

1001 MERYLINGER CT

FRANKLIN, TENNESSEE 37067

Available For Lease
Commercial - Office / Medical Office
±3,200 sf Available



CORE
REAL ESTATE

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OFFICE LEASE OPPORTUNITY

Ideal Medical Office Space in Franklin. Situated directly off McEwen Dr. and Cool Spring Blvd. with excellent visibility and access.

The layout is conducive to a medical office with ample natural light, new flooring and cabinetry, and an open plan that can be customized for examination rooms, waiting areas, and administrative offices.

Benefit from high traffic exposure and convenient access with proximity to McEwen Drive, Cool Springs Blvd, and I-65.

PROPERTY HIGHLIGHTS

- Located in Franklin off McEwen Drive and Cool Springs Blvd.
- Zoned RC-6
- 21 Total Parking Spaces
- Property Type: Commercial Office
- Minutes from I-65
- High Visibility / Traffic Counts









FLOOR PLAN

+/- 3,200 SF



MARKET OVERVIEW



POPULATION

238,412

Williamson County population

120,986

Williamson County labor force

12%

of Nashville MSA's population

16%

Williamson County population
growth over the last 5 years



HOUSING

75,344

Households

2.9

Average household size

87,541

Housing units



RESIDENT

39

Median age

51%

of the population is female

60%

of Williamson County residents
were born in a different state

\$109,026

Median household income



BUSINESS

1,401

New business licenses filed in 2019

7.4%

Unemployment in Williamson
County (May 2020)



EDUCATION

96%

of the population has attained at
least a high school diploma or its
equivalent

61%

of the population has a bachelor's
degree or higher

24%

of the population has a graduate
degree or higher

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