



For Sublease

5040 Carothers Pkwy Franklin, TN 37067

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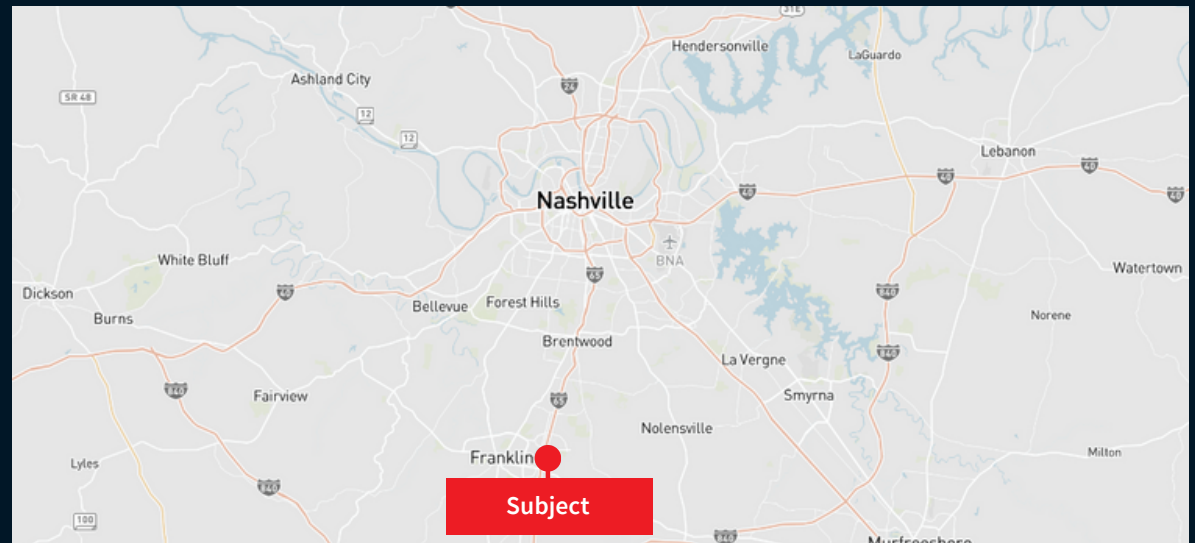
Location Overview

The city of Franklin is located approximately 21 miles south of Nashville in Williamson County. With a population of over 85,000, Franklin is one of the most affluent cities in all of Tennessee and is ranked amongst the 15 fastest growing cities in the US. The subject site is centrally positioned in the desirable Cool Springs submarket & is easily accessible to Interstate 65.



Property Overview & Demographics

- Former Bank with 2 lane drive-thru
- Building Size: 3,600 SF
- Parking: 97 spaces
- Traffic Counts: Carothers Parkway (16,000 VPD), Interstate 65 (142,300 VPD)
- Lease Expiration: November 2028 with lease extensions available
- Co-Tenants: Chicken Salad Chick, Starbucks, Cool Springs Modern Dentistry, Toyos Clinic
- Nearby Retailers: Lifetime Fitness, Whole Foods, Chipotle, Dunkin Donuts, Lululemon, Lowe's, Kohl's



	3 mile	5 miles	7 miles
2023 Total Population	49,795	102,852	148,900
Total Households	20,632	39,665	55,021
2023 Daytime Population	92,803	145,672	180,388
2023 Average HH income	108,255	113,503	128,898

Cool Springs Overview Aerial



Cool Springs Zoom Aerial



Property Photos

