

MEDICAL OFFICE SPACE FOR LEASE

# Cool Springs Professional Plaza

2001 MALLORY LN, FRANKLIN, TN



# Property Overview

**45,600 SF**

Three Story Medical Office Building

## Location

Positioned in the heart of Cool Springs, near the I-65 intersection.

Prime visibility at the corner of Mallory Lane and Mallory Station Road - adjacent to Cool Springs Market and Thoroughbred Village shopping centers.

## Parking

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

## Building

New ownership: purchased by Cypress West Partners in 2024.

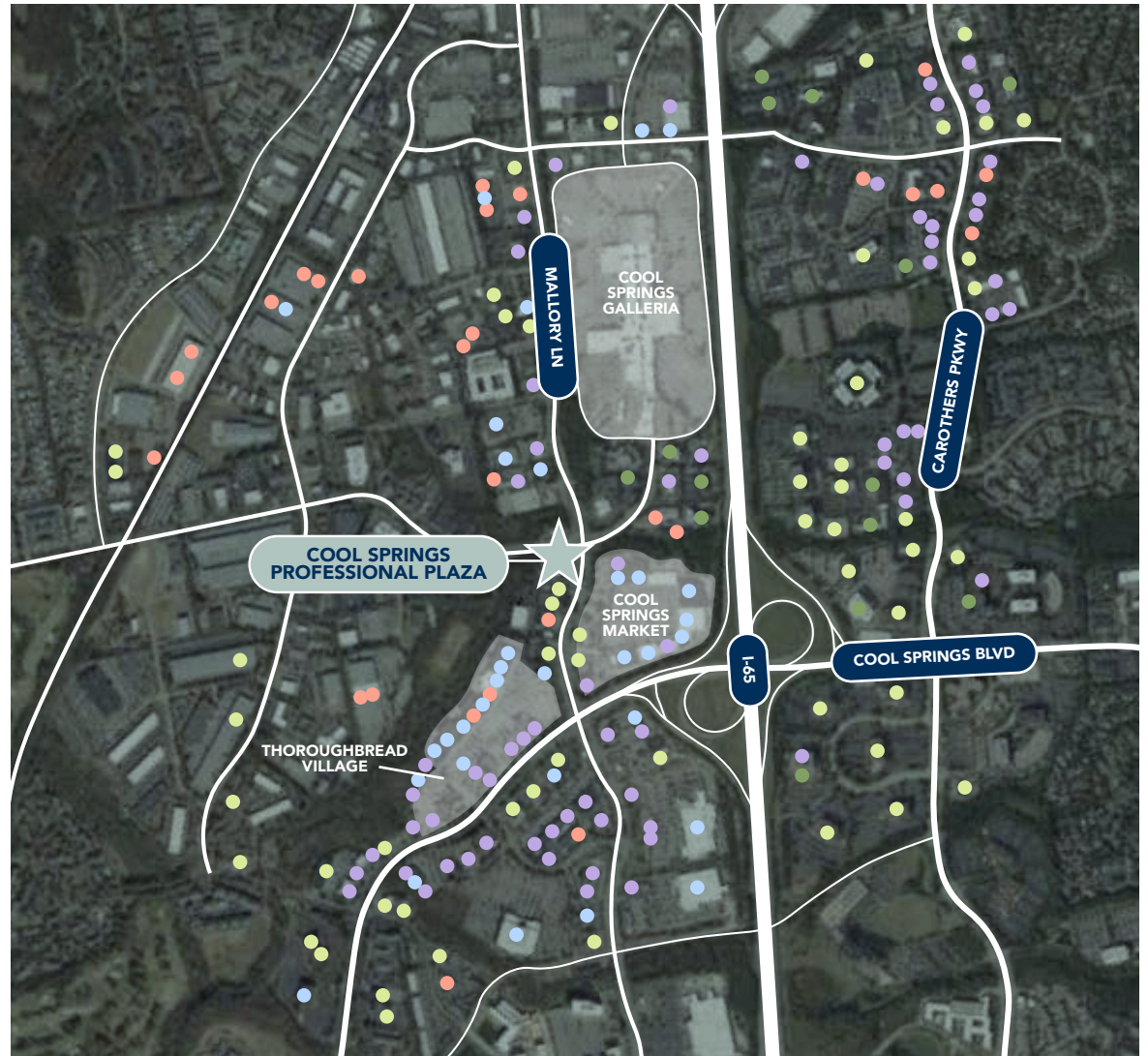
Interior and exterior building renovations underway.

## Availabilities

**Suite 105** | 2,330 SF

**Suite 305** | 1,876 SF

[PROPERTY PAGE](#)



● Dining ● Fitness, Spas ● Finance, Healthcare, Office ● Retail, Entertainment ● Lodging

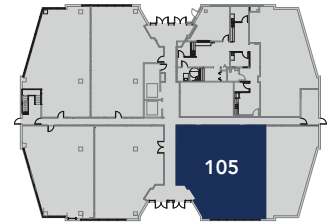


# Suite 105

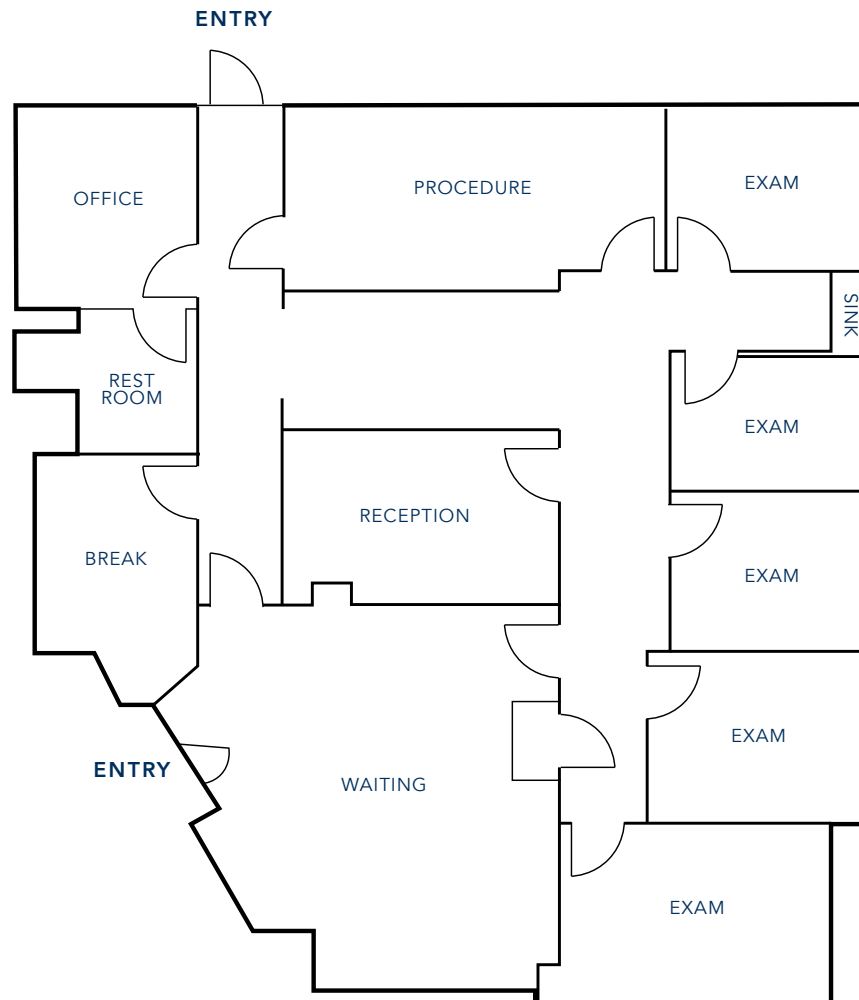
2,330 SF

- Located at the front entrance on the ground floor
- 5 exam rooms
- 1 procedure room
- 1 office
- Waiting/reception
- In-suite restroom
- Break room
- Back entry

[VIRTUAL TOUR](#)



FIRST FLOOR  
AVAILABILITIES

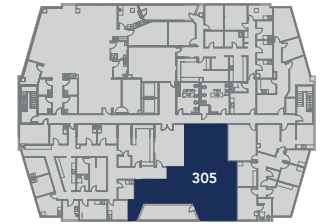
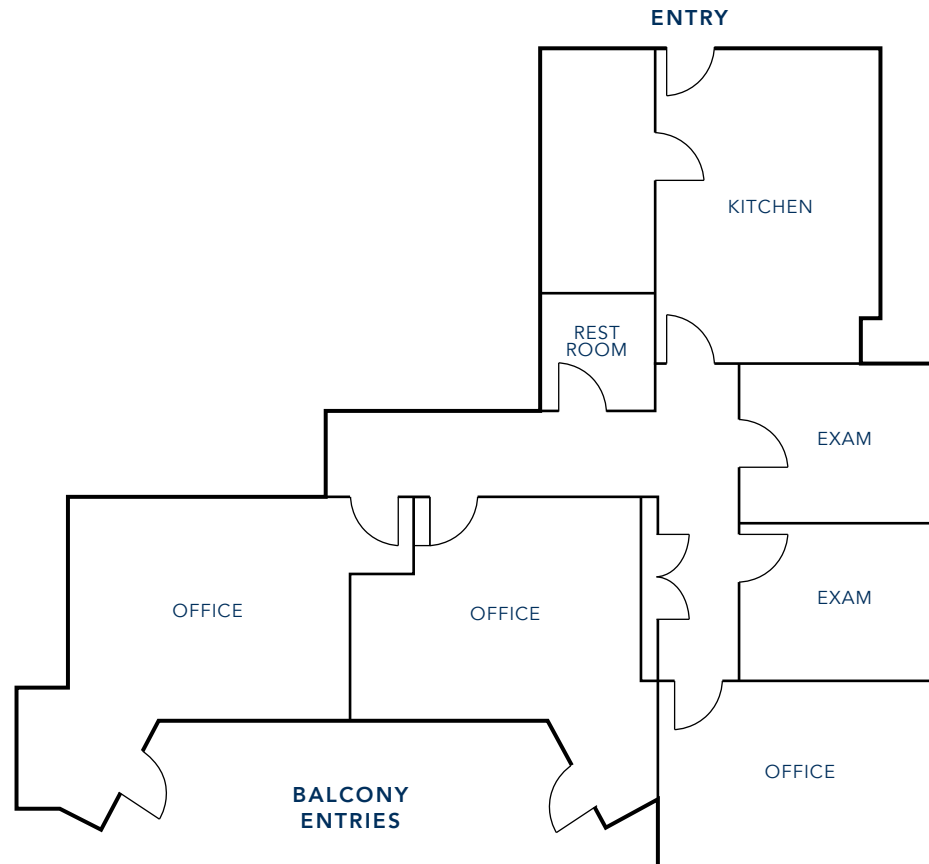


# Suite 305

1,876 SF

- 5 office/exam rooms
- In-suite restroom
- Break room
- Storage
- Outdoor deck
- Customization opportunity

[VIRTUAL TOUR](#)



THIRD FLOOR  
AVAILABILITIES

# Renovations

Planned building upgrades:

- **Common area**
  - Flooring
  - Wall covering
  - Lighting
  - Elevators
  - Electronic directory
  - Artwork
  - Furniture
  - Directional signage
- **Exterior**
  - Improved monument and building signage to enhance visibility
  - Painted exterior

BEFORE



AFTER



# Demographics & Tenant Mix

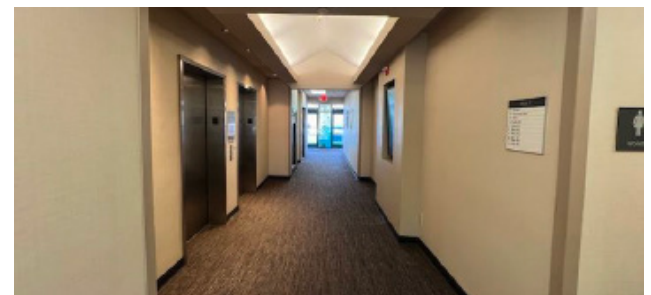
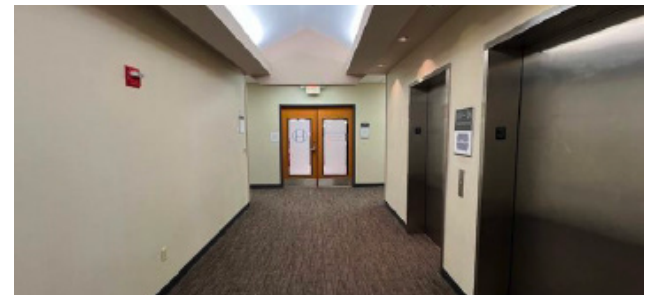
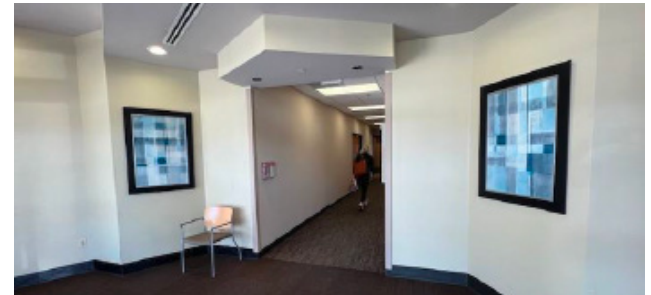
	2 MILES	5 MILES	10 MILES
2024 Population	22,423	109,303	287,261
2029 Population Projection	25,759	125,165	314,589
Projected Annual Population Growth	3.0%	2.9%	1.9%
Historical Annual Population Growth (2020-2024)	2.1%	1.6%	0.5%
Avg Household Income	\$122,306	\$151,814	\$149,257

## INSURANCE MIX (5 MILES)

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

## TENANT MIX

Bell Psychiatric  
 Elite Oculoplastics  
 Higdon Plastic Surgery  
 Nashville Neurocare Management  
 Nashville Skin and Cancer Center  
 NeoPlas Cancer Treatment  
 Quest Diagnostics  
 Results Physiotherapy  
 Tennessee Men's Clinic  
 Vanderbilt University Medical Center





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FRANKLIN, TN

FOR MORE INFORMATION:

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