

Build to Suit and Shop Space

- **Pad Sites: 3,500 – 7,500 SF Build to Suit**
- **Shop Space: 1,200 – 9,500 SF**

Rate: \$35.00 SF /\$8.88 SF NNN

Property Highlights

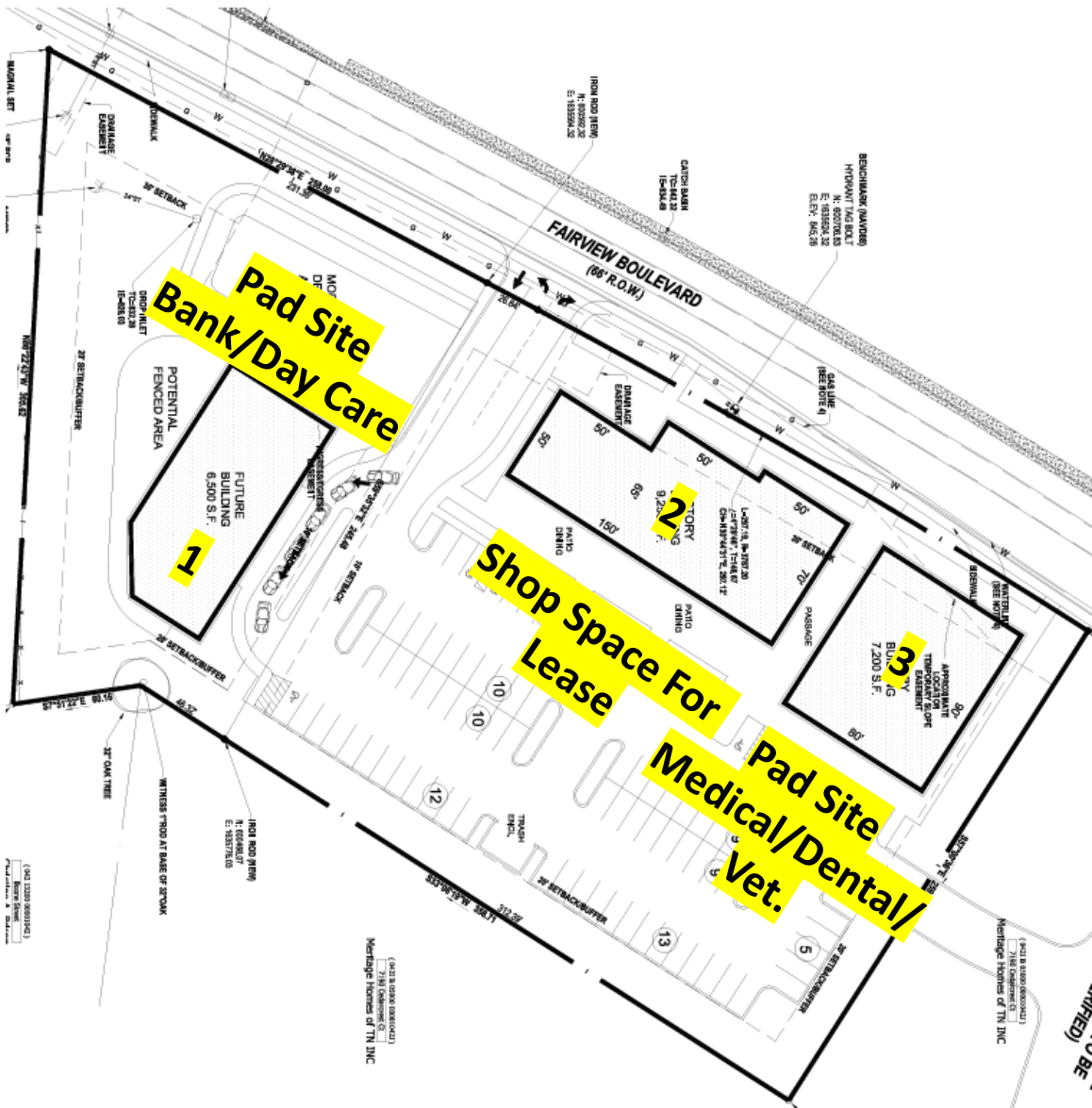
- Bank and Daycare Pads
- Medical/Dental/Veterinary Pads
- Delivery 2nd Quarter 2027
- White Box condition
- Excellent Street Visibility
- Easy Access
- Ample Parking
- Williamson County wealthiest in TN
- Strategically located on Fairview Blvd near Publix and the new Fairview Town Center development with 600 new housing units under construction



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Site Plan



Property Details

- Property Name: Fairview Commons
- Address: 2135 Fairview Blvd., Fairview, TN 37062
- Lot Size: 2.84 Acres
- **Building 1:** Build to Suit - Bank/Day Care 3,000 – 6,500 SF
- **Building 2:** Shop Space 9,500 SF (min divisible 1,250 SF)
- **Building 3:** Build to Suit – Medical/Dental/Veterinarian 7,200 SF
- Delivery: 2nd Quarter 2027
- Parking: 92 Parking Stalls | 5 per 1,000 SF
- Access: 2 points of Ingress/Egress
- Signage: Monument and Façade
- Utilities: Separately Metered
- Zoning: Commercial - Retail
- HVAC: Each tenant has rooftop package HVAC
- Sprinkler: Wet system-100% coverage

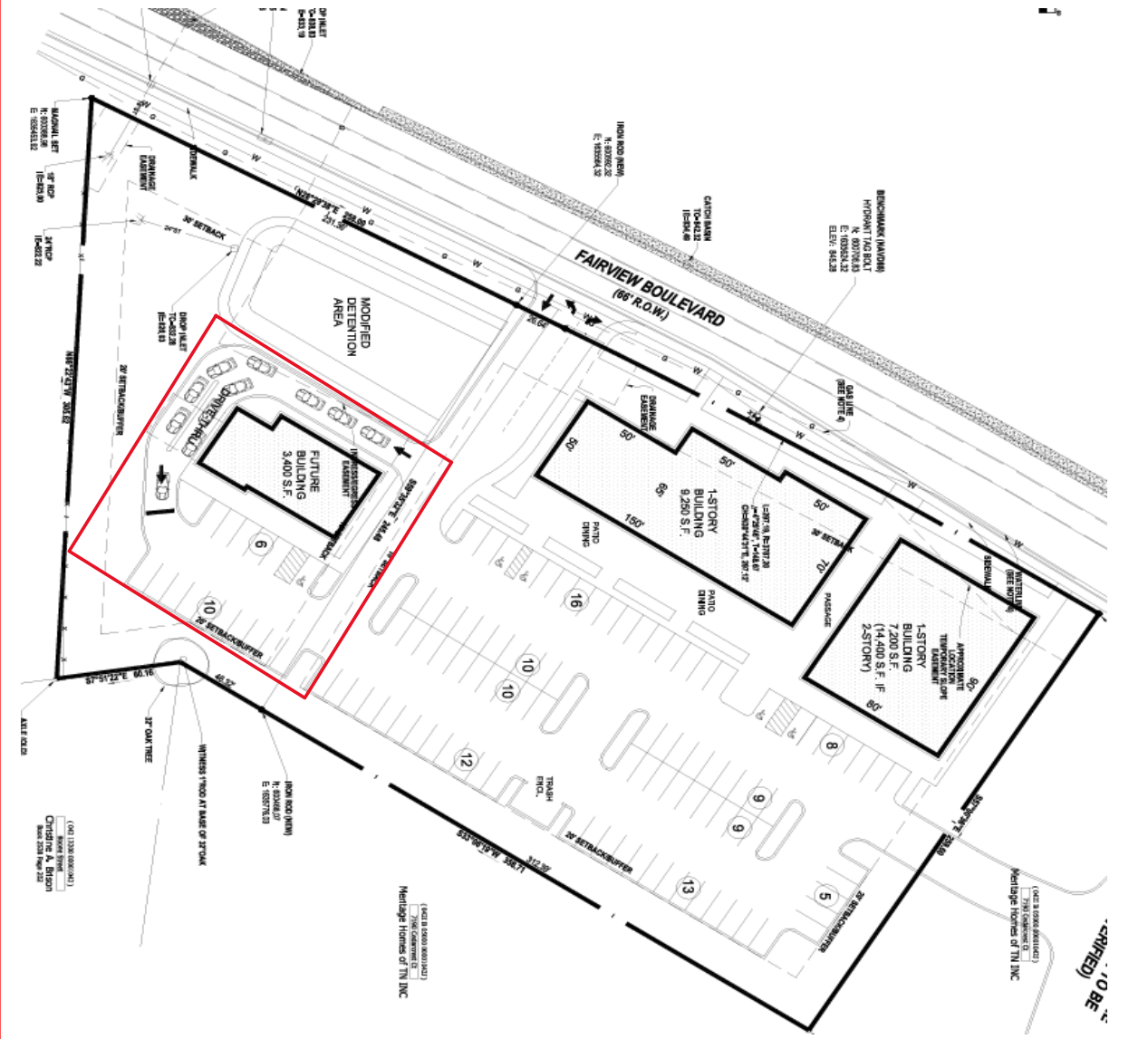


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Ariel

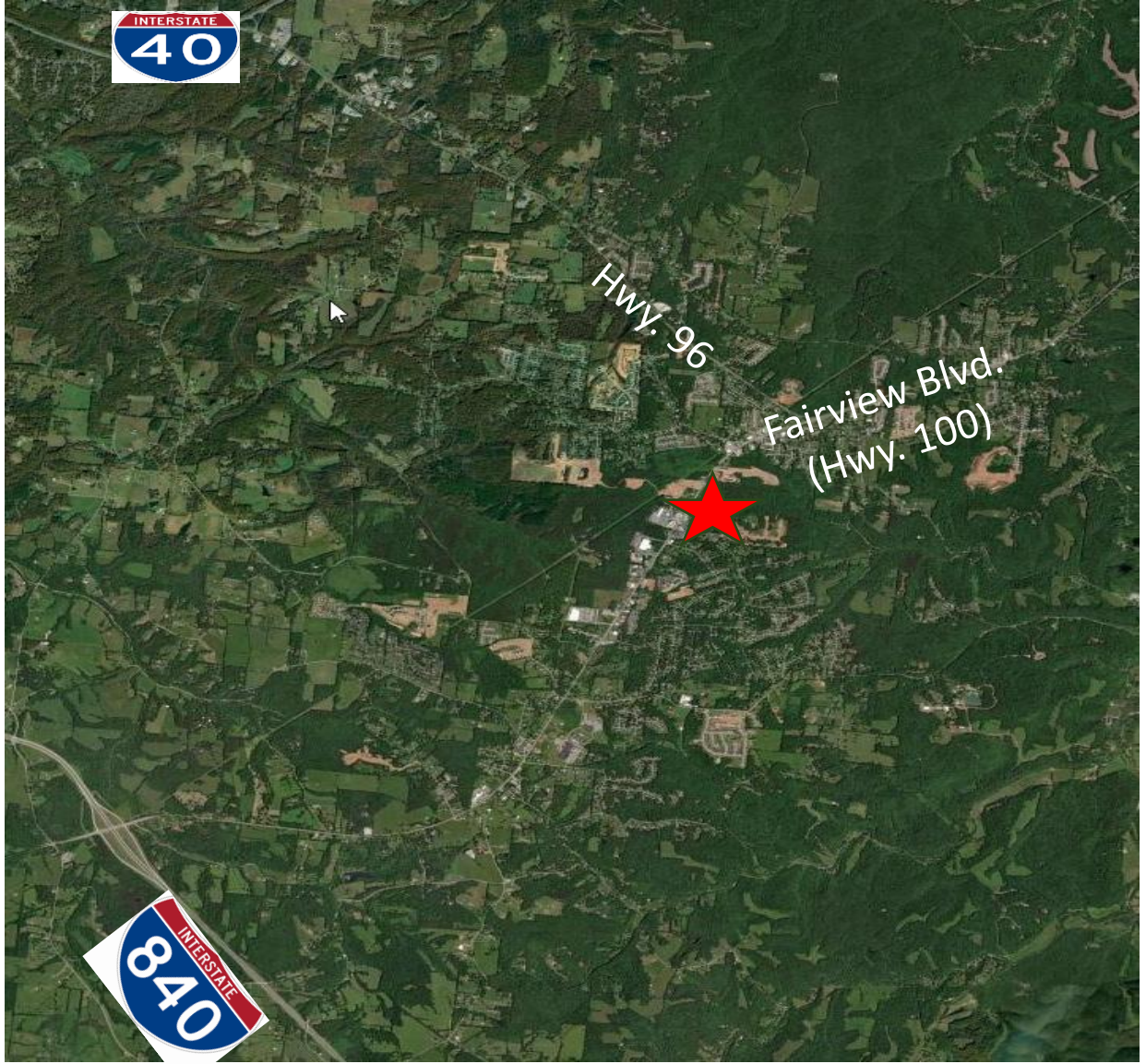


Site Plan with Bank Pad



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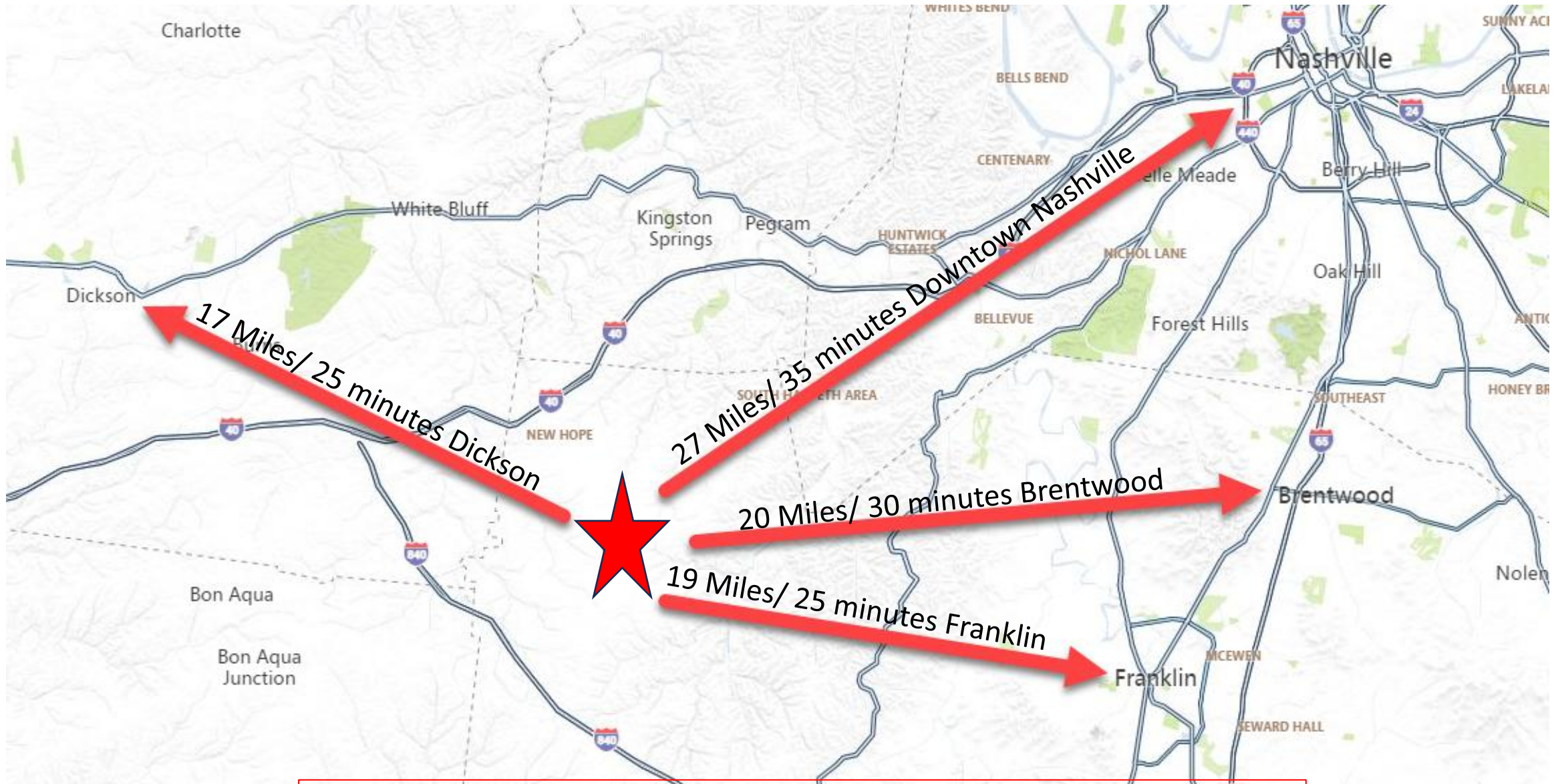
Ariel Interstate Proximity



Ariel Trade Area



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Fairview Commons is a new construction (delivery early 2027) Retail Shopping Center located in the City of Fairview in Williamson County Tennessee. Fairview Commons is strategically located between the two main shopping destinations Publix (0.6 miles) and Walmart (0.5 miles) on the main retail corridor Fairview Boulevard. The city of Fairview is not Williamson county's best kept secret anymore, the town has exploded in recent years with tremendous housing growth, new High School and Middle Schools, boast a 700+ acre public park (Bowie Park) and unrivaled natural beauty in the bucolic rolling hills of Williamson County. The major appeal for Fairview is the high quality of life, family community, top rated public schools and just 25 minutes to Franklin and 35 minutes to Downtown Nashville. Fairview has direct proximity to Interstates I-40 and I-840.

Williamson County continues to lead the state in population growth and is among the leaders in job growth nationwide. There are several factors fueling the growth and success, among these are the high-quality local government and business leadership, the excellent public and independent schools, a skilled and highly educated workforce, some of the lowest property tax rates in the state, a low crime rate, and an incredible quality of life.

In 2021, Forbes ranked Williamson county the 14th richest county in the United States at \$112,962 median household income, a 23.1% five-year increase. Within Williamson county the city of Brentwood and Franklin is one the few places where the median household income is more than double the national figure. Franking and Brentwood are known for its top performing public schools, pristine hills, lush forests, and beautiful parks and greenways. The community prides itself on maintaining its natural beauty and preserving its rich history.



\$582,500
*Median Home Sales Price
City of Fairview*

\$94,043
*Avg. Household Income
City of Fairview*

24.4%
*Population Growth
2016 through 2021
Williamson County*

2.5%
*Unemployment
Williamson County*



Major Employers