

FOR SALE

COMMERCIAL BUILDING ON 0.93 ACRES

1127 HARPETH INDUSTRIAL COURT, FRANKLIN, TN 37064



PROPERTY OVERVIEW

This owner-user/redevelopment opportunity is located within Envision Franklin's Factory District, anchored by the Factory at Franklin, in Williamson County, TN. A community landmark and former industrial site, the Factory underwent major renovations and upgrades beginning in 2022, and today is a thriving retail center, with plenty of exciting projects still left on the near horizon.



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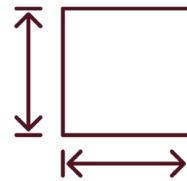
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PROPERTY HIGHLIGHTS

- Rare Light Industrial zoning in Franklin, TN
- 1 Dock Door
- 1 Grade-Level Drive-in
- No long-term leases
- Access to property from Franklin Road



±8,400 SF
Freestanding Building



1-Mile drive from
Downtown Franklin
&
3.5 Miles from I-65



Situated on 0.93 Acres



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

The Middle
Eight

THE
FACTORY
AT
FRANKLIN

The Park at
Harlinsdale Farms



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THE FACTORY DISTRICT

The Franklin Factory: A community landmark and former industrial site, the Factory underwent major renovations and upgrades beginning in 2022, and today is a thriving retail center, with some exciting projects still left on the horizon. According to Placer.ai data, the Factory ranks in the 78th percentile nationwide and 83rd percentile in Tennessee for the Shopping Centers category group. It received 2 million site visits over the last 12 months. The Median Household Income for the trade area is \$106.7K.



Hotel: The Franklin Board of Mayor and Aldermen (BOMA) have approved a two-story, 120-key hotel that would be built beside Liberty Hall at the Factory and include a courtyard, public art display and 250-space parking garage. Planned-hotel location: beside Liberty Hall in the current rear parking lot. Parking garage would be built at the northeast corner of Liberty Pike and Franklin Road.



The Middle Eight: Located at 209 Old Liberty Pike, the approved plan calls for six single-family lots, 15 attached residential lots, 222 multifamily units and 3,000 feet of commercial space on just over seven acres.



The Park at Harlinsdale Farm: Directly across the street from the Factory District. Two hundred acres of rolling farmland with a four-acre dog park, a three-acre fishing pond, and a 5k soft track for walking and running. Location of the annual Pilgrimage Music & Cultural Festival.



Downtown Franklin Historic District: Less than a mile from the Factory District, the oldest section of Franklin features a walkable area made up of commercial and residential buildings, the majority of which were constructed in the 19th century, and is a thriving community hub and center of commerce today.



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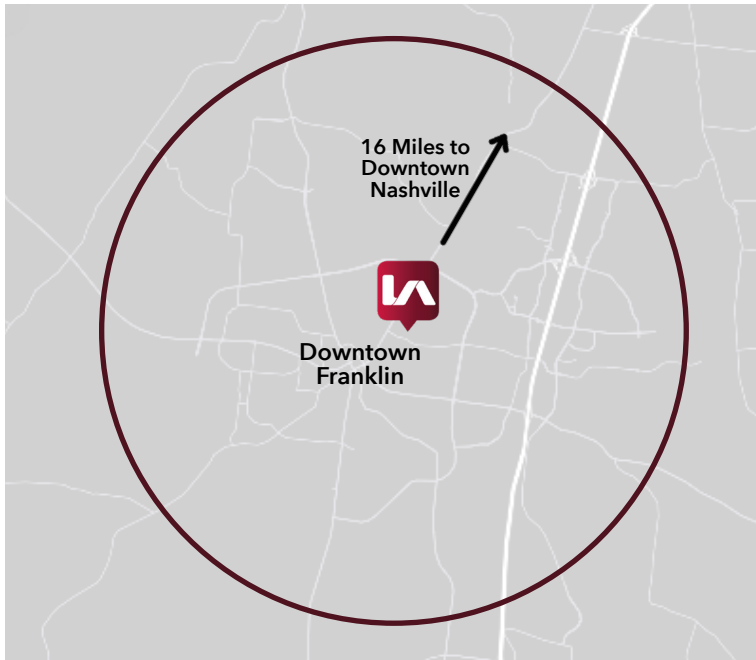
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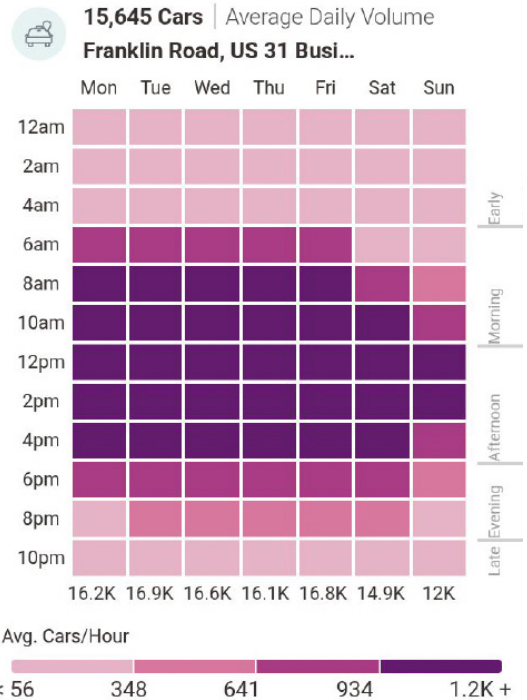
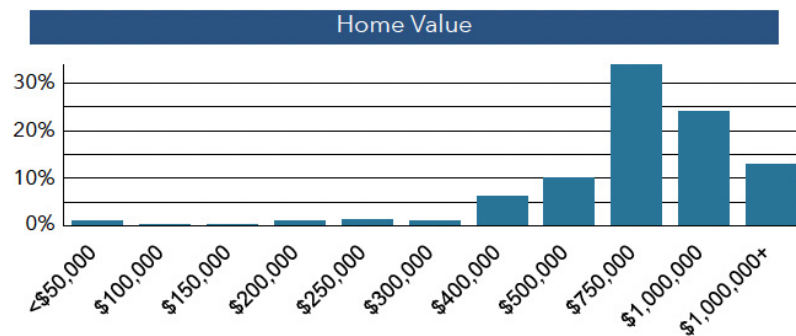
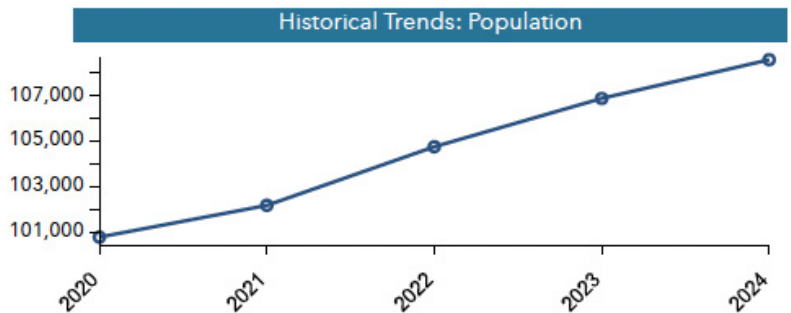
POPULATION TRENDS (RING OF 5 MILES)



40.5
Median Age

120k
Median Income

713k
Median Home Value



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