

1614 Franklin Road

BRENTWOOD, TENNESSEE



AVISON
YOUNG

PROPERTY OVERVIEW

9,000 SF
BUILDING
SIZE

1.28 AC
PARCEL
SIZE

09403606300
PARCEL
NUMBER



Premier visibility – located directly on Franklin Road just north of Moores Lane, this property is extremely visible from both directions of traffic.



Barriers to entry – given the topography of this corridor of Franklin Road, development is very limited, and therefore this building is the only available existing building in this part of town.

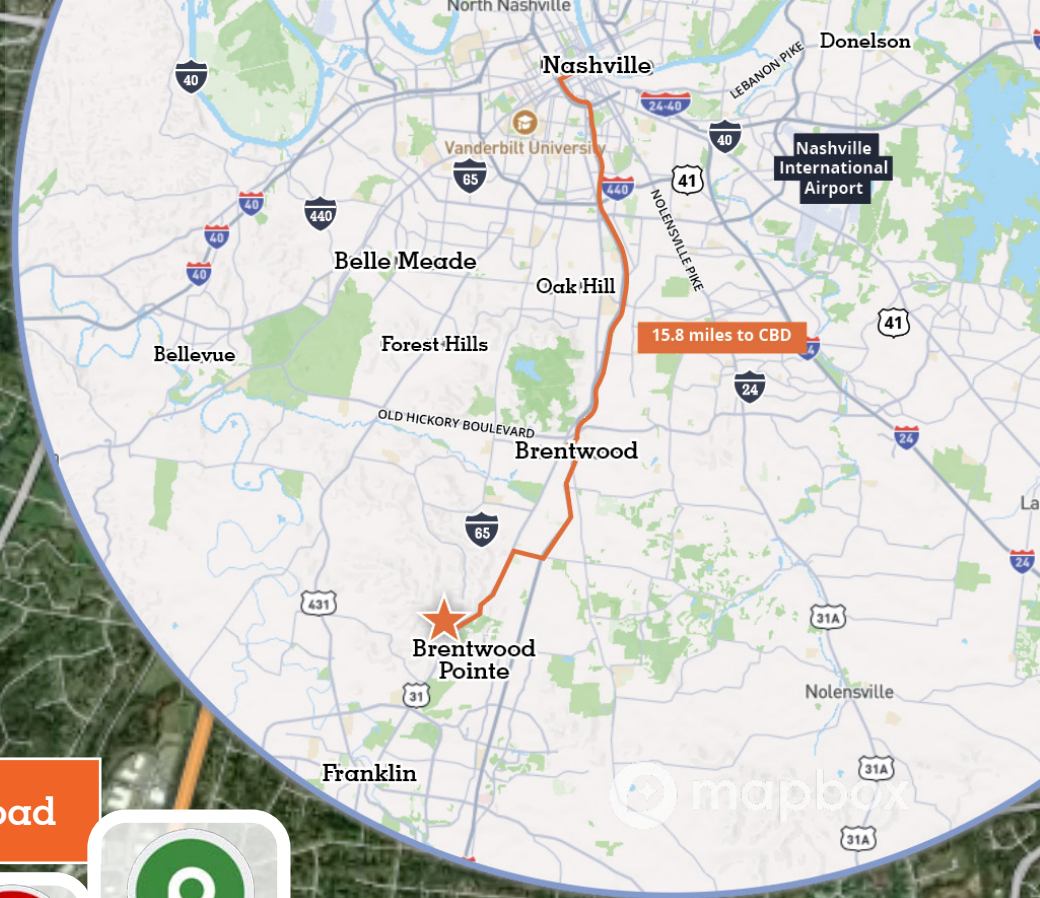


Interstate access – located just off Moores Lane, which is a direct exit from I-65, this property can be reached in three minutes upon exiting I-65 onto Moores Lane.



Recently renovated – the building was recently renovated by the current tenant, and there would be little-to-no need for a buyer to perform any updates to the building.

NEARBY AMENITIES



Dillard's

★ macy's

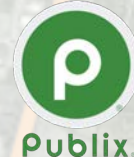
JCPenney

WILLIAMS-SONOMA



H&M

1614 Franklin Road



COOLSPRINGS
GALLERIA

WILLIAMSON COUNTY

OVERVIEW

Home to the renowned Brentwood and Cool Springs submarkets, Williamson County has been and continues to be Nashville's leading suburban growth corridor. The county is consistently ranked among the top 20 wealthiest per capita in the U.S. with some of the most affluent residential communities in the region. Housing options range from \$500,000 to over \$7 million, and benefit from an outstanding public-school system that perennially ranks among the top in the nation. Williamson County continues to be one of the top counties in the state in population and job growth.

ACCOLADES

- 1.8% estimated population growth in the last year in Williamson County. Since 2010 the county's population has increased by almost 45%.
- 10,000+ employers call Williamson County home, including 40 public headquarters and 12 of the 25 largest publicly traded companies in the Nashville region.
- According to Inc. Magazine's 5000 list, over 40% of the fastest growing companies in Tennessee are in Williamson County.

TOP AREA EMPLOYERS

**Williamson
County Schools**

**TSC TRACTOR
SUPPLY CO**

**Williamson
MEDICAL CENTER**

**United
Healthcare**

HCA 
Healthcare®

 **CHS** Community
Health Systems



% JOB GROWTH

Key

9%< growth 10-19% growth 20-29% growth 30%+ growth

NASHVILLE MARKET OVERVIEW

Nashville has emerged as one of the most dynamic and thriving urban centers in the Southeast and United States. Known for its vibrant culture, rich music history, and rapid economic growth, the city offers an exciting landscape for tenants and developers. Nashville boasts a diverse economy fueled by key industries such as healthcare, education, entertainment, technology, and tourism. With major companies like HCA Healthcare, Nissan, and Asurion, Nashville has become a hub for business and innovation. The city's robust economy continues to attract investment, driving demand across all sectors.

Nashville's strong population growth and its position as a cultural and tourist destination have resulted in increasing demand for multifamily developments and hospitality properties. As an influx of new residents and visitors continue to flock to the city, retail spaces are also undergoing a transformation, with new concepts and experiences being integrated into prime urban locations and adaptive re-use properties as well.



OFFICE

- Office availability dropped 90 basis points over the last year, falling to 25.3% at the end of Q2
- Office rents saw a 2.3% increase year over year, reaching \$38.53 psf/FS
- Trophy office properties have captured over 500,000 sf of net absorption year to date



RETAIL

- 3.2% vacancy has remained sub-4% for the last five years (CoStar)
- 74% retail rent increase over the last 10 years (CoStar)
- 65% retail leases signed were for five years or more in 2024 (CoStar)



MULTIFAMILY

- 10,900 units absorbed in 2024, a record high for Nashville
- 3% rent growth forecast in 2025
- 27% Nashville MSA population growth since 2010



HOSPITALITY

- Top 5 ranked among top 25 national hotel markets with highest sales volume
- \$2 billion hotel room revenue, a new record and 9% increase from 2022
- 17.1 million total Nashville visitors in 2024, a 1.8% growth year-over-year



BROADWAY



NEW NISSAN STADIUM DELIVERING IN 2026



ORACLE CAMPUS

NASHVILLE MARKET OVERVIEW

#1

BEST LEISURE
DESTINATION
IN THE U.S.

*Global Traveler,
2024*

TOP 5

MARKET TO
WATCH

*ULI Emerging Trends in
Real Estate, 2025*

2.1M

MSA
POPULATION

#2

BEST LARGE AIRPORT

USA Today, 2024

#3

METRO ECONOMIC
STRENGTH

Policom, 2024

1.1M

REGIONAL
WORKFORCE

3%

UNEMPLOYMENT
RATE

21.1%

POPULATION
GROWTH
SINCE 2015

#6

BEST
PERFORMING
CITY

Milken Institute, 2024

#2

BEST CITY TO START
A BUSINESS

*Policygenius,
2022*

30.7%

JOB
GROWTH

#3

BEST CITY IN
THE SOUTH

*Southern Living,
2024*

42.4%

GDP
GROWTH

75%

OF U.S. MARKETS
ARE WITHIN A
TWO-HOUR FLIGHT
OF NASHVILLE

#6

TRAVELER'S CHOICE
AWARDS - BEST OF
THE BEST,
U.S. DESTINATIONS

Trip Advisor, 2025

OFFERING PROCESS

Marketing and tour process

Investors are encouraged to:

- Review offering memorandum and other relevant information posted on the “virtual deal site”
- Schedule market tour discussion with exclusive listing broker

Please submit an electronic copy of the offer to the attention of:

Adam Dennis

Senior Associate

+1 615 727 0003

adam.dennis@avisonyoung.com

Offering process

Offers are due with the following requirements:

Terms/purchaser information

- Purchase price
- Earnest money deposit
- Inspection period
- Closing period
- Details of intended use

Investor information

- Legal name of purchaser's entity
- List debt or capital source intended for the purchase
- Description of purchaser's due diligence process
- List any contingencies or approvals required of seller for purchase
- Provide seller references

GET IN TOUCH

Adam Dennis

Senior Associate

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Visit us online
avisonyoung.com

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