

COMMERCIAL BUILDING FOR SALE

# 236 2nd Ave S

FRANKLIN, TN 37064



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**INDUSTRIAL**  
——— GROUP

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4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | ☎ 615.475.5616

## PROPERTY DESCRIPTION

This remarkable property offers an extraordinary opportunity for various ventures with its rich history and expansive 10,000 square feet of usable space. Nestled in the heart of downtown Franklin, just two blocks from the historic square, this building is a testament to the charm and character of Franklin's past while providing endless possibilities for the future.

With versatile layouts and spacious rooms, this property is ideally suited for offices, showrooms, private clubs, co-working spaces, conference centers, training facilities, and any other creative endeavor you can imagine. Convenience is key, with 8-10 dedicated parking spaces ensuring hassle-free access for visitors. The prime location allows for seamless connectivity to the vibrant downtown scene, with bustling shops and restaurants just moments away.

Whether you're seeking a distinguished office space, a unique venue for events, or an opportunity to own a piece of Franklin's history, this property offers endless potential and a chance to become a part of the fabric of this beloved community.

PROPERTY DETAILS	
Lot Dimension	147 X 199
Acres	0.67
Stories	1
Square Feet	± 10,046 SF
Year built	1820
Parking	8 - 10 spaces

## PROPERTY FEATURES

- Fire safety sprinkler system: wet and dry
- New paint throughout interior
- Kitchen area
- 4 bathrooms
- 7 conference areas/offices (can reconfigure)
- 4 large gathering/meeting areas
- 8-10 dedicated parking spaces
- Hundreds of free public parking spaces nearby

POPULATION	2 MILE	5 MILE	10 MILES
2010	24,073	77,337	149,844
2023	29,005	98,858	196,230

## ADDITIONAL FEATURES

- 4 exterior entrances
- Unfinished upstairs could result in 2 additional offices
- Two blocks from downtown Franklin

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2023	10,794	37,010	71,014

INCOME	2 MILE	5 MILE	10 MILES
Avg. HHI	\$108,049	\$130,362	\$154,025



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HISTORICAL COMMERCIAL BUILDING

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## NEIGHBORHOOD DESCRIPTION

Discover the essence of small-town Southern charm in Franklin, a historic gem just minutes away from the vibrant energy of Nashville. This picturesque town, steeped in rich history and fueled by an innovative spirit, provides an ideal environment for both families and entrepreneurs to flourish.

Situated twenty miles south of Nashville, Franklin's Main Street unfolds like a storybook-perfect setting. Immerse yourself in the allure of landmarks such as the historic Franklin Theatre, a timeless venue dating back to 1837 that continues to host movies, concerts, and shows.

Recognized by the National Trust for Historic Preservation with the prestigious "Great American Main Street" honor, Franklin stands as a testament to outstanding downtown and Main Street revitalization. As a distinguished member of the National Register of Historic Places, Franklin offers a unique blend of history, charm, and innovation, creating an experience unlike any other.



## ANNUAL EVENTS IN DOWNTOWN FRANKLIN

- Main Street Festival
- Franklin on the Fourth
- Bluegrass Along the Harpeth
- Pumpkinfest
- Wine Down Main Street
- Christmas Tree Lighting Ceremony & Christmas Parade
- Dickens of a Christmas



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 HISTORICAL COMMERCIAL BUILDING

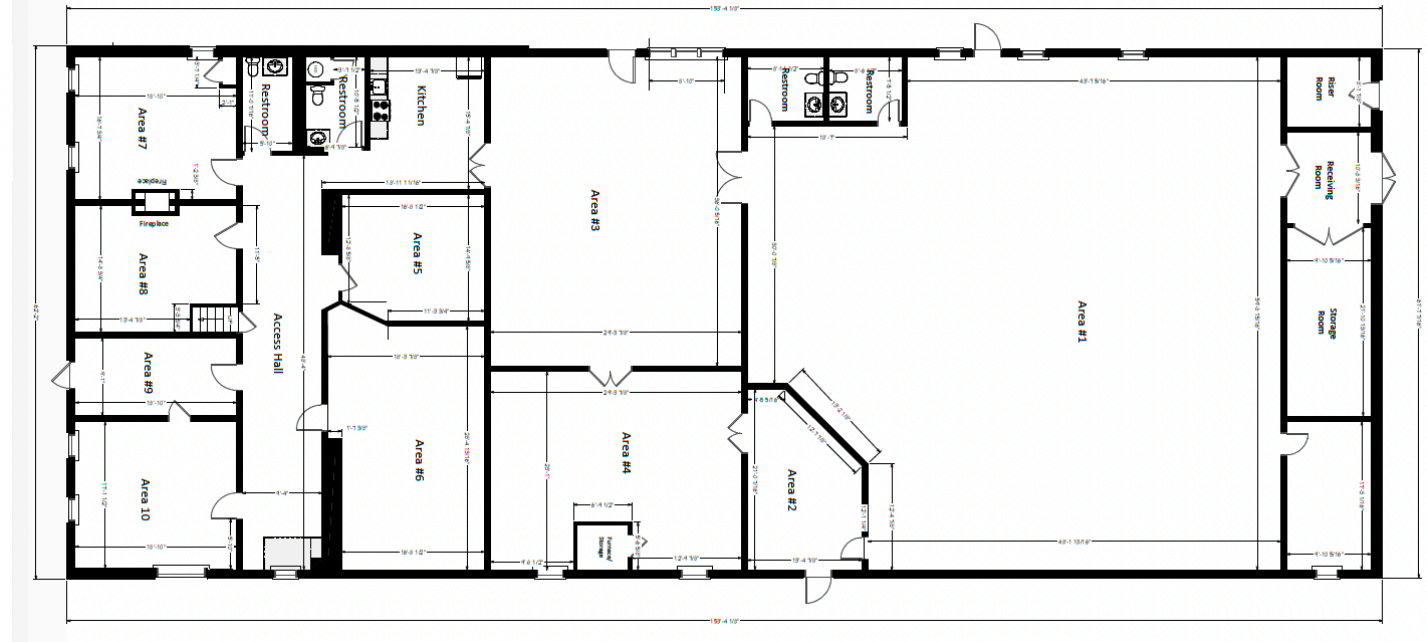
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<b>Summary:</b>	<b>Finished Sq. Ft</b>	<b>Unfinished Sq. Ft.</b>
One Story Floor	9,446	
<b>Total Finished Square Feet</b>	<b>9,446</b>	
Attic Storage- Attic		600
<b>Total Square Ft. Measured</b>	<b>10,046</b>	

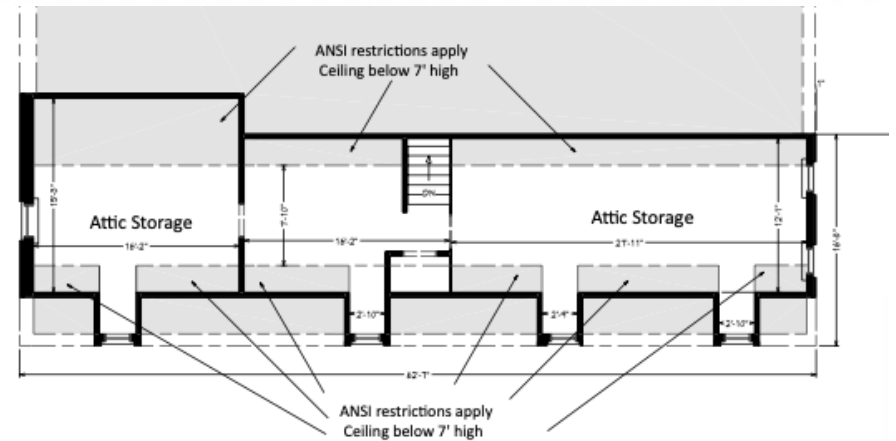
**Major Rooms Listed to the Nearest Foot:**

**1st Floor**

Riser Room	8'	X	10'
Storage Room	22'	X	10'
Storage Room #2	17'	X	10'
Area #1	60'	X	62'
Area #2	21'	X	13'
Area #3	36'	X	29'
Area #4	23'	X	29'
Area #5	15'	X	17'
Area #6	28'	X	17'
Area #7	17'	X	19'
Area #8	15'	X	19'
Area #9	9'	X	19'
Area #10	17'	X	17'
Kitchen	15'	X	13'
Access Hall	48'	X	9'
Restroom #1	8'	X	9'
Restroom #2	8'	X	9'
Restroom #3	7'	X	7'
Restroom #4	11'	X	6'



One Story Floor Plan Finished Area 9,446 Sq. Ft.



Attic Floor Plan Finished Area 600 Sq. Ft.



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