



THE SHOPS AT CITY HALL

115, 117, 119 3RD AVE S
DOWNTOWN FRANKLIN, TN

LISTING AGENT

Hamilton Young
198 E Main St. Ste101
Franklin, TN 37064
615-472-1471





THE BUILDING

The Shops at City Hall offers up to 4,661 square feet of premier first-level retail space, divisible into as many as three distinct suites. Positioned adjacent to a plush courtyard anchored by a fountain, this unique setting creates an inviting atmosphere ideal for dining, boutique retail, or service-oriented businesses.



FRANKLIN/NASHVILLE

KEY AREAS

Cool Springs: 4.5 Miles from Franklin

Westhaven: 3.9 Miles from Franklin

Berry Farms: 5 Miles from Franklin

Brentwood: 9 Miles from Franklin

Arrington: 10 Miles from Franklin

Leiper's Fork: 8.4 Miles from Franklin

Nashville: 21.5 Miles from Franklin



1.73 Million Visitors in 2022 to Williamson County



Average Age - 39, 51% female, 60% born out of state, \$109k HH income
Population - 238k



\$1 Billion in direct consumer spending in the County which is equal to \$2.8 million per day



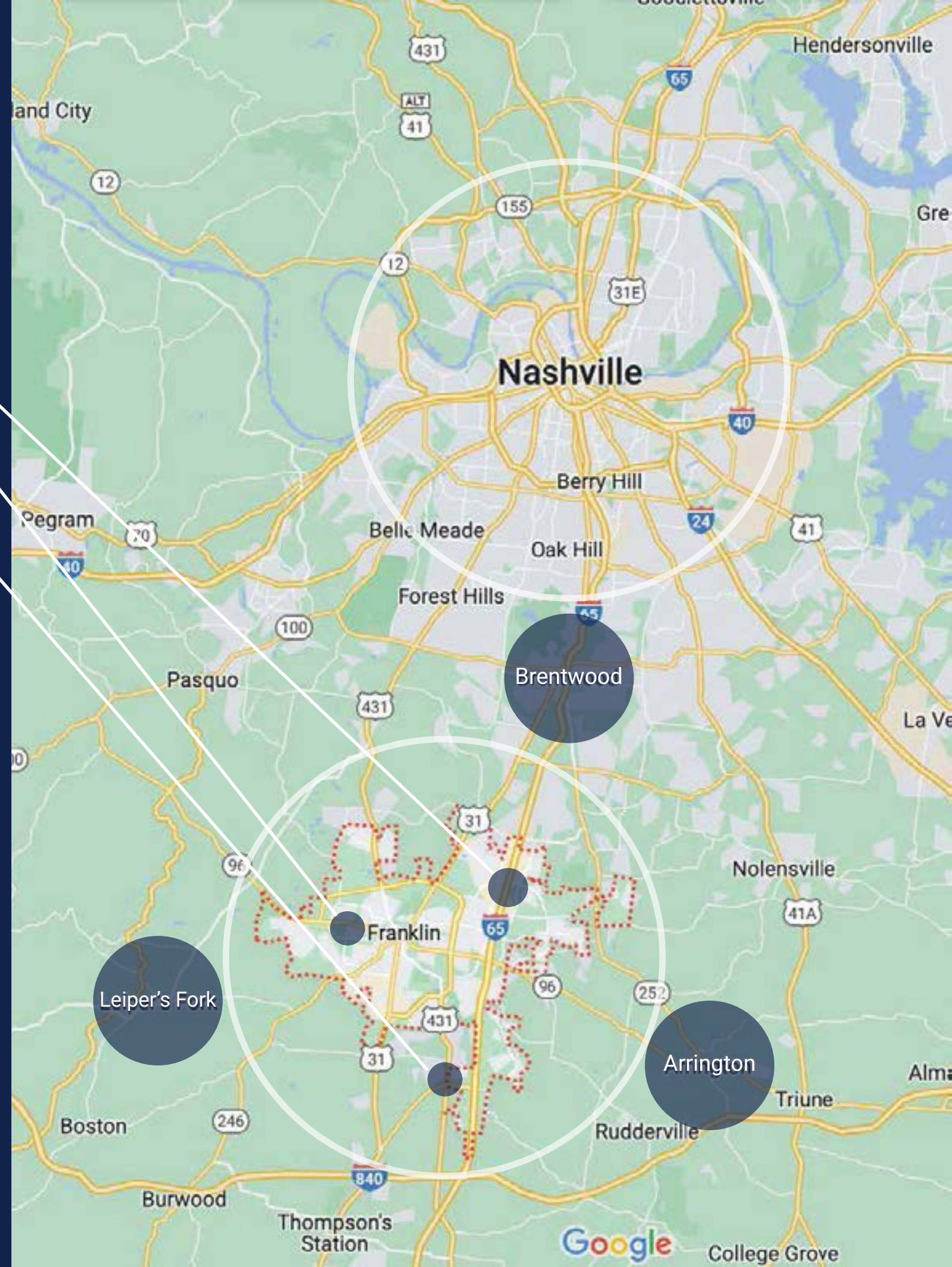
Growth over last 5 years 16%

Source - Chamber of Commerce

Source - Williamson County Convention & Visitors Bureau



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BICENTENNIAL PARK



THE FACTORY



HARPETH HOTEL



PUBLIC SQUARE




FIVE POINTS



MARGIN DISTRICT

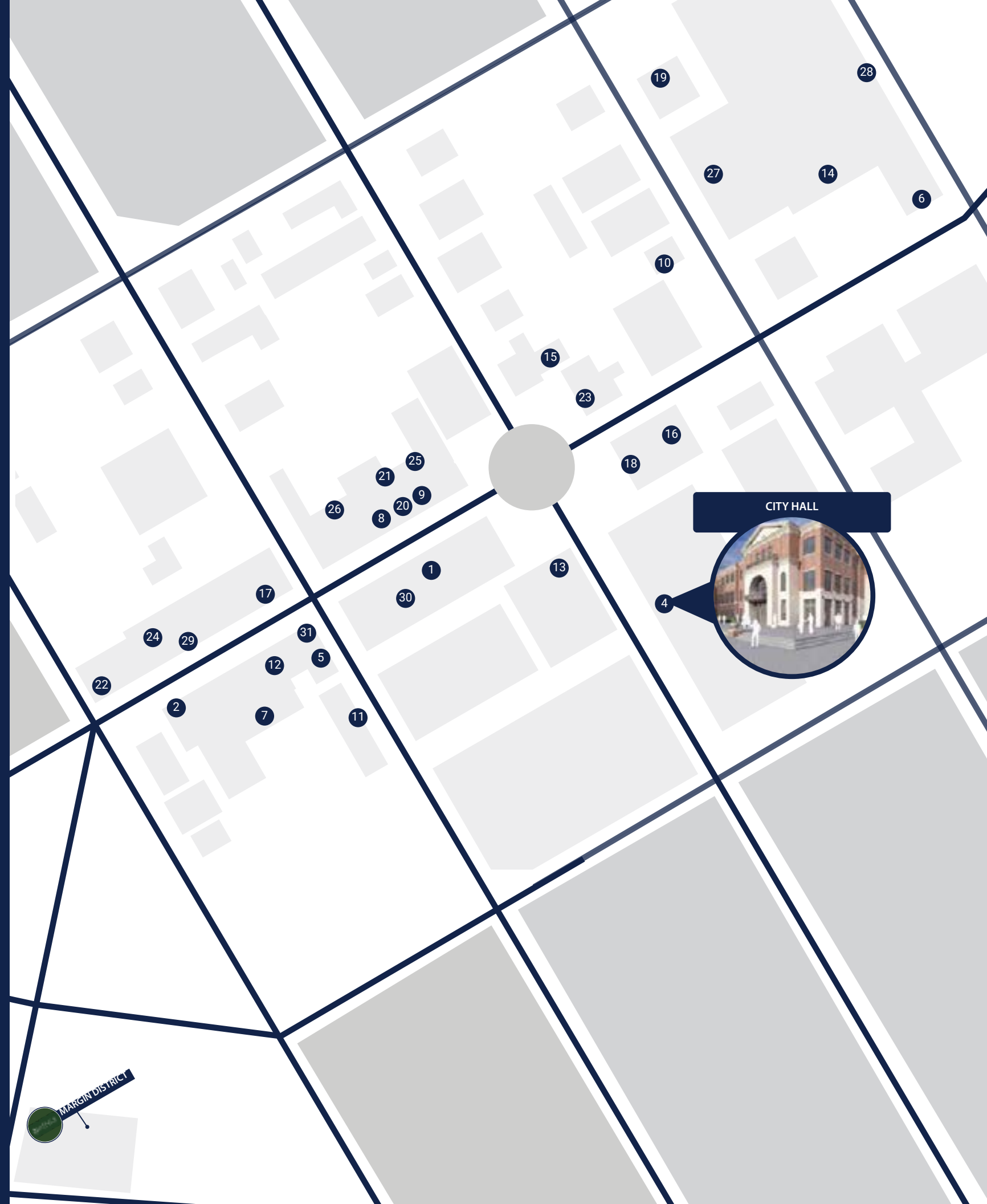


CITY HALL



YOUR NEIGHBORS

- 1 Anthropologie
- 2 Binks Outfitters
- 3 Mimi & Dottie
- 4 City Hall
- 5 Cork & Cow
- 6 Culaccino
- 7 Franklin Theatre
- 8 Gray's on Main
- 9 Hester & Cook
- 10 JJ's Wine Bar
- 11 Jondie
- 12 Kilwins
- 13 Mellow Mushroom
- 14 Olivia Olive Oil
- 15 Onyx & Alabaster
- 16 Posh Boutique



YOUR NEIGHBORS (CONTINUED)

- 17 Red Pony
- 18 Ruby Sunshine
- 19 Saint Goose
- 20 Savory Spice Shop
- 21 Southern Cottage
- 22 Starbucks
- 23 Sweethaven
- 24 Taziki's
- 25 Tecova's
- 26 The Green Room
- 27 The Harpeth Hotel
- 28 The Now Massage
- 29 Tom Beckbe
- 30 White's Mercantile
- 31 55 South



WHY FRANKLIN?

Franklin, a small town, draws much of its present-day allure from its rich historical structures, charming antique shops, and a meticulously restored preservation.

Franklin, Tennessee has earned several notable awards and recognitions such as The Great American Main Street Award, Best Places to Live Rankings, America's Favorite Main Street, Preservation Awards, Tourism Awards, All American City, and many more.

15TH fastest growing city in the United States, increased over 32% since 2010

5 Blocks of walkable shopping



55+ Restaurants within a mile of Public Square
Source - Downtown Franklin Association

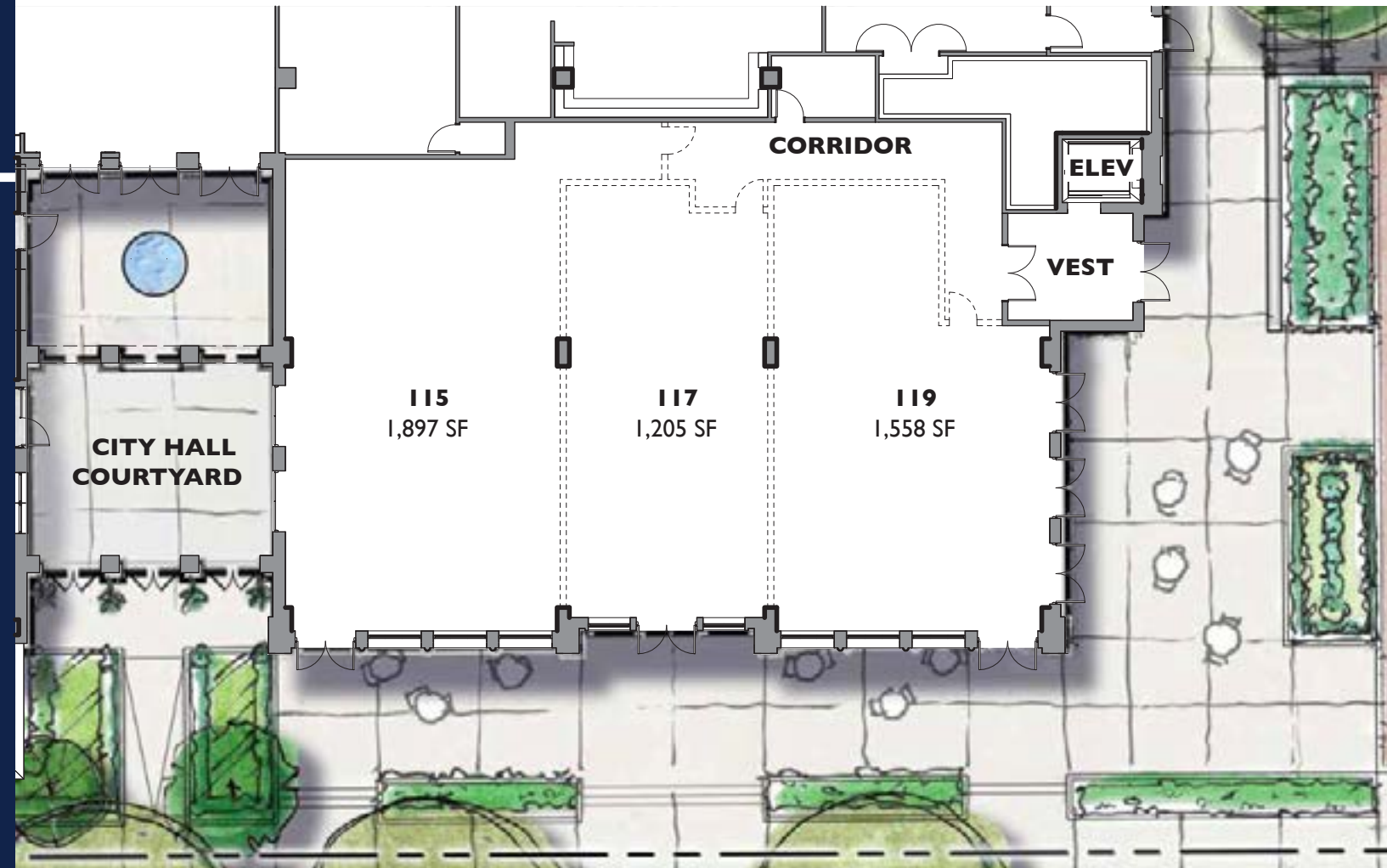


75+ Retailers within a mile of Public Square
Source - Downtown Franklin Association



HAMILTON YOUNG L.L.C.
Brokerage • Management • Development

FLOOR PLANS



THE DETAILS

Estimated Completion Date: Sept 2027

Estimated Delivery Date: May 2027

Parking: Surface Parking on 3rd Ave S. and 300 space Public Garage. No Access to subsurface parking deck within the building

Ceiling Height: 14' 4" slab to slab

City Staff in the building: ~ 210 employees

Adjacent Courtyard: 1 Acre

Steps from the Square: 125 steps or 300'



ASKING TERMS

- **Rent:** Call for pricing
- **R&M:** Tenant Responsible for Repairs & Maintenance other than Roof & Structural
- **Commencement Date:** earlier of 120 days from Delivery or C/O
- **Term:** 10 yrs
- **Tenant Improvements:** negotiable
- **Utilities:** Separately metered
- **Parking:** Street parking available on 3rd Ave S and 300 space Public Garage. No Access to subsurface parking deck within the building
- **Signage:** Yes - subject to City Guidelines and LL approval
- **CAM Pass Throughs:** \$11/psf
- **Delivery Condition:** Cold Dark Shell with poured floor and demising walls



PARKING OPTIONS



PARKING





HAMILTON YOUNG LLC
Brokerage • Management • Development



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