

**Available: 2,065 SF**

**Rate: \$35.00 NNN**

**NNN's: \$8.88 per SF**

## Property Highlights

- New Construction 2025
- White Box condition
- Excellent Street Visibility
- Easy Access
- Ample Parking
- Williamson County wealthiest in TN
- Strategically located between Publix and Walmart
- 0.6 miles from the new Fairview Town Center with 600 new housing units under construction
- Co-Tenants: Join Papa John's, Top Notch Nails, Chiropractic, Cornerstone Financial

## Area Demographics

- **Average Household Income 1-5-10 Miles:**
  - \$82,00 - \$94,000 - \$100,000
- **2024 Total Population 1-5-10 Miles:**
  - 3,000 – 15,000 - 37,00
- **2024–2025 Population Growth 1-3-5 Miles:**
  - 14.83% - 15.23% - 14.91%
- **2020–2024 Population Growth 1-3-5 Miles:**
  - 8.51% - 10.96% - 11.49%



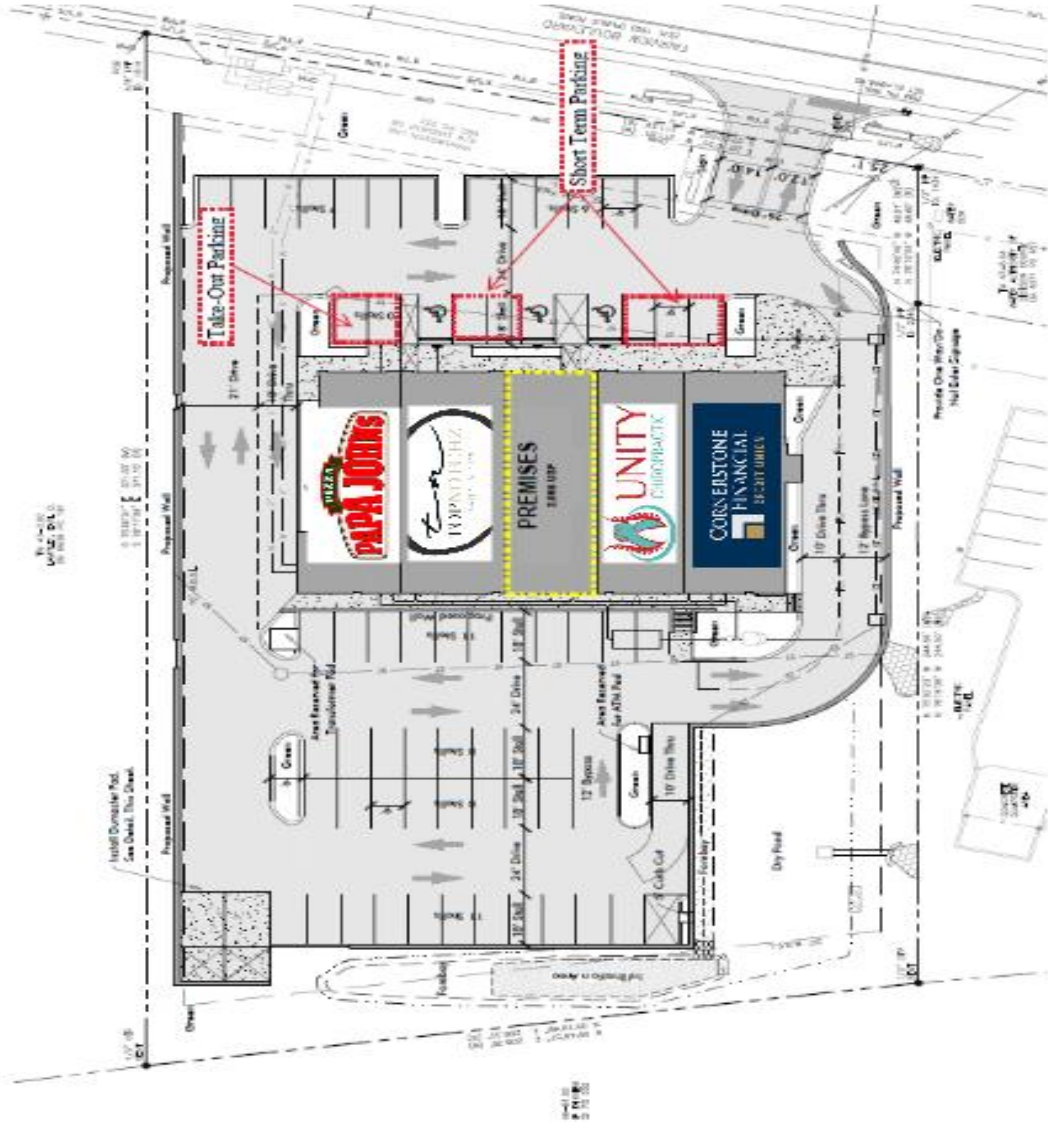
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## Site Plan



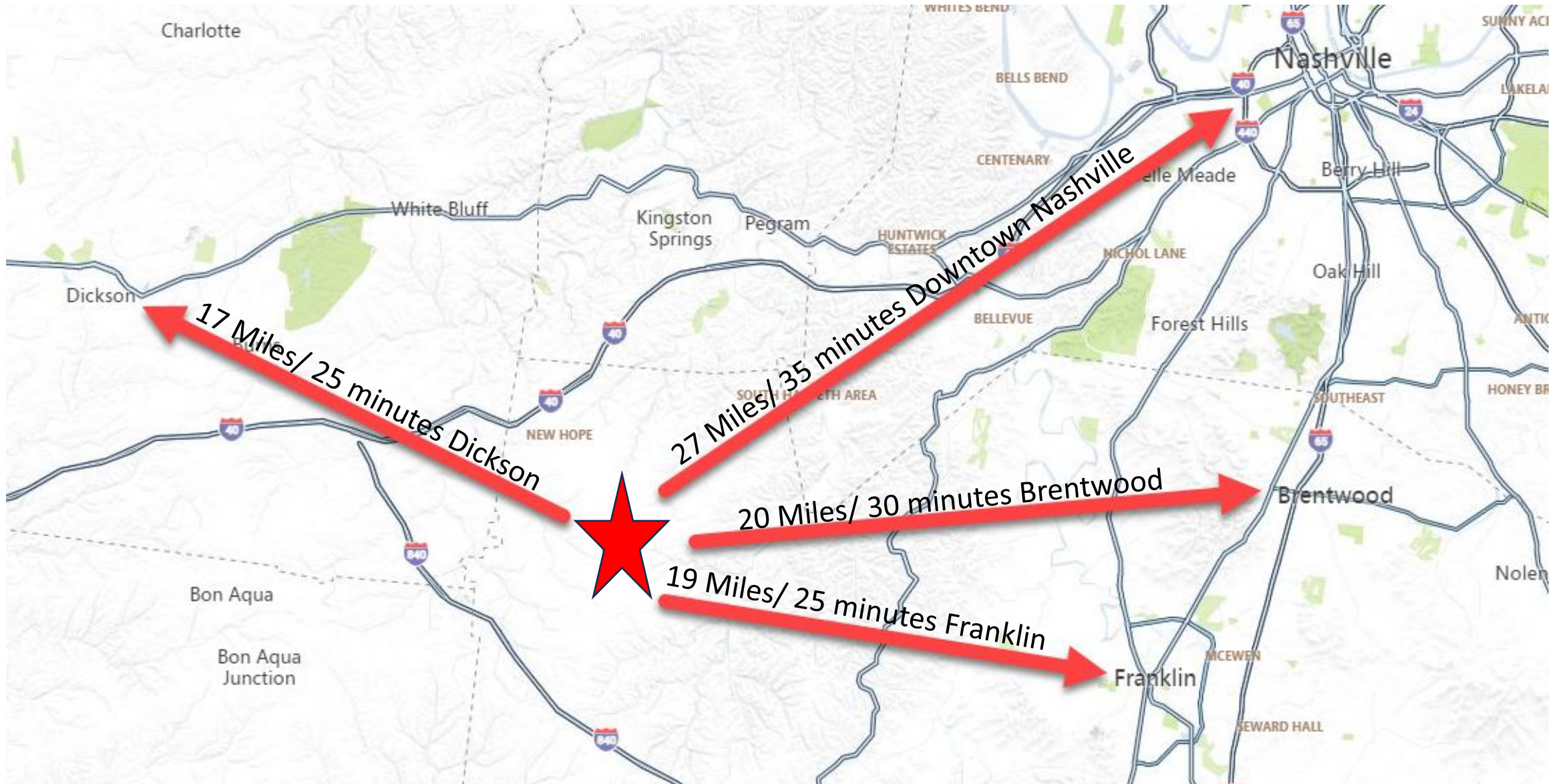
## Property Details

- Property Name: Fairview Commons
- Address: 2332 Fairview Blvd., Fairview, TN 37062
- Building Square Feet : 10,123 SF
- Available Suites:
  - Suite C: 2,065 SF (26 FT x 78.72 FT )**
- Year Built: 2025 (Completed)
- Parking: 80 Parking Stalls | 8 per 1,000 SF
- Access: 1 points of Ingress/Egress
- Signage: Monument and Façade
- Utilities: Separately Metered
- Zoning: Commercial - Retail
- HVAC: Each tenant has rooftop package HVAC
- Sprinkler: Wet system-100% coverage



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Fairview Commons is a new construction (delivery May 2025) Retail Shopping Center located in the City of Fairview in Williamson County Tennessee. Fairview Commons is strategically located between the two main shopping destinations Publix (0.6 miles) and Walmart (0.5 miles) on the main retail corridor Fairview Boulevard. The city of Fairview is not Williamson county's best kept secret anymore, the town has exploded in recent years with tremendous housing growth, new High School and Middle Schools, boast a 700+ acre public park (Bowie Park) and unrivaled natural beauty in the bucolic rolling hills of Williamson County. The major appeal for Fairview is the high quality of life, family community, top rated public schools and just 25 minutes to Franklin and 35 minutes to Downtown Nashville. Fairview has direct proximity to Interstates I-40 and I-840.

Williamson County continues to lead the state in population growth and is among the leaders in job growth nationwide. There are several factors fueling the growth and success, among these are the high-quality local government and business leadership, the excellent public and independent schools, a skilled and highly educated workforce, some of the lowest property tax rates in the state, a low crime rate, and an incredible quality of life.

In 2021, Forbes ranked Williamson county the 14th richest county in the United States at \$112,962 median household income, a 23.1% five-year increase. Within Williamson county the city of Brentwood and Franklin is one the few places where the median household income is more than double the national figure. Franking and Brentwood are known for its top performing public schools, pristine hills, lush forests, and beautiful parks and greenways. The community prides itself on maintaining its natural beauty and preserving its rich history.



**\$582,500**  
*Median Home Sales Price  
City of Fairview*

**\$94,043**  
*Avg. Household Income  
City of Fairview*

**24.4%**  
*Population Growth  
2016 through 2021  
Williamson County*

**2.5%**  
*Unemployment  
Williamson County*

**Major Employers**