

MEDICAL OFFICE SPACE FOR LEASE

Cool Springs Professional Plaza

2001 MALLORY LN, FRANKLIN, TN



Property Overview

45,600 SF

Three Story Medical Office Building

Location

Positioned in the heart of Cool Springs, near the I-65 intersection.

Prime visibility at the corner of Mallory Lane and Mallory Station Road - adjacent to Cool Springs Market and Thoroughbred Village shopping centers.

Parking

Free staff and patient surface parking with covered drop-off area.

Building

Interior and exterior building renovations completed in 2025.

Availabilities

Suite 105 | 2,330 SF

Suite 205 | 2,753 SF

Suite 207 | 2,109 SF

Suite 305 | 1,876 SF

*Able to be combined
for a total of 4,862 SF*

[PROPERTY PAGE](#)



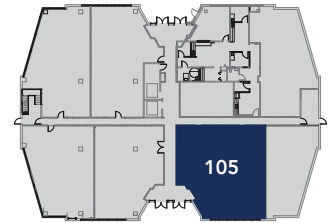
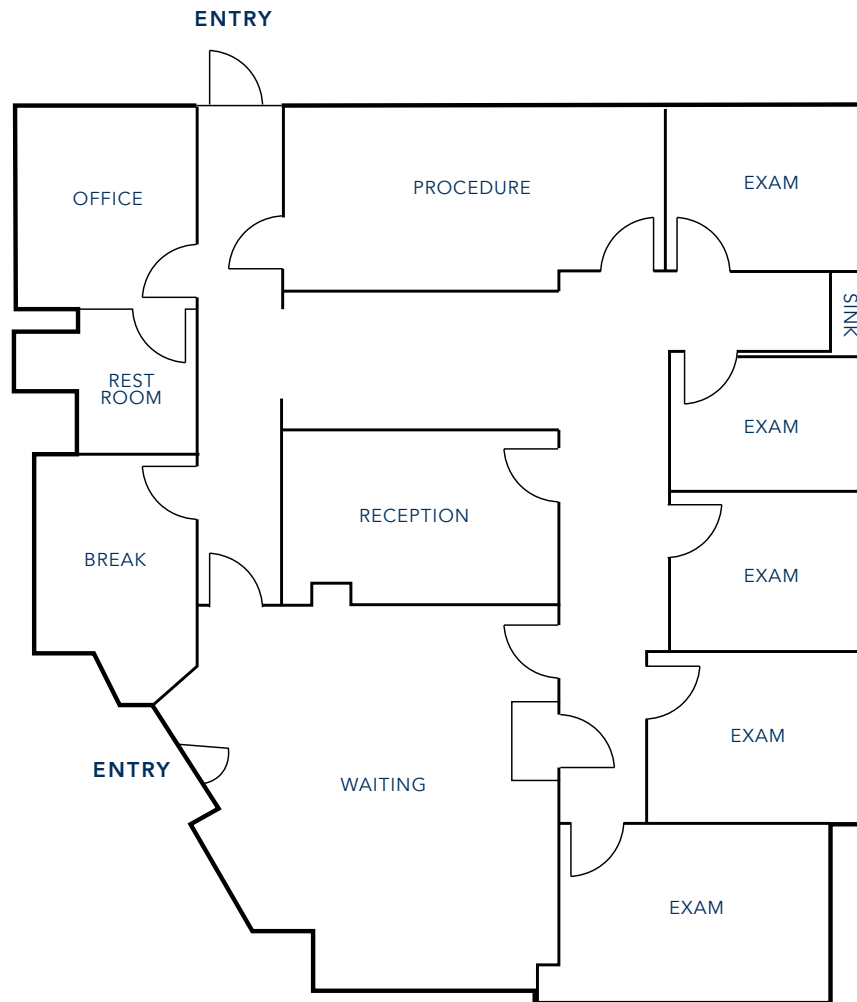
● Dining ● Fitness, Spas ● Finance, Healthcare, Office ● Retail, Entertainment ● Lodging

Suite 105

2,330 SF

- Located at the front entrance on the ground floor
- 5 exam rooms
- 1 procedure room
- 1 office
- Waiting/reception
- In-suite restroom
- Break room
- Back entry

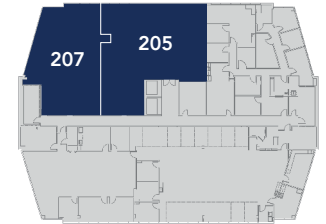
VIRTUAL TOUR



**FIRST FLOOR
AVAILABILITIES**

Suites 205/207

2,109–4,862 SF



SECOND FLOOR
AVAILABILITIES

Suite 207

2,109 SF

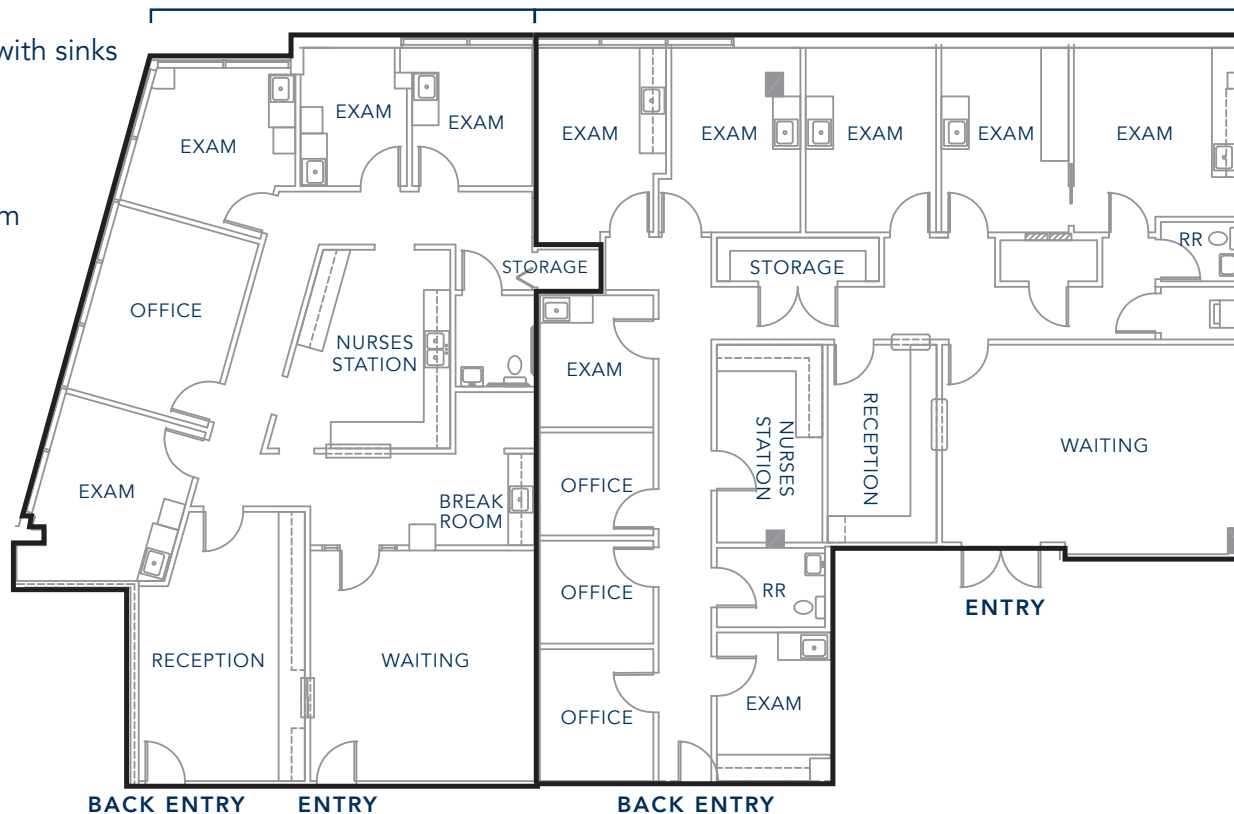
- 4 exam rooms with sinks
- 1 office
- Nurses station
- Break room
- In-suite restroom
- Back entry

Suite 207

2,109 SF

Suite 205

2,753 SF



Suite 205

2,753 SF

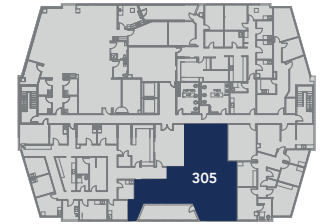
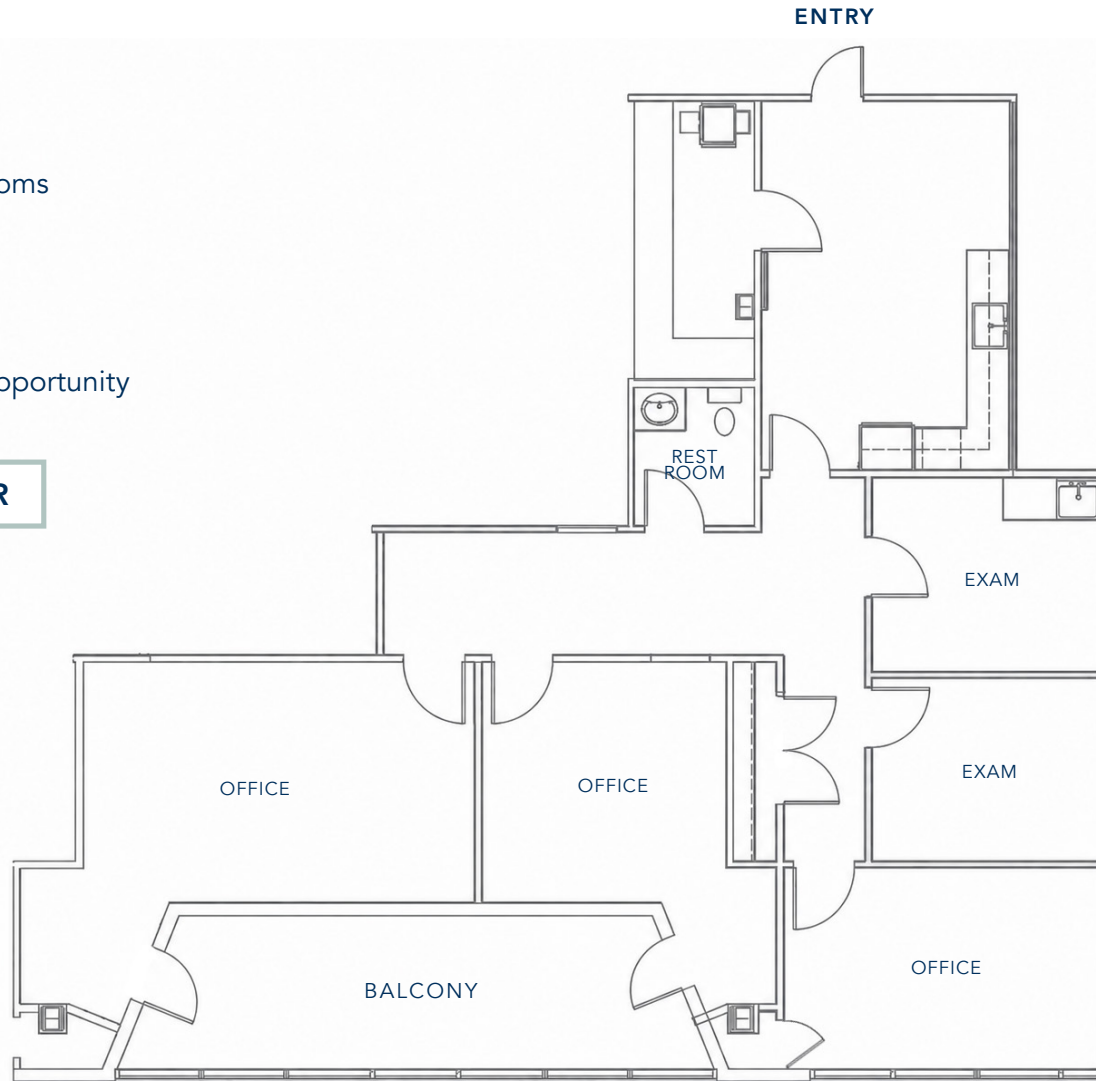
- 7 exam rooms
- 3 offices
- Nurses station
- 2 in-suite restrooms
- Storage
- Washer/dryer
- Back entry

Suite 305

1,876 SF

- 5 office/exam rooms
- In-suite restroom
- Storage
- Outdoor deck
- Customization opportunity

[VIRTUAL TOUR](#)



THIRD FLOOR
AVAILABILITIES

Renovations

Extensive building renovations completed in 2025:

- **Common area**
 - Flooring
 - Wall covering
 - Lighting
 - Elevators
 - Electronic directory
 - Artwork
 - Furniture
 - Directional signage
- **Exterior**
 - Improved monument and building signage to enhance visibility
 - Painted exterior

BEFORE



AFTER



Demographics & Tenant Mix

	2 MILES	5 MILES	10 MILES
2024 Population	22,423	109,303	287,261
2029 Population Projection	25,759	125,165	314,589
Projected Annual Population Growth	3.0%	2.9%	1.9%
Historical Annual Population Growth (2020-2024)	2.1%	1.6%	0.5%
Avg Household Income	\$122,306	\$151,814	\$149,257

INSURANCE MIX (5 MILES)

Employer Paid	65%
Direct Purchase	10%
Medicare	6%
Medicaid	4%
Multiple	15%

TENANT MIX

Elite Oculoplastics
 Higdon Plastic Surgery
 Nashville Neurocare Management
 Nashville Skin and Cancer Center
 NeoPlas Cancer Treatment
 Quest Diagnostics
 Results Physiotherapy
 Tennessee Men's Clinic
 Vanderbilt University Medical Center



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FRANKLIN, TN

FOR MORE INFORMATION:

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COOL SPRINGS PROFESSIONAL PLAZA



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