

FOR LEASE

1 AC GROUND
LEASE WITH
±18,679 SF
OF
AVAILABLE
BUILDING
SPACE

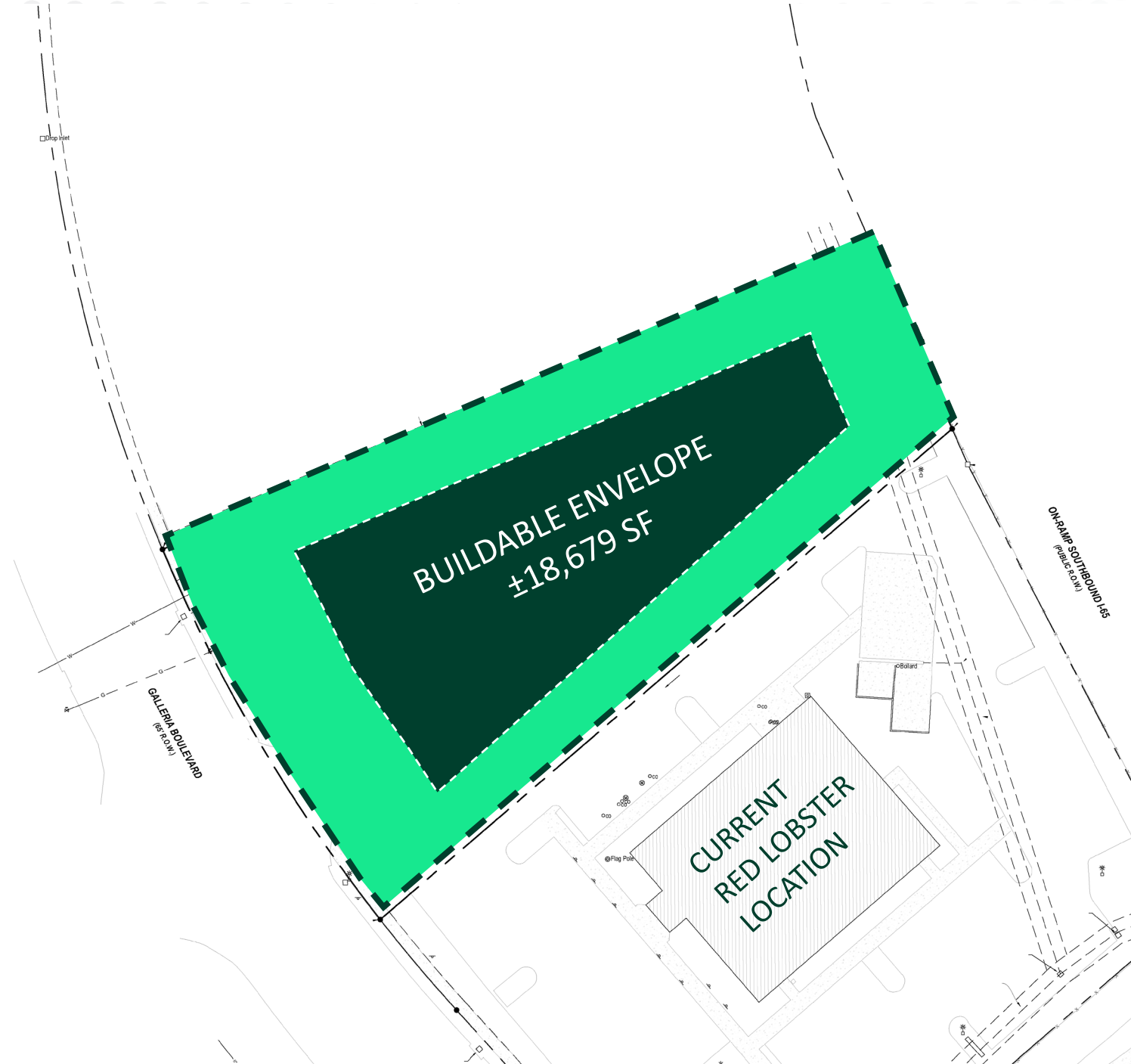
1718
GALLERIA
BLVD

FRANKLIN, TN
37067

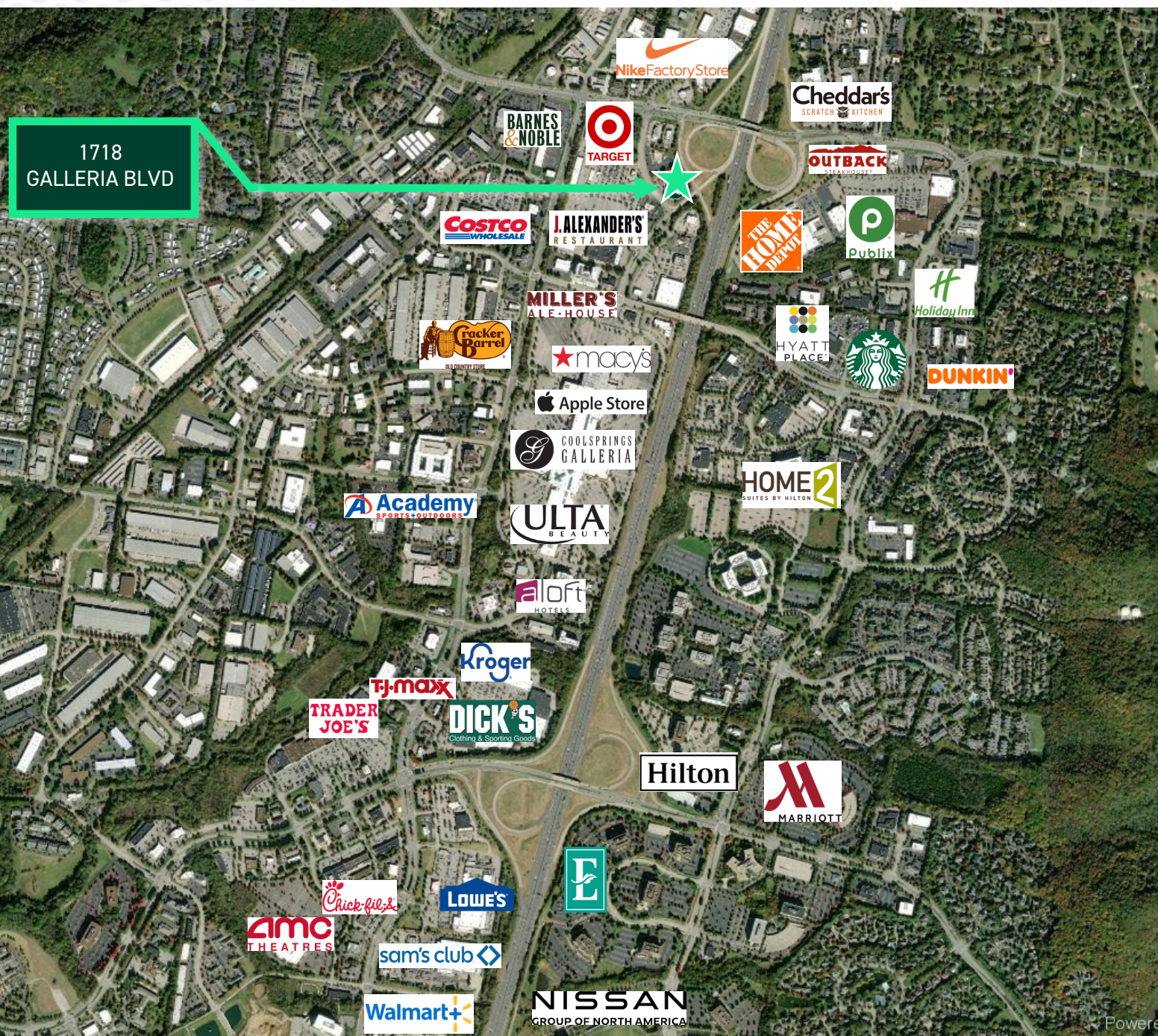
CBRE

CONCEPT PLAN

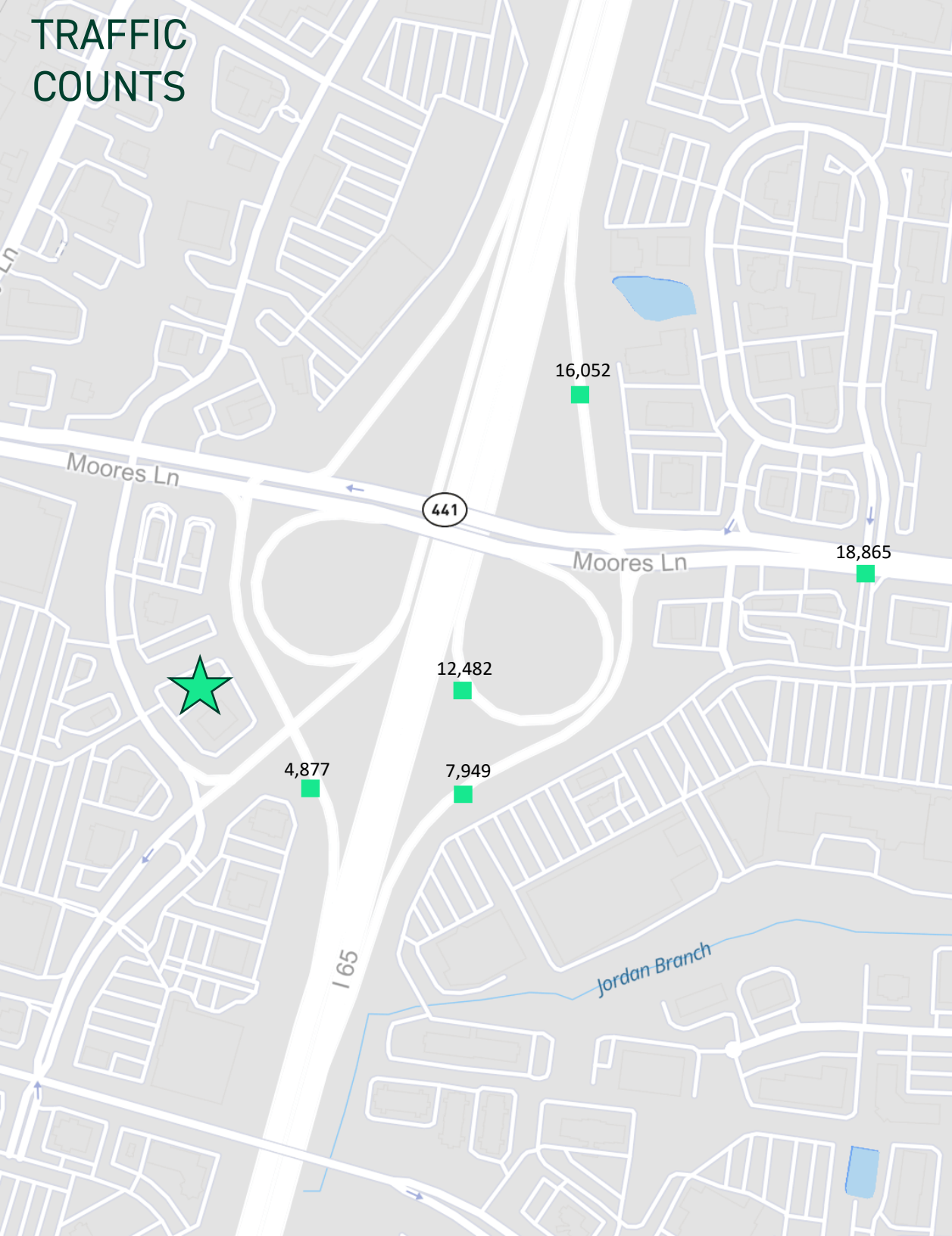
- RARE 1 ACRE OPPORTUNITY IN HIGHLY DESIRABLE COOL SPRINGS AREA
- ±18,679 SF OF BUILDABLE ENVELOPE
- ZONING: RC-6
- CENTRALLY LOCATED IN HIGH VOLUME COMMERCIAL AND RETAIL DISTRICT
- HIGH VISIBILITY – INCLUDING VISIBILITY FROM MAJOR INTERSTATE I-65
- FIRST PARCEL EXITING FROM I-65/GALLERIA BOULEVARD



SURROUNDING DINING & RETAIL



TRAFFIC COUNTS



WILLIAMSON COUNTY DEMOGRAPHICS

POPULATION

2022 Population – Current Year Estimate	264,719
2027 Population – Five Year Projection	288,145
2010 Population – Census	183,182
2000 Population – Census	126,638
2022-2027 Annual Population Growth Rate	1.71%

HOUSEHOLDS

2022 Households – Current Year Estimate	92,817
2027 Households – Five Year Projection	100,974
2010 Households – Census	64,886
2000 Households – Census	44,725
2022-2027 Annual Household Growth Rate	1.70%
2022 Average Household Size	2.84

HOUSEHOLD INCOME

2022 Average Household Income	\$171,727
2027 Average Household Income	\$191,919
2022 Median Household Income	\$124,052
2027 Median Household Income	\$140,151
2022 Per Capita Income	\$60,225
2027 Per Capita Income	\$67,266

HOUSING UNITS

2022 Housing Units	97,043
2022 Vacant Housing Units	4,226 – 4.4%
2022 Occupied Housing Units	92,817 – 95.6%
2022 Owner Occupied Housing Units	77,527 – 79.9%
2022 Renter Occupied Housing Units	15,290 – 15.8%