

# SALE OR LEASE

## (2) Office Condos Available

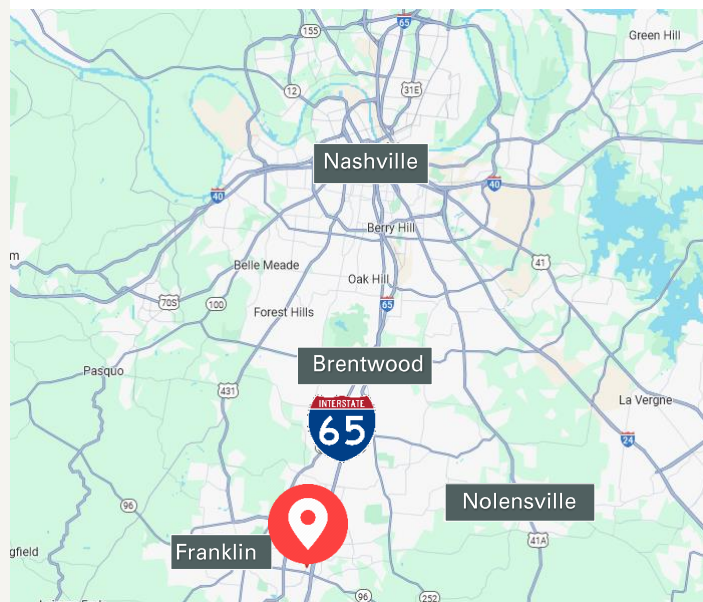
Prime Opportunity to Lease or Purchase Office Condos  
in the Affluent Franklin Market

1226 Lakeview Dr, Suites D & F, Franklin, TN 37067



### HIGHLIGHTS

- Two Office Condos available in the Fast-Growing Cool Springs area
- **Suite D:**
  - ±1,440 SF Available
  - Sale Price: \$450,000
  - Lease Rate: \$2,700 per month + utilities
- **Suite F:**
  - ±720 SF Available
  - Sale Price: \$265,000
  - Lease Rate: \$1,500 per month + utilities
- Affluent demographics surround complex
- 107,110 People live within 5 miles of the subject site with an average household income of \$145,203



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Exclusively listed by:  
Charles Hawkins Co.  
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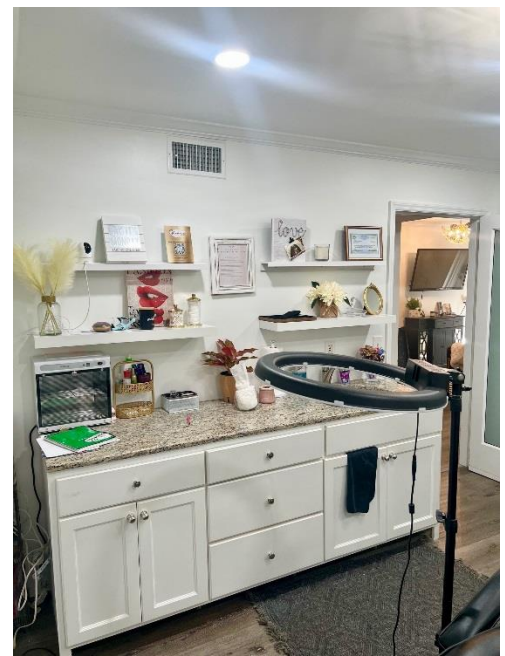


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Williamson County

CHARLES  
HAWKINS CO.

## CONDO F



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## CONDO D



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**(2) Office Condos**

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**CHARLES  
HAWKINS CO.**

- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

## Recent Recognition



**USA TODAY:** 10 Best Main Streets in USA

Southern Living

**SOUTHERN LIVING:** Small Towns We Love



**#6:** Out of 95 Counties in the State for Tourism Spending

### FAST GROWING COUNTY

### WILLIAMSON COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



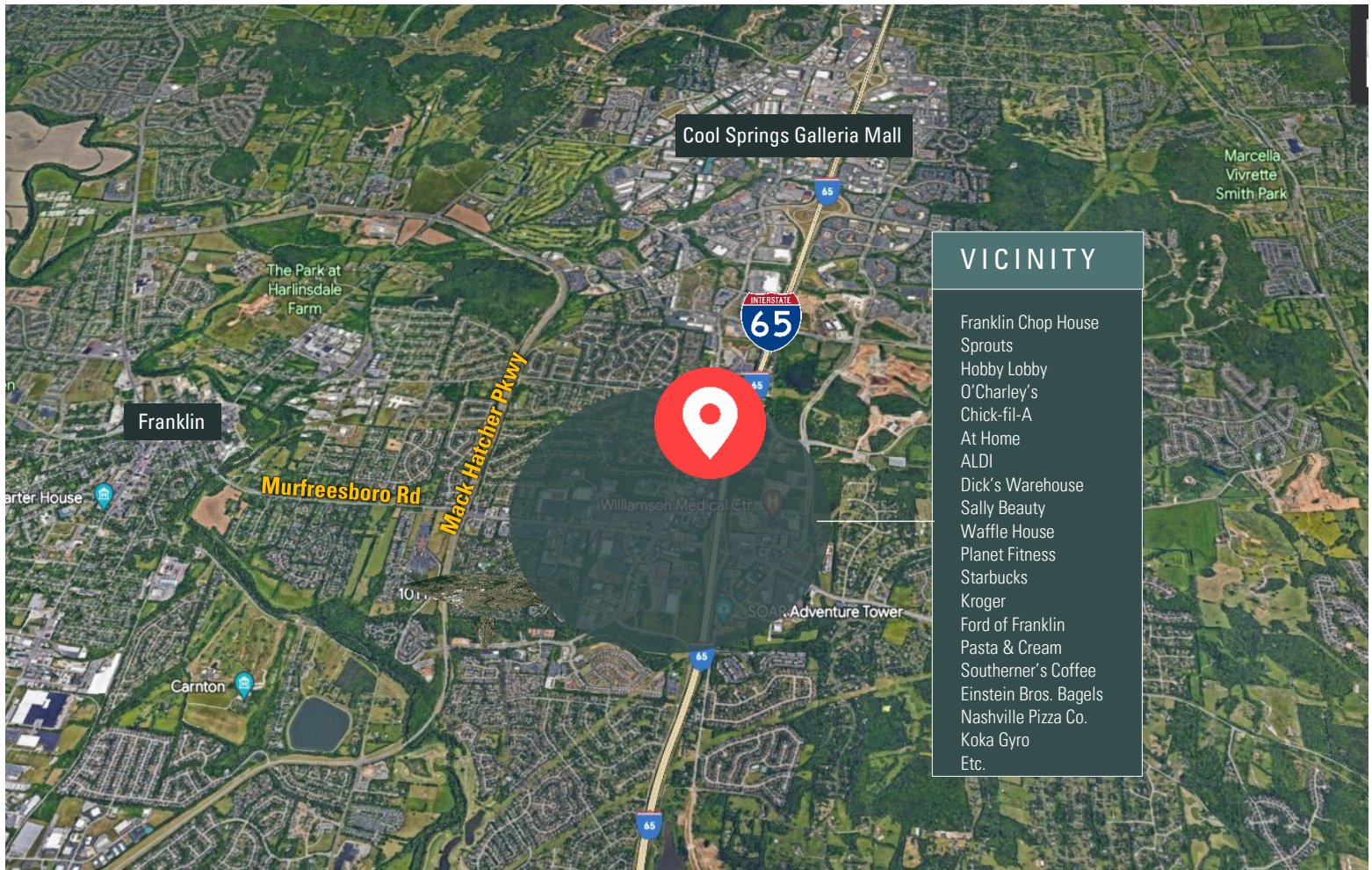
\$103,543 Median household income



232,129 Population (17% growth over last 5 years)



In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)



### VICINITY

Franklin Chop House  
Sprouts  
Hobby Lobby  
O'Charley's  
Chick-fil-A  
At Home  
ALDI  
Dick's Warehouse  
Sally Beauty  
Waffle House  
Planet Fitness  
Starbucks  
Kroger  
Ford of Franklin  
Pasta & Cream  
Southerner's Coffee  
Einstein Bros. Bagels  
Nashville Pizza Co.  
Koka Gyro  
Etc.

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