

FOR LEASE

±4,800 SF Available

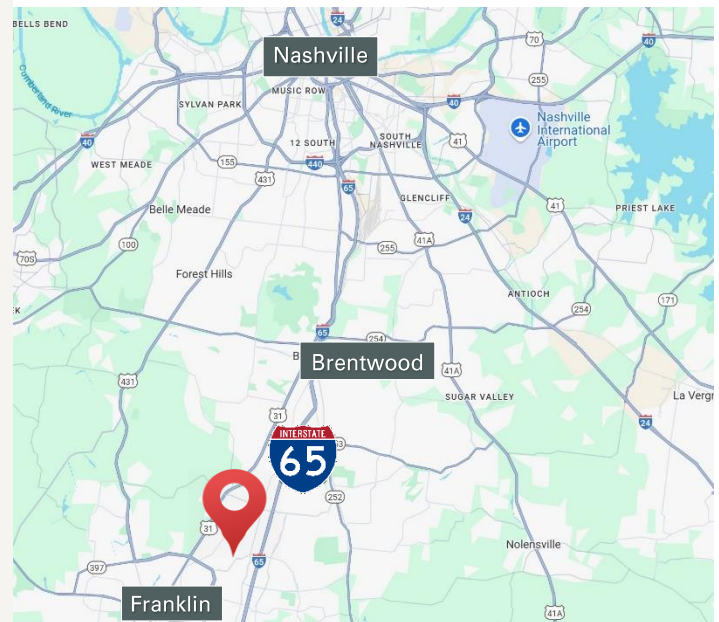
Office/Primary Education Center for Lease in
Cool Springs

621 Bradley Ct, Franklin, TN 37067



HIGHLIGHTS

- Office/Primary Education Center for Lease in Cool Springs
- ±4,800 SF Available
- Lease Rate: \$29.50/SF NNN
- The space contains a reception area, 4 classrooms, kitchen, and several restrooms
- (23) Parking Spaces
- ±0.28 acres of outdoor storage/playground area
- Approximately 108,569 people live within 5 miles of the property with an average annual income of \$158,364
- Strategic location along a major interstate corridor with convenient access to I-65
- Positioned in a prime retail zone, anchored by the Cool Springs Galleria Mall, and surrounded by a variety of national retailers and well-known restaurants



Ryder Ballard
Vice President
C: 713-208-9195
rballard@charleshawkinsco.com

Jamie Phillips
Vice President
C: 615-517-4607
jphillips@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Williamson County

CHARLES
HAWKINS CO.

PROPERTY PHOTOS



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Cool Springs Market

A Premier Corporate, Retail, and Lifestyle Hub in Middle Tennessee

Located approximately 15 miles south of Nashville, the Cool Springs submarket—spanning portions of Franklin and Brentwood—has evolved into one of the most dynamic and affluent suburban business districts in the Southeastern United States. Anchored by a powerful combination of corporate headquarters, high-performing retail, and exceptional demographics, Cool Springs serves as a primary economic engine for Williamson County and the greater Nashville MSA.

Affluent Demographics

Cool Springs is located within one of the most desirable demographic environments in the country:

- Williamson County is consistently ranked among the wealthiest counties in Tennessee
- Average household incomes in the trade area exceed \$125K–\$130K+
- Median age ~35–37, reflecting a young, family-oriented, high-spending population
- Strong educational attainment and top-ranked public schools

This demographic profile supports premium retail, experiential dining, healthcare, and service-based tenants, while also driving sustained residential demand.



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