



1614 Franklin Road
Brentwood, Tennessee

Offering memorandum

**AVISON
YOUNG**

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1.

Executive summary and site overview

The offering

Avison Young is pleased to exclusively represent the seller in the sale of this rare Brentwood owner/user opportunity. Located on Franklin Road, one of the main arteries through the Nashville submarket of Brentwood, Tennessee, this property offers a buyer a turnkey 9,000-sf office/showroom with a wide array of capable uses. The property is situated on just over an acre of land with access from both directions of traffic in a region where topography dictates limited development. The property is ready for immediate sale/occupancy, and the tenant will vacate the premises at closing.



Investment highlights



Premier visibility – located directly on Franklin Road just north of Moores Lane, this property is extremely visible from both directions of traffic.



Rare, ready-to-occupy building – given the topography of the Franklin Pike corridor and how it limits development, this is the only retail-oriented building available for sale in this part of town



Interstate access – located just off Moores Lane, which is a direct exit from I-65, this property can be reached in three minutes upon exiting I-65 onto Moores Lane.



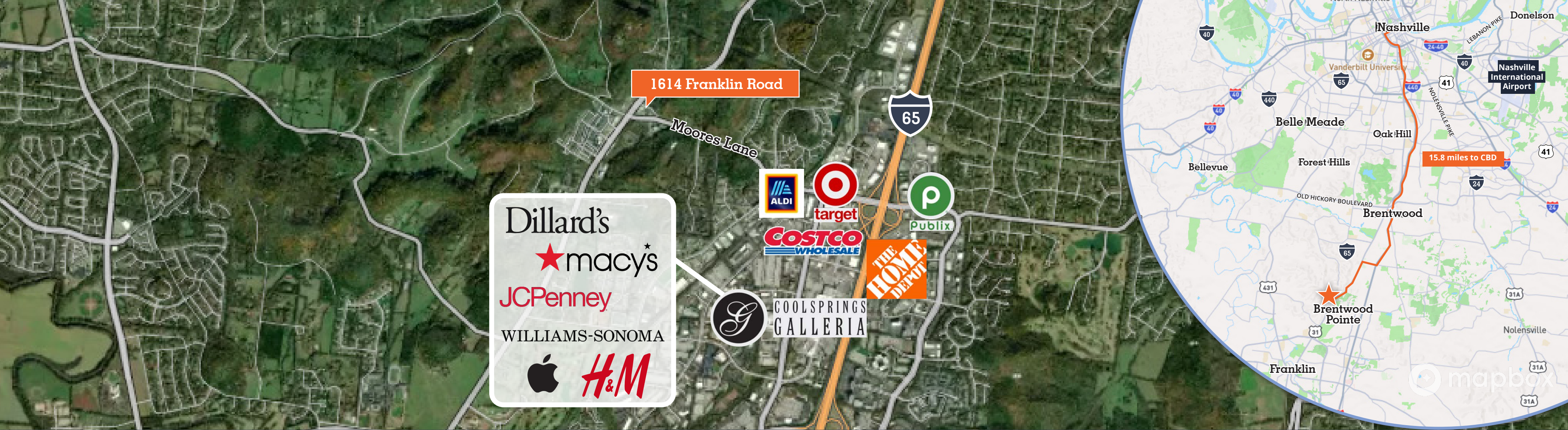
Recently renovated – the building was recently renovated in the last five years, and there would be little-to-no need for a buyer to perform any updates to the building. The building is fully conditioned in both the office and warehouse portions.

Price: \$4.2 million

Property details

Address	1614 Franklin Road Brentwood, TN 37027
Building size	9,000 sf
Parcel size	1.28 acres
Parcel number	09403606300





2.

Location overview

Williamson County market overview



OVERVIEW

Home to the renowned Brentwood and Cool Springs submarkets, Williamson County has been and continues to be Nashville's leading suburban growth corridor. The county is consistently ranked among the top 20 wealthiest per capita in the U.S. with some of the most affluent residential communities in the region. Housing options range from \$500,000 to over \$7 million, and benefit from an outstanding public-school system that perennially ranks among the top in the nation. **Williamson County continues to be one of the top counties in the state in population and job growth.**

ACCOLADES

1.8% estimated population growth in the last year in Williamson County. Since 2010 the county's population has increased by almost 45%.

10,000+ employers call Williamson County home, including 40 public headquarters and 12 of the 25 largest publicly traded companies in the Nashville region.

According to Inc. Magazine's 5000 list, over 40% of the fastest growing companies in Tennessee are in Williamson County.



% JOB GROWTH
Key: 9%+ growth (black), 10-19% growth (blue), 20-29% growth (green), 30%+ growth (orange)

REGIONAL JOB GROWTH

The Nashville region has gained national attention due to its substantial job growth over the last decade. From 2017 to 2023, employment in the 10-county region grew 16%, from 950,000 jobs to over 1.1 million. Williamson County specifically added over 25,000 new jobs in that five-year span. This strong, sustained growth continues to bring new employers and residents to the area.

TOP AREA EMPLOYERS

Williamson County Schools

United Healthcare

TSC TRACTOR SUPPLY CO.

HCA Healthcare

Williamson MEDICAL CENTER

CHS Community Health Systems

265,421
POPULATION

138,649
TOTAL EMPLOYMENT

\$125,943
AVERAGE INCOME

\$611,100
MEDIAN HOME VALUE

39.3
MEDIAN AGE

Franklin, TN
BEST PLACES TO LIVE
IN THE U.S. IN 2023
Livability.com, 2023

Top 3
OVERALL PUBLIC SCHOOL
DISTRICT IN THE STATE

Top 10
RICHEST COUNTIES
IN THE U.S.
Forbes, 2023

#19
HEALTHIEST
COMMUNITIES
U.S. News, 2023



3.

Nashville market overview

Nashville market overview



NASHVILLE IS THE #1 market to watch

and is the only market to ever reach #1 for three consecutive years

ULI Emerging Trends in Real Estate, 2024

#2 2023 TOP MEETING DESTINATIONS IN NORTH AMERICA

Cvent, 2023

#5 BEST U.S. CITY FOR STARTING A CAREER

Bankrate, 2023

#9 TOP 10 PLACES FOR YOUNG PROFESSIONALS TO LIVE

Forbes, 2023

NASHVILLE AT A GLANCE

Recognized by the Urban Land Institute as the top city for real estate and investment activity for a third year in a row, Nashville is poised for continued growth in the coming years.

Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**.

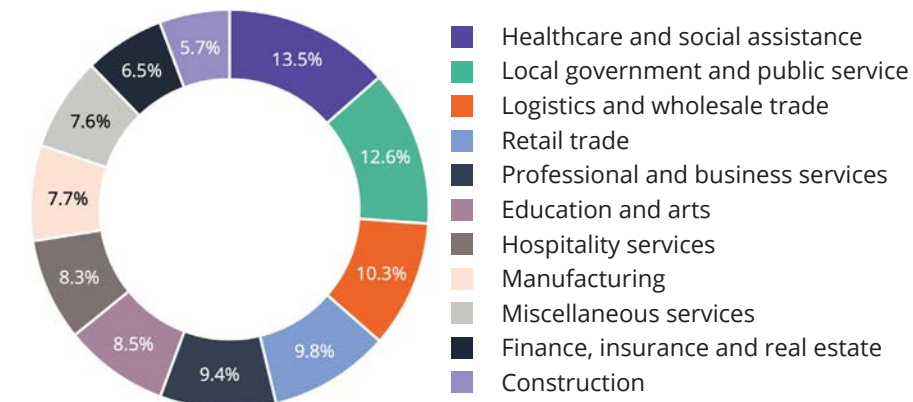
As of December 2023, Nashville's **unemployment rate is 2.4%**, 130 basis points **lower** than the national rate.

A **major growth market** in the Southeast, Nashville has received **over 140,000 new jobs** since 2010* by national companies such as Amazon, AllianceBernstein, EY, ICEE and Philips.

Approximately 45 companies have announced or moved their **headquarters** to Nashville in the last five years.

NASHVILLE'S LOW COST OF DOING BUSINESS

With one of the nation's lowest tax burdens, Tennessee is consistently named a top state for low business taxes and strong long-term job growth by the U.S. Chamber of Commerce's Enterprising States Report. This attracts a diverse mix of industries, with healthcare, corporate operations, advanced manufacturing, music and entertainment and supply chain management driving Nashville's economy.



A LOCALLY GROWN, SKILLED WORKFORCE

120,000

HIGHER EDUCATION STUDENTS IN THE REGION

30,000

GRADUATES PER YEAR

60%

OF GRADUATES REMAIN IN THE NASHVILLE AREA

TOP AREA EMPLOYERS

VANDERBILT UNIVERSITY MEDICAL CENTER

HCA Healthcare

NISSAN

amazon

VANDERBILT UNIVERSITY

Saint Thomas Health

2 million
MSA POPULATION

1.1 million
REGIONAL WORKFORCE

98
NEW PEOPLE PER DAY



4.

Offering process

Offering process

Marketing and tour process

Investors are encouraged to:

- Review offering memorandum and other relevant information posted on the “virtual deal site”
- Visit property website
- Schedule market tour discussion with exclusive listing broker

Offering process

Offers are due with the following requirements:

Terms/purchaser information

- Purchase price
- Earnest money deposit
- Inspection period
- Closing period
- Details of intended use

Investor information

- Legal name of purchaser’s entity
- List debt or capital source intended for purchase
- Description of purchaser’s due diligence process
- List any contingencies or approvals required of seller for purchase
- Provide seller references

Please submit an electronic copy of the offer to the attention of:

Jordan Powell
Vice President
+1 615 727 7438
jordan.powell@avisonyoung.com

Confidential information and disclaimer

Contacts and confidentiality

Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of this property located at 1614 Franklin Road (“the Property”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other

written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice.

Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived. By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced

without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent’s authority to act on its

behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

Avison Young Commercial Real Estate Services

Attention:

Attn: Jordan Powell

Vice President

+1 615 727 7438

jordan.powell@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, the Agency makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

**If you would like more
information on this offering,
please get in touch.**

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Visit us online
avisonyoung.com

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