

FOR SALE OR LEASE

50,000 - 200,755 SF (Divisible)

117 Southeast Parkway, Franklin, TN 37064



CHAD TUCK

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Lincoln
PROPERTY COMPANY

TPG
ANGELO
GORDON

KBCADVISORS

WILLIAMSON COUNTY, TN

Irreplaceable Location

Top Industries

- » Education
- » Health Care
- » Finance
- » Scientific
- » Insurance
- » Retail Trade
- » Entertainment

Total Population

495,926

30 MIN DRIVE TIME



Fastest Growing Job Market in the U.S.

As well as Tennessee's fastest growing county in population and job growth



25% of Inc. 5000 Companies in TN



12 of the 25 Largest

Publicly traded companies in the Nashville region

POWERFUL DEMOGRAPHICS



DISTANCE



2024 TOTAL POPULATION



% OF HHS INCOME \$200K+



% OF HHS INCOME \$200K+



COMPARATIVE GEOGRAPHIES

3 MILE

26,109

22.48%

8.24%

STATE OF TN

5 MILE

61,047

26.15%

12.03%

NASHVILLE MSA

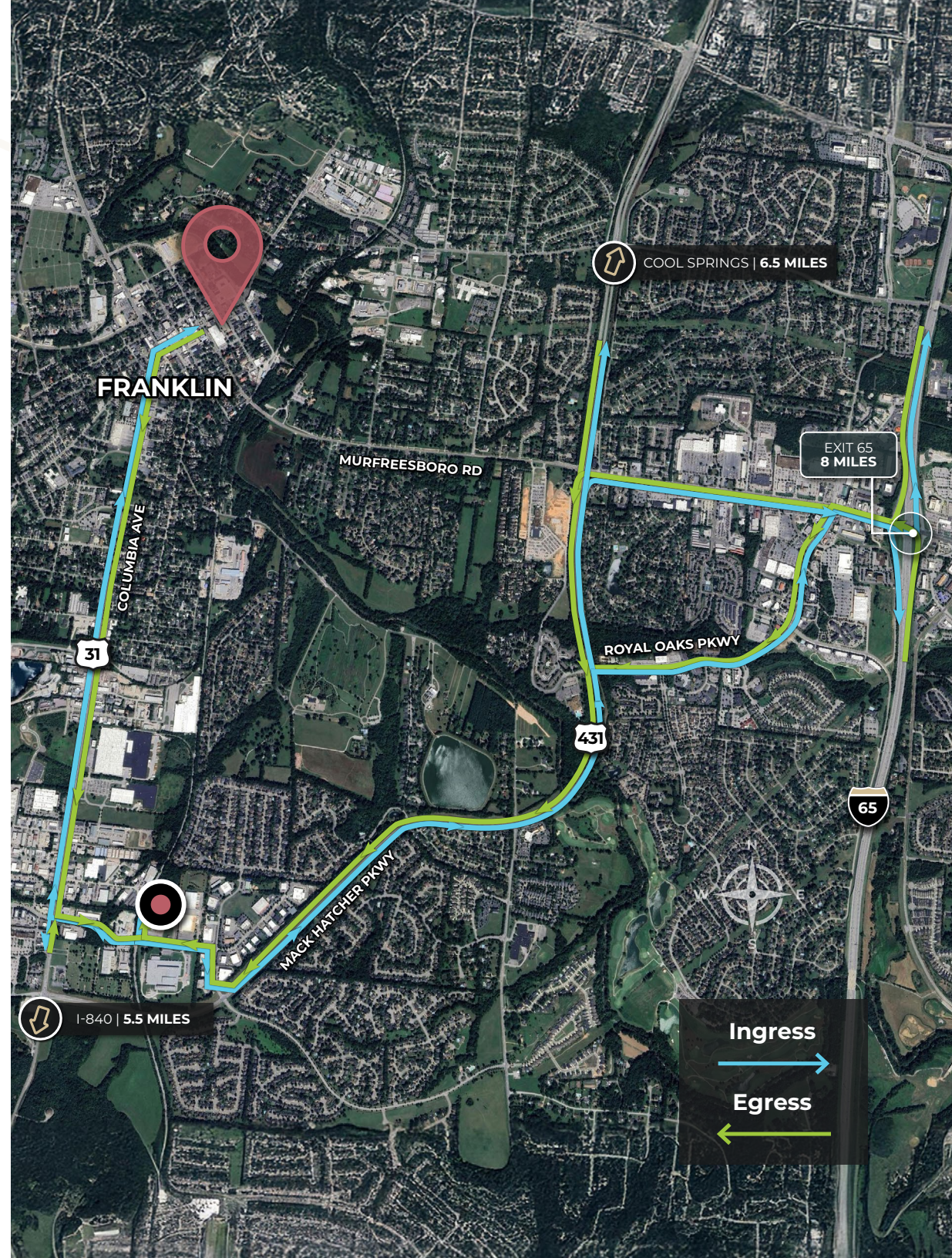
10 MILE

158,457

28.10%

28.92%

WILLIAMSON COUNTY



SITE PLAN

Specifications



**50,000 -
200,755 SF**
AVAILABLE



18' - 22'
CLEAR HEIGHT



3
DRIVE-INS



22
DOCK DOORS
(10 FUTURE)



175
AUTO PARKS



20
TRAILER STALLS



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