

NEW CONSTRUCTION / MEDICAL SPACE FOR LEASE

Fairview Commons Medical Office

2127 FAIRVIEW BLVD, FAIRVIEW, TN



Property Overview

7,200–14,000 SF

1–2 Story Purpose-Built Medical Development

Location

Located in Williamson County about 30 minutes west of Nashville, Fairview is one of the fastest growing communities in Middle Tennessee.

Ideally positioned along Highway 100, the town's main retail corridor, near the Publix shopping center and new Fairview City Center development.

Within one mile of both the HCA/TriStar and Ascension Saint Thomas new Freestanding ER development projects.

Parking

Ample on-site parking / 111 spaces across the site plan

5.55/1,000 SF parking ratio

Building

Part of a 20,000 SF mixed use retail development delivering 4th Quarter 2027

Availability

Up to 14,000 SF / 7,200 SF as a one-story building expandable to 14,000 SF with a two-story buildout

[PROPERTY PAGE](#)



Area Map



FAIRVIEW HEALTHCARE EXPANSION

Over \$40 million in investments underway to meet the region's growth and underserved demand for healthcare including:

1. Ascension Saint Thomas ER

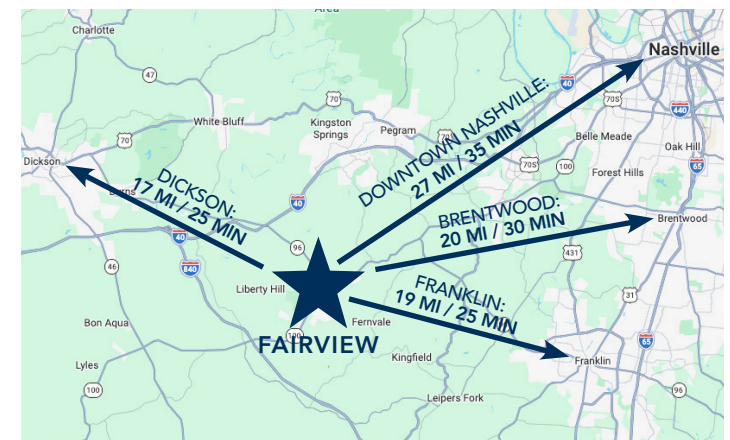
1866 HIGHWAY 96 / FAIRVIEW BLVD & AUDUBON COVE

\$20.6 million investment featuring 10 treatment rooms, 2 triage rooms, 1 trauma room, and on-site CT, X-ray, and ultrasound imaging, full service lab.

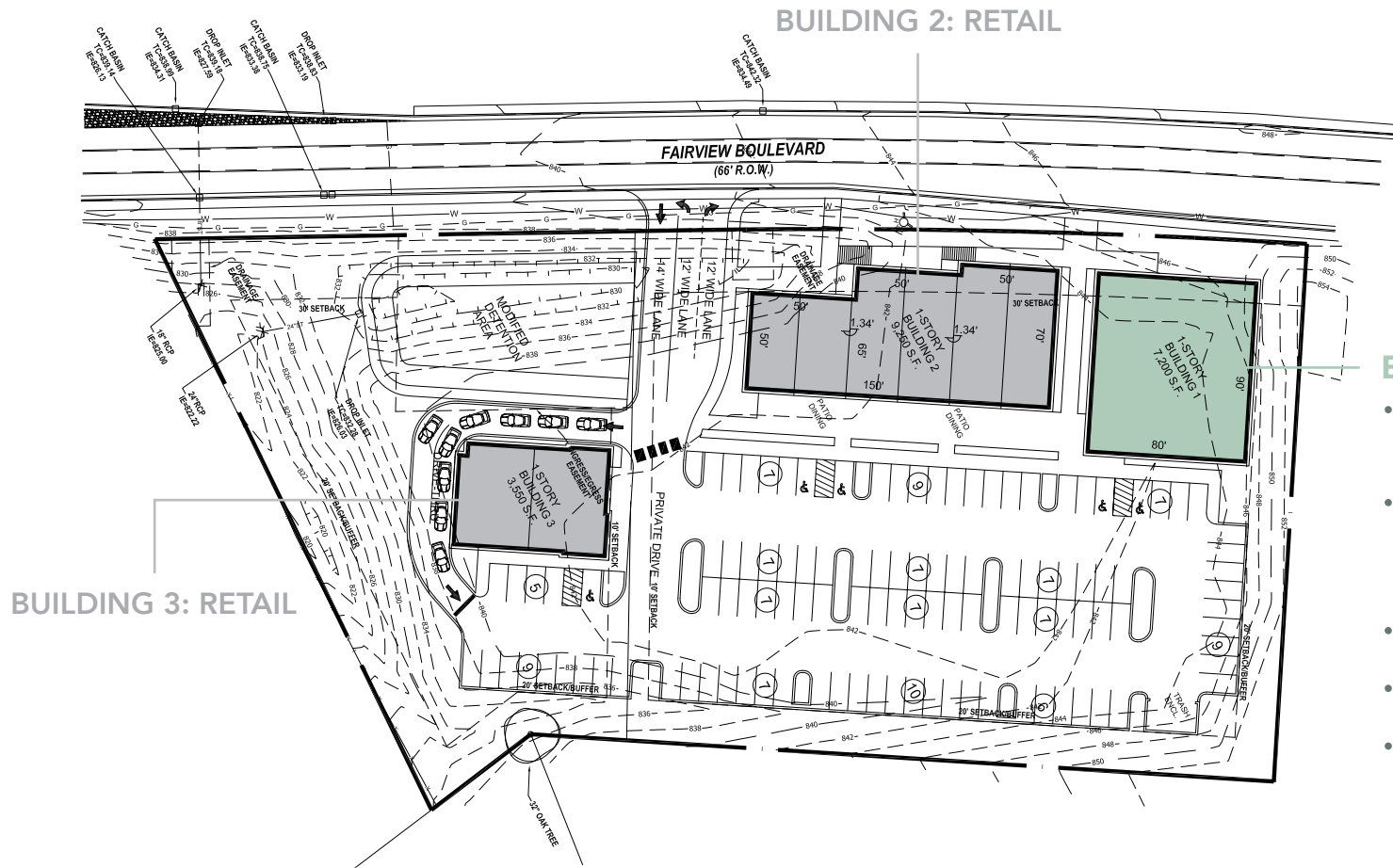
2. HCA's TriStar Fairview ER

2273 FAIRVIEW BLVD

\$21 million project featuring 11 treatment rooms, including one trauma room, plus a lab and imaging services. Groundbreaking took place in June 2026.



Site Plan



BUILDING 1: MEDICAL OFFICE

- Purpose-built medical / dental / veterinary building
- 7,200 SF as a one-story building expandable to 14,000 SF with a two-story build-out
- Divisible to suit smaller users
- Up-sized utilities
- Frontage along Fairview Boulevard (Hwy 100)
 - Traffic Count: 16,000 cars per day
- Monument and facade signage available



*conceptual rendering

2127 FAIRVIEW BLVD | FAIRVIEW, TN

Demographics

	2 MILES	5 MILES	10 MILES	INSURANCE MIX (5 MILES)	
2020 Population	7,812	13,071	41,501	Employer Paid	55%
2025 Population	9,200	15,412	45,582	Medicaid	13%
Historical Population Growth (2020–2025)	17.8%	17.9%	9.8%	Military	1%
Avg Household Income	\$101,311	\$107,907	\$121,411	Direct	7%
				Medicare	8%
				Multiple	16%



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