

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 100 | 4,776 SF | Available Now

Suite 230 | 3,290 SF | Available April 2025

[PROPERTY PAGE](#)

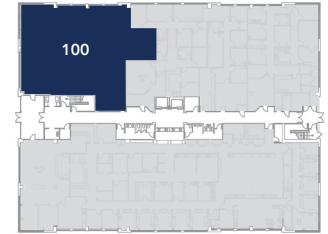
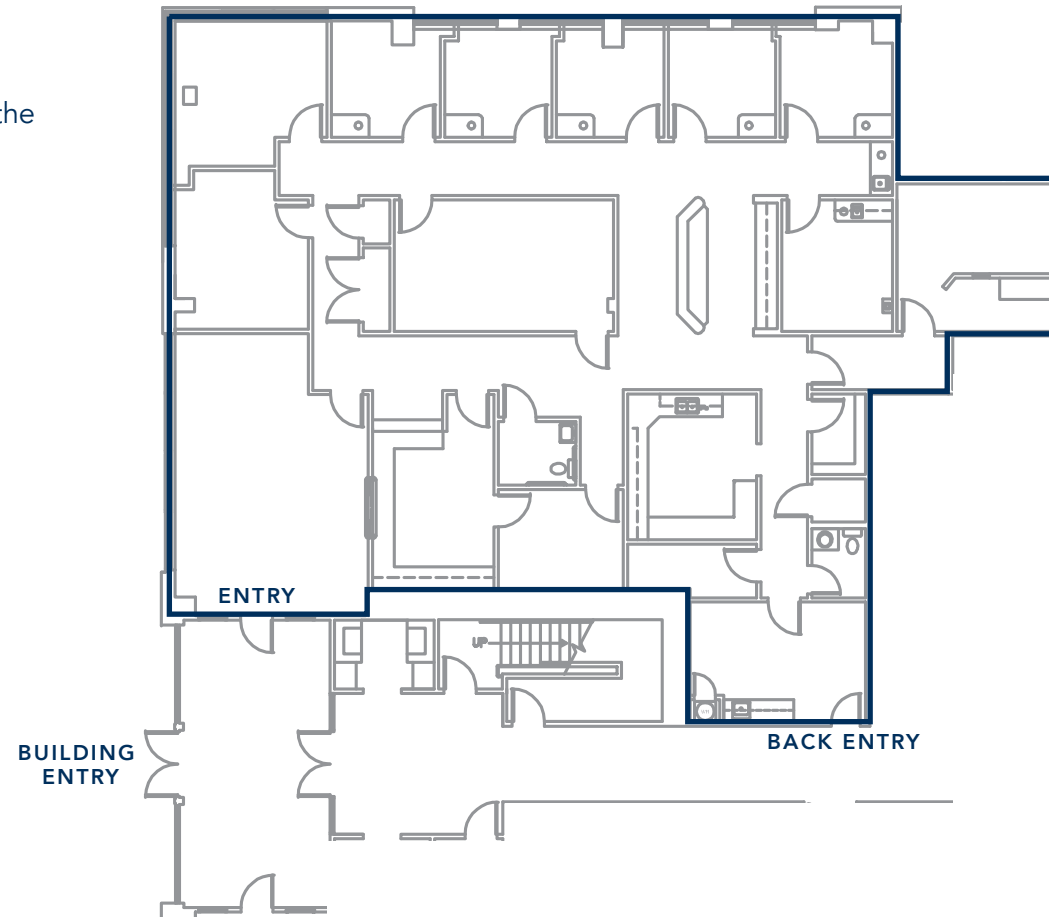


Suite 100

4,776 SF

- Located at the front entrance on the ground floor
- 7 exam rooms
- 5 offices
- 2 in-suite restrooms
- Nurses station
- Storage
- Second entry

[VIRTUAL TOUR](#)

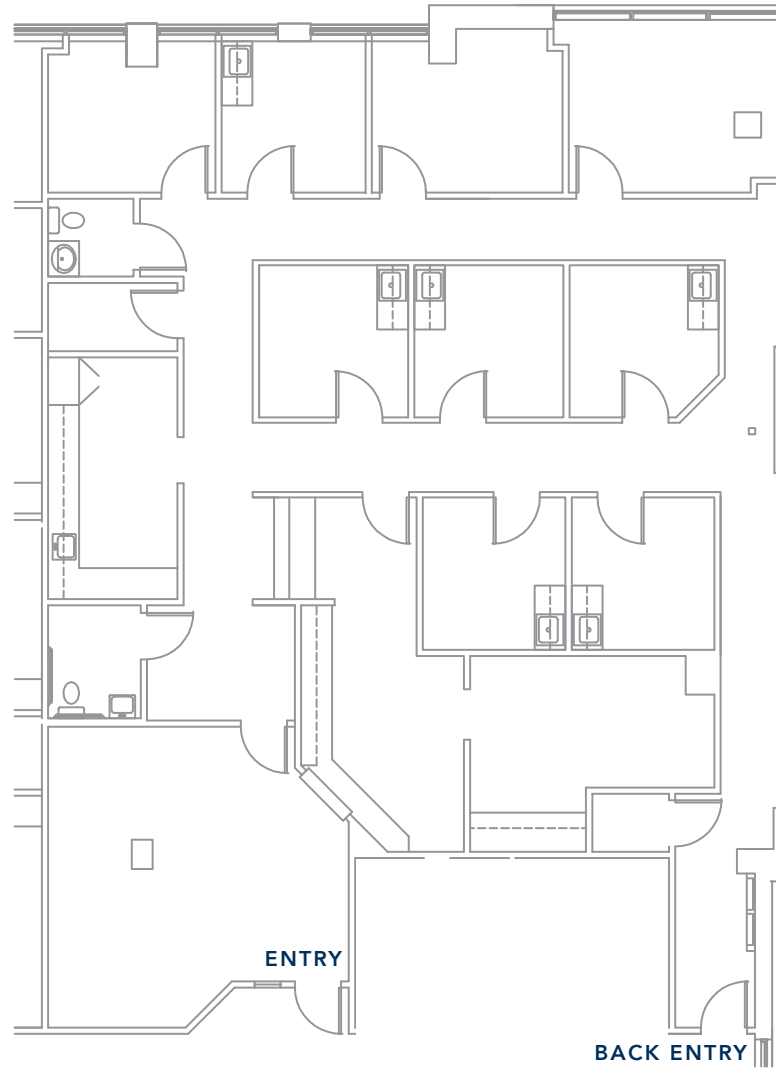


FIRST FLOOR
AVAILABILITIES

Suite 230

3,290 SF

- 6 exam rooms
- 4 offices
- Lab
- 2 in-suite restrooms
- Second entry



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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