

# FOR LEASE

±1,737 SF Available

Prime Retail Leasing Opportunity in the Sought-After Cool Springs Market

9100 Carothers Pkwy, Ste 107, Franklin, TN 37214



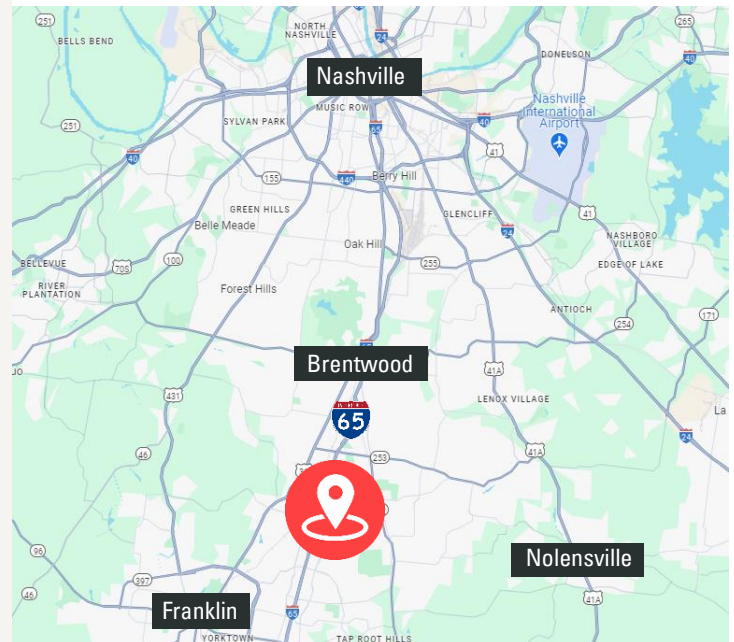
Showing by appointment only.  
Please do not disturb current tenant.

## HIGHLIGHTS

- ±1,737 SF
- Lease Rate: \$33/ SF NNN
- No restaurants**
- Available September 1, 2024
- Strong co-tenancy
- Excellent exposure with significant frontage on Carothers Pkwy
- Strategically located in the highly sought-after Cool Springs corridor near the CoolSprings Galleria Mall
- Surrounded by an abundance of national retailers
- Convenient access to I-65 (less than 1 mile)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
	17,158	94,855	304,230
	7,301	34,967	115,398
	\$106,587	\$124,664	\$106,666



**Michael W. Groos**  
Senior Vice President  
O: 615.345.7218  
mgroos@charleshawkinsco.com

**Erin Connolly**  
Vice President  
C: 615.406.4096  
econnolly@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211  
T: 615.256.3189 / F: 615.254.4026

For Lease  
Retail Space  
±1,737 SF

9100 Carothers Pkwy, Ste 107  
Franklin, TN 37067  
Williamson County

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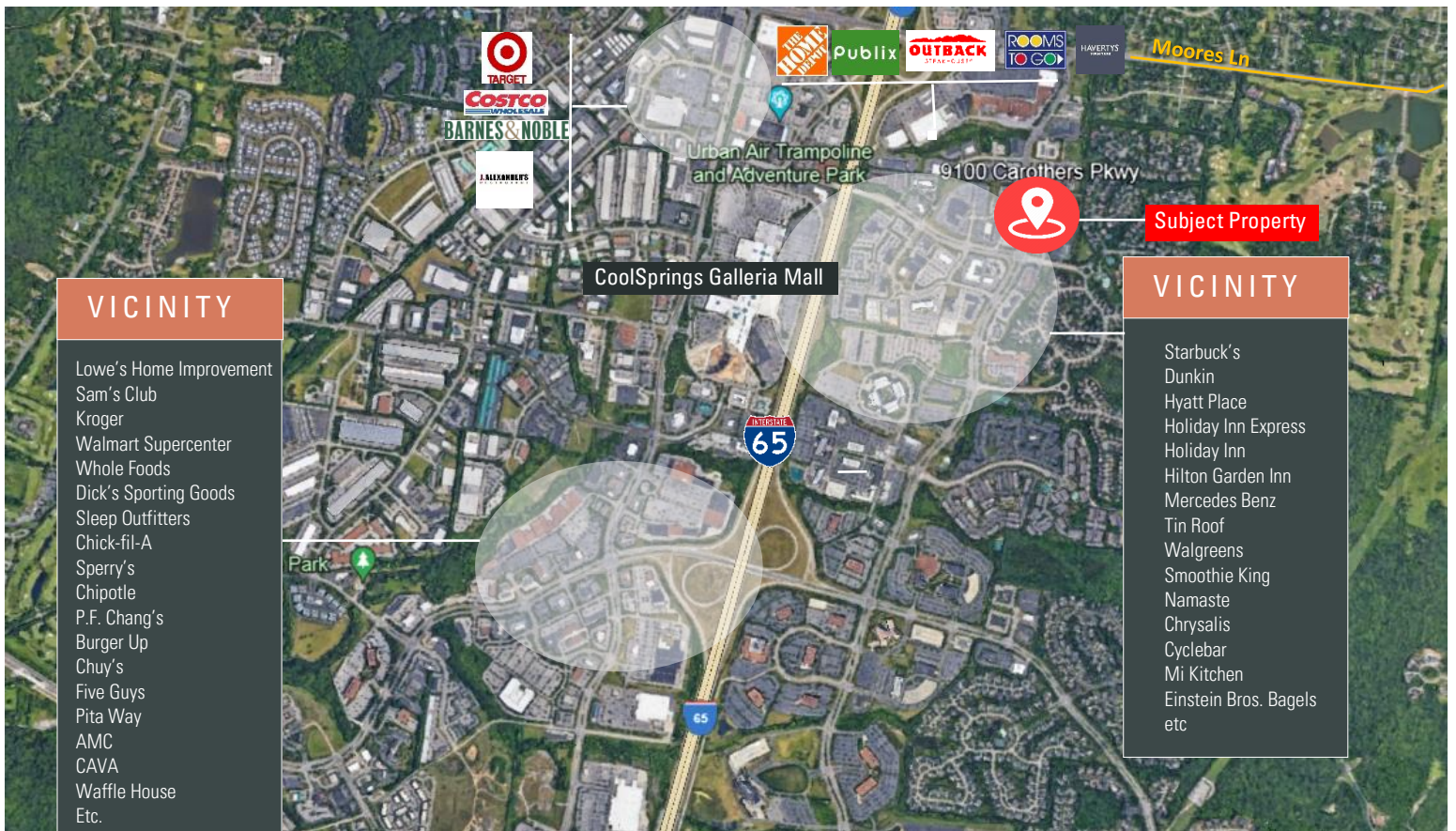
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