

MEDICAL OFFICE SPACE FOR LEASE

Aspen Grove Medical Plaza

125 COOL SPRINGS BLVD | FRANKLIN, TN



Property Overview

51,027 SF

2 Story Medical Office Building

Location

Well-located with close proximity to the McEwen Interchange and Mack Hatcher Pkwy.

Parking

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

Building

Owned and managed by Anchor Health.

Updated common areas / interior and exterior building enhancements.

Availabilities

Suite 230 | 3,290 SF | Available Now

[PROPERTY PAGE](#)

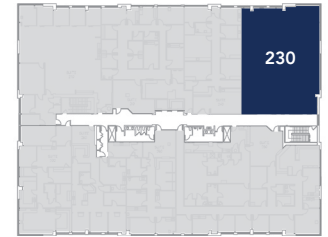
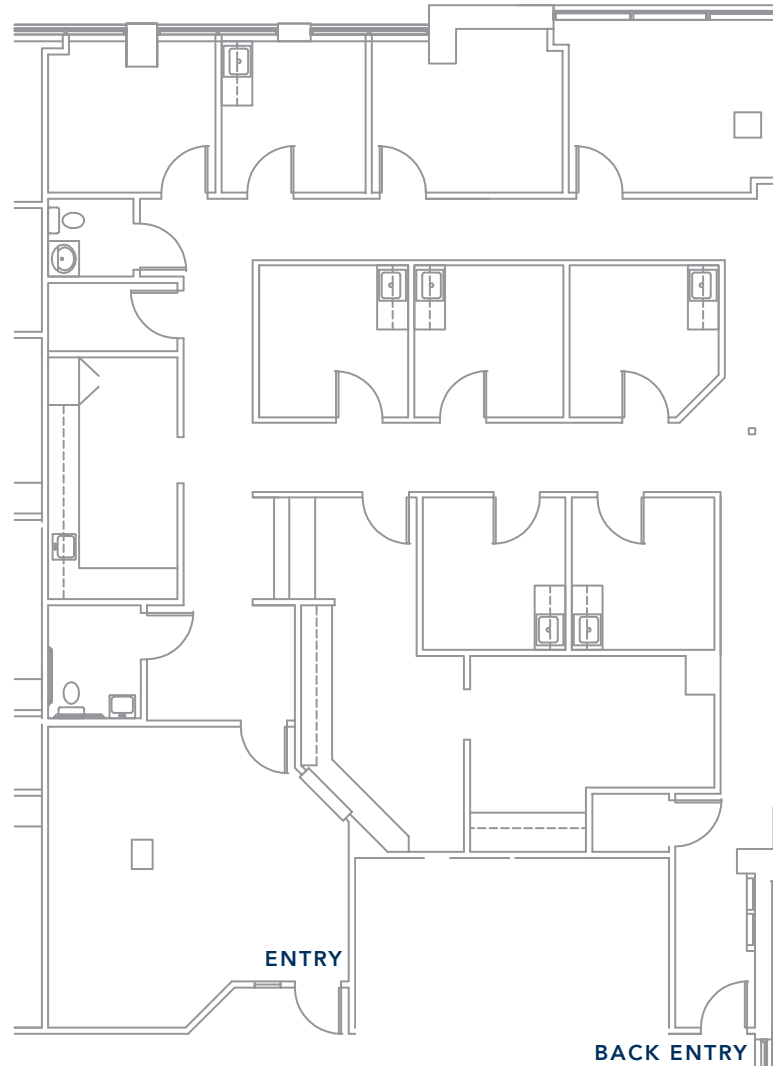


Suite 230

3,290 SF

- 6 exam rooms
- 4 offices
- Lab
- 2 in-suite restrooms
- Back entry
- Waiting and reception areas

[VIRTUAL TOUR](#)



**SECOND FLOOR
AVAILABILITIES**

Demographics & Tenant Mix

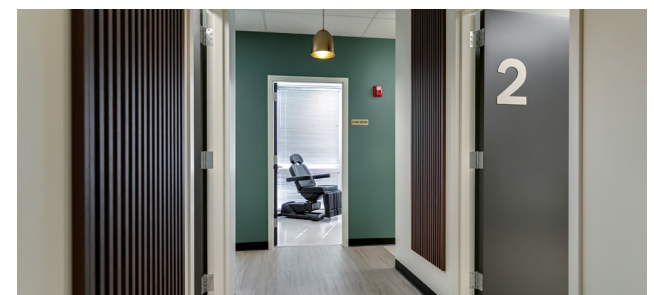
| | 1 MILE | 5 MILES | 10 MILES |
|--|----------|-----------|-----------|
| 2023 Population | 7,474 | 106,555 | 243,543 |
| 2028 Population Projection | 8,164 | 114,862 | 259,575 |
| Historical Population Growth (2010-2023) | 47% | 26% | 27% |
| Avg Household Income | \$95,530 | \$137,828 | \$149,321 |

INSURANCE MIX (5 MILES)

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

TENANT MIX

Cool Springs Footcare
 Cool Springs Gastroenterology
 Edge Peptide Therapy
 Oral Surgical Institute
 Pinnacle Dermatology
 Premier Endodontics
 Primary Care Clinic
 Regenerative Solutions Orthopedics
 Snodgrass Pediatric Solutions



*Photo courtesy of Carol Raetz Interiors

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FOR MORE INFORMATION:

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