

FOR LEASE

±2,628 SF Office Condo

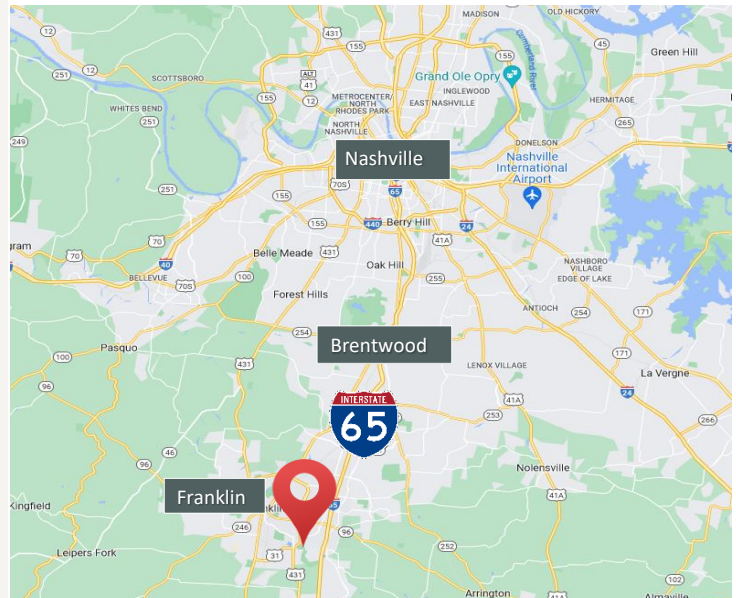
Opportunity to Lease an Office Condo in the
Sought-After Franklin Market

101 Forrest Crossing Blvd, Ste 100, Franklin, TN 37067



HIGHLIGHTS

- ±2,628 SF Office condo
- Lease Rate: \$34/SF MG
- Great end unit with large windows on 3 sides and high ceilings
- Ideal layout with 4 offices, reception, kitchenette and open work area
- Parking directly in front of unit
- Easy access to I-65 and Mack Hatcher
- Condo is surrounded by affluent demographics
 - 100,811 People live within 5 miles of the subject site with an average household income of \$131,400
- Less than 3 miles from historic downtown Franklin
- Close proximity to ample restaurants and amenities



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Ryder Ballard
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
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Williamson County

**CHARLES
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HAWKINS CO.**

- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

Recent Recognition



USA TODAY: 10 Best Main Streets in USA

Southern Living

SOUTHERN LIVING: Small Towns We Love



#6: Out of 95 Counties in the State for Tourism Spending

FAST GROWING COUNTY

WILLIAMSON COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



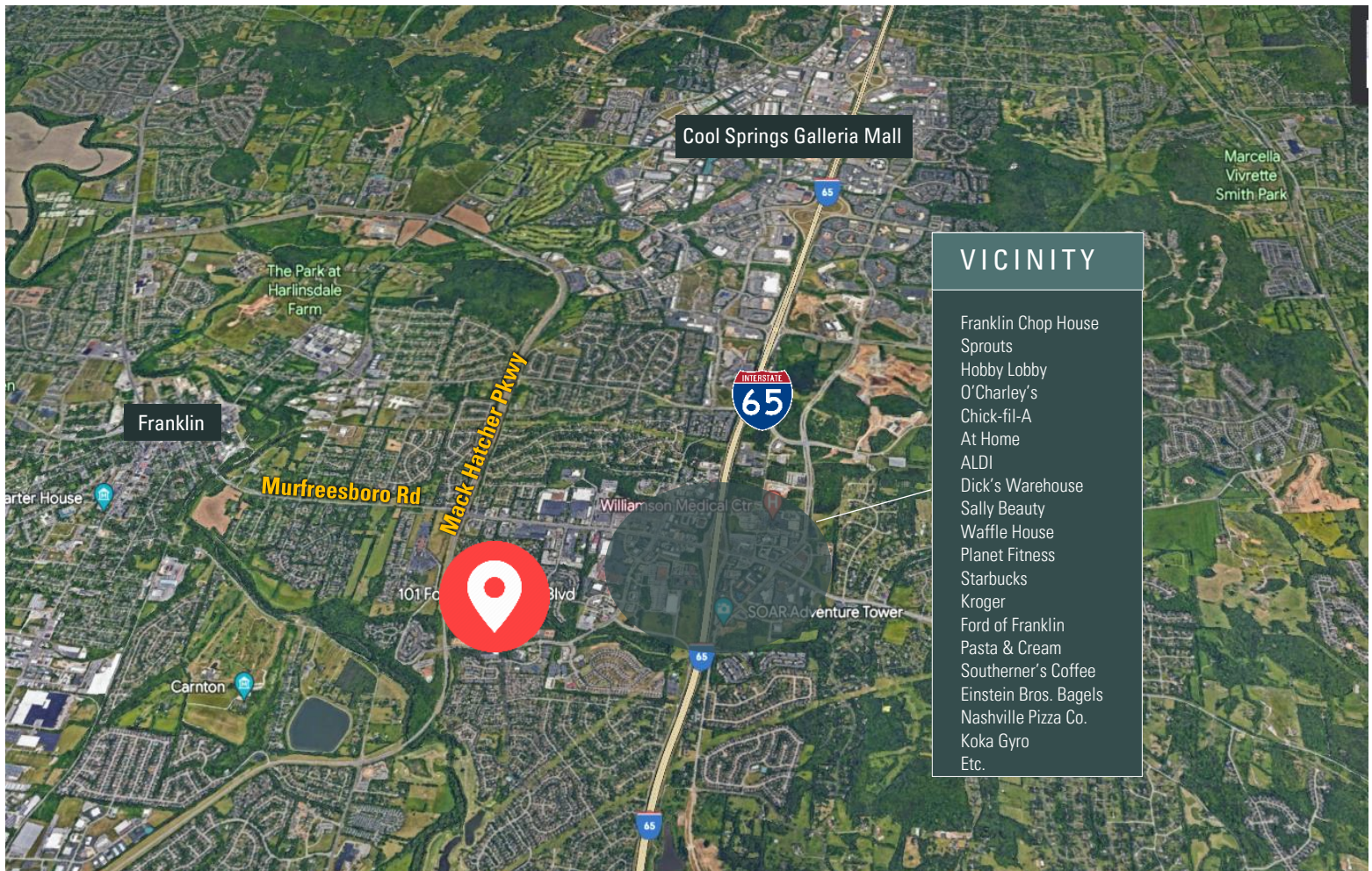
\$103,543 Median household income



232,129 Population (17% growth over last 5 years)



In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)



VICINITY

Franklin Chop House
Sprouts
Hobby Lobby
O'Charley's
Chick-fil-A
At Home
ALDI
Dick's Warehouse
Sally Beauty
Waffle House
Planet Fitness
Starbucks
Kroger
Ford of Franklin
Pasta & Cream
Southerner's Coffee
Einstein Bros. Bagels
Nashville Pizza Co.
Koka Gyro
Etc.

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