

FOR SALE | LEGACY PROPERTY IN DOWNTOWN FRANKLIN HISTORIC DISTRICT

108 BRIDGE STREET

FRANKLIN, TENNESSEE



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EXECUTIVE SUMMARY

Real Equity Group of Compass RE Commercial is pleased to present 108 Bridge Street, a rare opportunity to acquire one of Downtown Franklin's most recognizable commercial properties. Located just two blocks from Historic Main Street and the Public Square, this ±6,604 SF landmark building combines irreplaceable historic character with modern functionality in one of Tennessee's most desirable downtown districts.

Situated on approximately 0.60 acres, the property includes approximately 40 dedicated parking spaces, a highly sought-after amenity rarely available within Downtown Franklin. Originally constructed in 1905 and listed on the National Register of Historic Places, the building has successfully accommodated a variety of uses throughout its history, including hospitality, restaurant, event venue, office, and cultural uses.

Today, the property offers exceptional flexibility for a future owner seeking a headquarters location, event venue, hospitality concept, nonprofit facility, educational use, private club, gallery, restaurant, or other adaptive reuse opportunity. The building features commercial kitchen infrastructure, an ADA-compliant platform lift, sprinkler system, upgraded electrical systems, multiple gathering and meeting spaces, and distinctive architectural elements including exposed brick, historic detailing, and abundant natural light.

Located within Franklin's Historic District and First Avenue District zoning, the property benefits from walkability to Downtown Franklin's premier dining, retail, entertainment, and business destinations. Nearby public and private investment, including the ongoing Bicentennial Park improvements and continued growth throughout downtown, further enhance the property's long-term appeal.

Opportunities to acquire standalone commercial buildings with this combination of location, parking, character, and functionality are exceptionally limited. Whether as a flagship business location, hospitality destination, event venue, or adaptive reuse project, 108 Bridge Street represents a unique ownership opportunity in one of Middle Tennessee's most sought-after markets.

Additional property information, proposed restrictive covenants, and due diligence materials are available upon request and subject to NDA.





PROPERTY LOCATION

- 108 Bridge Street, Franklin, Tennessee 37064
- Located within the Downtown Franklin Historic District
- One block from Main Street and Public Square

ARCHITECTURAL & PROPERTY HIGHLIGHTS

- Downtown Franklin landmark property originally constructed in 1905
- Approximately 6,604 SF across four levels with flexible floorplans
- Distinctive historic architecture featuring exposed brick, period detailing, and abundant natural light
- Approximately 40 dedicated on-site parking spaces
- Commercial kitchen infrastructure in place
- ADA-compliant platform lift, sprinkler system, and upgraded electrical systems
- Thoughtfully maintained historic asset blending character with modern functionality
- Flexible adaptive reuse opportunity for event, office, hospitality, restaurant, nonprofit, educational, and institutional uses

PROPERTY SPECIFICATIONS	
LIST PRICE	Negotiable / Call for Offers
BUILDING SIZE	6,604 SF
ACRES	0.60 Acres
LOT DIMENSIONS	90 x 292
YEAR BUILT	1905 (Renovated 2024)
BUILDING HEIGHT	3 Stories
PARKING RATIO	40 Spaces (6.06/1,000 SF)

INVESTMENT HIGHLIGHTS

- Downtown Franklin Landmark Property | Trophy Asset
- Two Blocks from Historic Main Street & Public Square
- National Register of Historic Places designation
- First Avenue District zoning supporting a diverse range of commercial uses
- Rare standalone commercial ownership opportunity in Downtown Franklin
- Surrounded by Franklin's premier dining, retail, entertainment, and business destinations
- Ongoing investment and redevelopment throughout the Downtown Franklin corridor
- Exceptional combination of location, parking, historic character, and adaptive reuse potential



HISTORICAL SUMMARY

The Moore-Morris History & Culture Center is housed in one of Franklin's most historically significant landmarks, with roots stretching back to 1803. That year, pioneer Benjamin White opened White's Tavern & Inn—the town's first hotel and a vital social hub for both residents and travelers. The inn's role as a gathering place became even more prominent after a bridge was built across the Harpeth River in 1819.

Throughout its early years, it welcomed many prominent guests, including Presidents Andrew Jackson and James K. Polk, as well as U.S. Senators Felix Grundy and Thomas Hart Benton. In the early 20th century, the site transitioned from hospitality to civic use when Williamson County acquired the property. In 1905, a new three-story brick jail designed by Nashville architect Clarence K. Colley was completed, followed by the addition of a front façade and a sheriff's residence two years later. This facility served as the county jail until 1941, when a more modern structure—the building now known as The LeHew Magid Big House for Historic Preservation— was built next door.

The 1905 building was recognized for its historical and architectural significance with a listing on the National Register of Historic Places in 1972. In 1980, it received a Certificate of Merit from the Tennessee Historical Commission for successful adaptive reuse. Over the decades, the space has served a variety of roles, including a community center, headquarters for Matrix Enterprises cable TV, Battle Ground Brewery, Monell's Restaurant, and most recently, the McConnell House event venue.

Today, the building enters a new chapter as the Moore-Morris History & Culture Center—the first permanent interactive museum dedicated to telling the comprehensive story of Williamson County. Through immersive exhibits and engaging programming, it offers insight into the region's diverse social, cultural, and economic heritage, establishing itself as a vibrant educational and cultural resource for the community.

PROFESSIONAL MEASUREMENT

TOTAL

6,604 SF



FIRST FLOOR

2,769 SF

SECOND FLOOR

3,152 SF

THIRD FLOOR

683 SF



DOWNTOWN FRANKLIN

Discover the essence of small-town Southern charm in Franklin, a historic gem just minutes away from the vibrant energy of Nashville. This picturesque town, steeped in rich history and fueled by an innovative spirit, provides an ideal environment for both families and entrepreneurs to flourish.

Situated twenty miles south of Nashville, Franklin's Main Street unfolds like a storybook-perfect setting. Immerse yourself in the allure of landmarks such as the historic Franklin Theatre, a timeless venue dating back to 1837 that continues to host movies, concerts, and shows.

Recognized by the National Trust for Historic Preservation with the prestigious "Great American Main Street" honor, Franklin stands as a testament to outstanding downtown and Main Street revitalization. As a distinguished member of the National Register of Historic Places, Franklin offers a unique blend of history, charm, and innovation, creating an experience unlike any other.

ANNUAL EVENTS

- Main Street Festival
- Franklin on the Fourth
- Bluegrass Along the Harpeth
- Pumpkinfest
- Wine Down Main Street
- Christmas Tree Lighting Ceremony & Christmas Parade
- Dickens of a Christmas



NEARBY ATTRACTIONS

- 1. Franklin Theatre**
Art Deco cinema and live music
- 2. White's Mercantile**
Southern lifestyle boutique
- 3. Tin Cottage**
Home décor in a circa-1897 building
- 4. Gray's on Main**
Cocktails & live music
- 5. Public Square**
Historic plaza and home to the Williamson County Courthouse
- 6. Onyx & Alabaster**
Coffee lounge and interior design house in historic City Offices building
- 7. Franklin Social**
Private members community atop the Crews Public Square building
- 8. Biscuit Love**
Southern brunch in historic Corn House
- 9. The Harpeth Hotel / 1799 Kitchen & Cocktails**
Curio Collection by Hilton – boutique lodging and refined dining
- 10. Landmark Booksellers**
Historic independent bookstore
- 11. Culaccino Italian Restaurant**
Housemade pastas and woodfired pizzas
- 12. Slice House by Tony Gemignani**
Award-winning pizzeria from world-renowned pizza chef Tony Gemignani, in a repurposed service station









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