

FOR LEASE
330 MAYFIELD DRIVE, BUILDING B

11,400 SF Free-Standing Building

NAI Nashville
Stanton Group



Trey Kirby, CCIM

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FOR LEASE

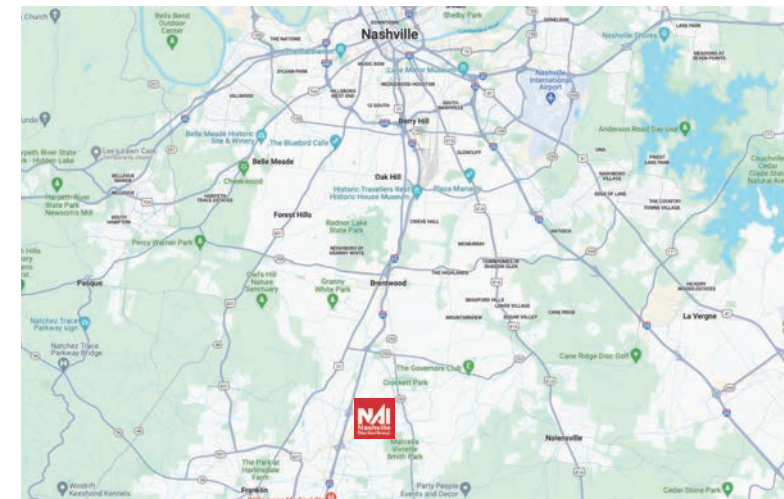
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PROPERTY HIGHLIGHTS

- Available 10/1/2024
- ± 11,400 SF Free-Standing Building
- Currently built-out as a daycare facility
- Dedicated outdoor space
- Move-in ready
- Recent updates include new playground and roof
- Long-term lease available
- Monument signage available
- Located in Carothers Corner, a Cool Springs area visible community center with a mix of local and national tenants



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CAROTHERS CORNER

Carothers Corner is a community retail center consisting of four buildings, totaling 56,581 square feet. As a locally owned and managed property, it features a diverse mix of local and national tenants. Strategically located in the thriving Cool Springs submarket of Franklin, Tennessee, this center is situated approximately 15 miles south of downtown Nashville, offering optimal visibility and accessibility.



99,785 5-MILE RADIUS
42,898 3-MILE RADIUS
4,829 1-MILE RADIUS
TOTAL POPULATION



\$118,774
MEDIAN HOUSEHOLD INCOME
3-MILE RADIUS



\$743,863
MEDIAN HOME VALUE
3-MILE RADIUS



69,752 WORKERS
18,633 RESIDENTS
TOTAL DAYTIME POPULATION
3-MILE RADIUS



3,571
TOTAL BUSINESSES
3-MILE RADIUS

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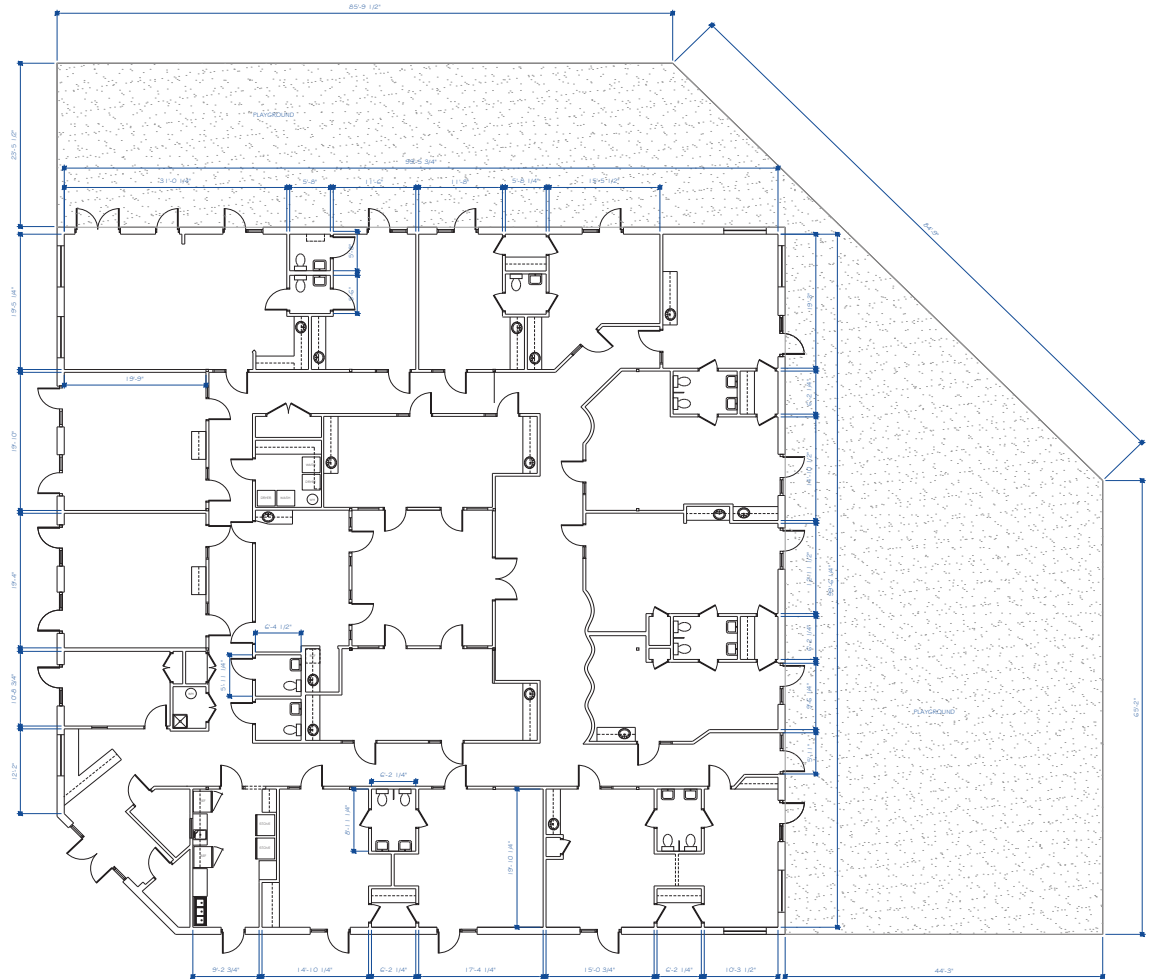
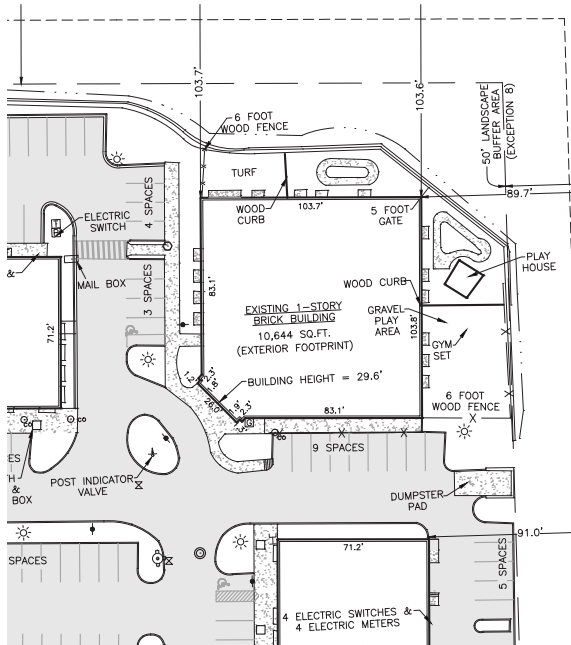
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AS BUILT PLAN

SITE PLAN



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MARKET OVERVIEW | WILLIAMSON COUNTY

Williamson County is a thriving retail and business hub, boasting a unique blend of historic charm and modern amenities. As one of the nation's fastest-growing counties, it is home to numerous major companies, offering unparalleled economic growth. The Cool Springs area has emerged as a desirable submarket, rivaling Downtown Nashville with its expansive and growing commercial, office, and mixed-use spaces. With its neighboring upscale suburbs, top-rated schools, and ample amenities, this area attracts professionals, entrepreneurs, and Fortune 500 companies, making it a prime destination for corporate relocations.

COOL SPRINGS SUBMARKET



13.3M
SQUARE FEET
RETAIL INVENTORY



13.7M
SQUARE FEET
OFFICE INVENTORY



2.4%
RETAIL VACANCY RATE



306K
SQUARE FEET OFFICE
UNDER CONSTRUCTION

Source: CoStar



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