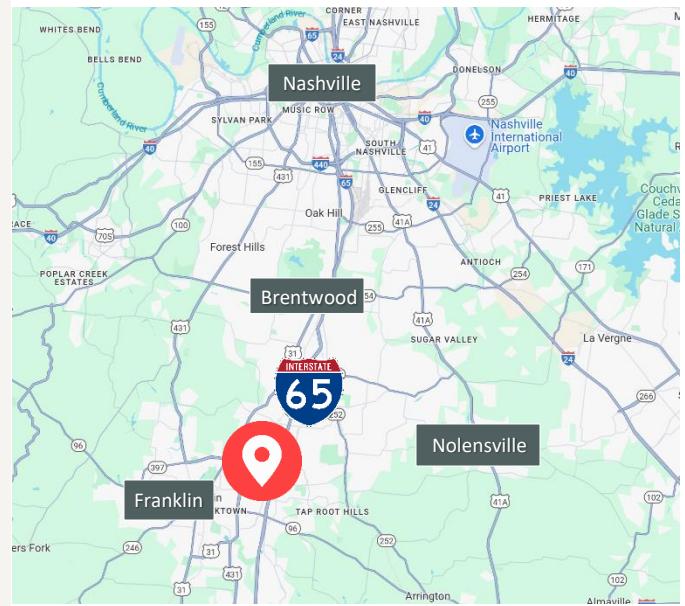
Great Opportunity to Purchase an Office Condo in the Affluent Franklin Market

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



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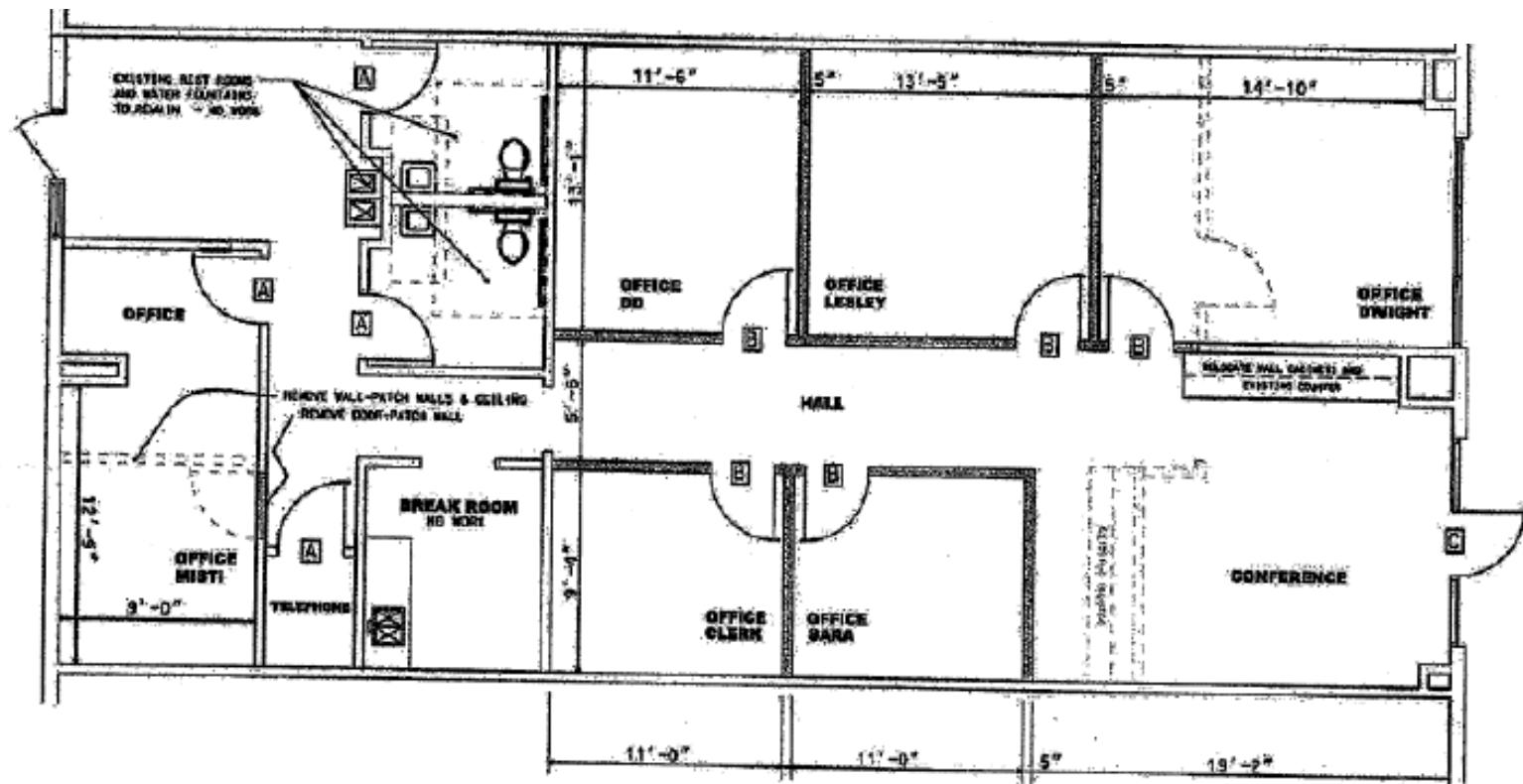
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill D., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
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Office Condo

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Williamson County

CHARLES
HAWKINS CO.

FLOOR PLAN



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PHOTOS



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**CHARLES
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- 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



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)

Cool Springs Galleria Mall

VICINITY

McAlister's Deli	Walmart Supercenter
Burger UP	Sam's Club
P.F. Chang's	Lowe's
Chick-fil-A	Shake Shack
AMC	Brick Top's
Chipotle	Brixx Wood Fired Pizza

VICINITY

Franklin Chop House	
Sprouts	
Hobby Lobby	
O'Charley's	
Chick-fil-A	
At Home	
ALDI	
Dick's Warehouse	
Sally Beauty	
Waffle House	
Planet Fitness	
Starbucks	
Kroger	
Ford of Franklin	
Pasta & Cream	
Southerner's Coffee	
Einstein Bros. Bagels	
Nashville Pizza Co.	
Koka Gyro	
Etc.	

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