

1202

MURFREESBORO ROAD, FRANKLIN, TN 37064

6,500 SQ FT

Vacant Building for Lease

SITE

OFFERING MEMORANDUM



AYCOCK
REALTY GROUP

LEASING SUMMARY

Now available for lease, 1202 Murfreesboro Road offers approximately 6,500 square feet of second-generation restaurant space formerly occupied by O'Charley's. The restaurant recently vacated, leaving all kitchen equipment on-site. The existing buildout presents an opportunity for an operator to introduce a new concept, with the potential to reduce initial buildout costs by reusing existing restaurant infrastructure and equipment.

PROPERTY SPECIFICATIONS

Address 1202 Murfreesboro Road, Franklin, TN 37064

Building Size 6,500 SQ FT Approx.

Lot Size ±1.25 Acres

Property Type Retail/Restaurant

Zoning General Commercial (CS)

Parking 60 Dedicated Spaces



6,500 SQ FT

FORMERLY OCCUPIED BY:

O'Charley's®

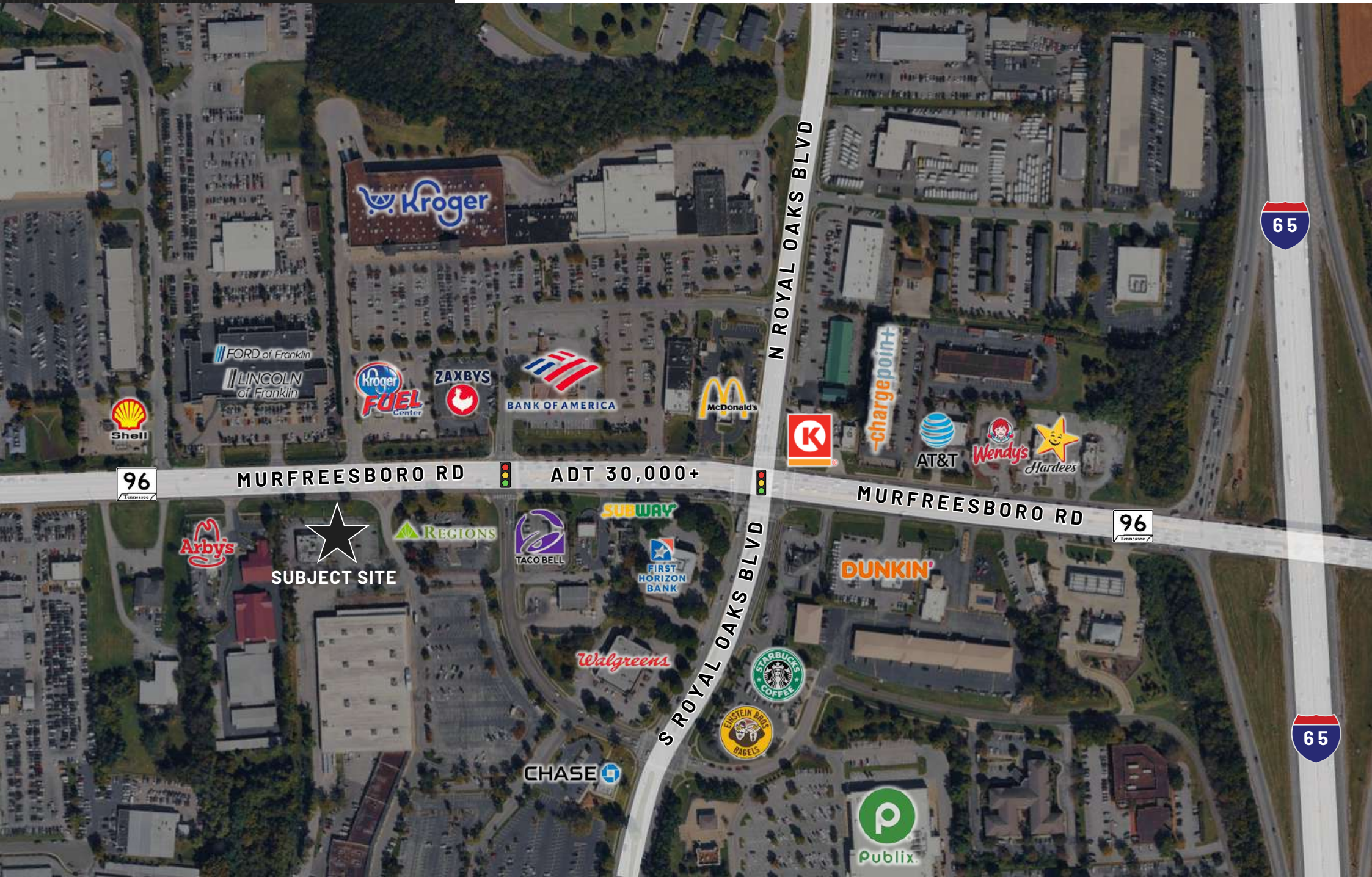




LEASING HIGHLIGHTS

- Approximately 6,500 SF available for lease at 1202 Murfreesboro Road
- Former O'Charley's, recently vacated
- Second-generation restaurant space with an existing kitchen buildout
- All kitchen equipment remains on-site
- Opportunity to adapt the existing space for a new restaurant concept
- Convenient interstate connectivity via Murfreesboro Road / Highway 96 to I-65.
- Plenty of onsite parking

MARKET AERIAL



PROPERTY PICTURES





SITE

96
Tennessee
ADT
30,000+
MURFREESBORO RD



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