

Franklin, TN



7.77 Acres  
Available

CAROTHERS PKWY & LONGPOINT WAY

Available

Carothers Pkwy & Longpoint Way  
Franklin, TN 37064

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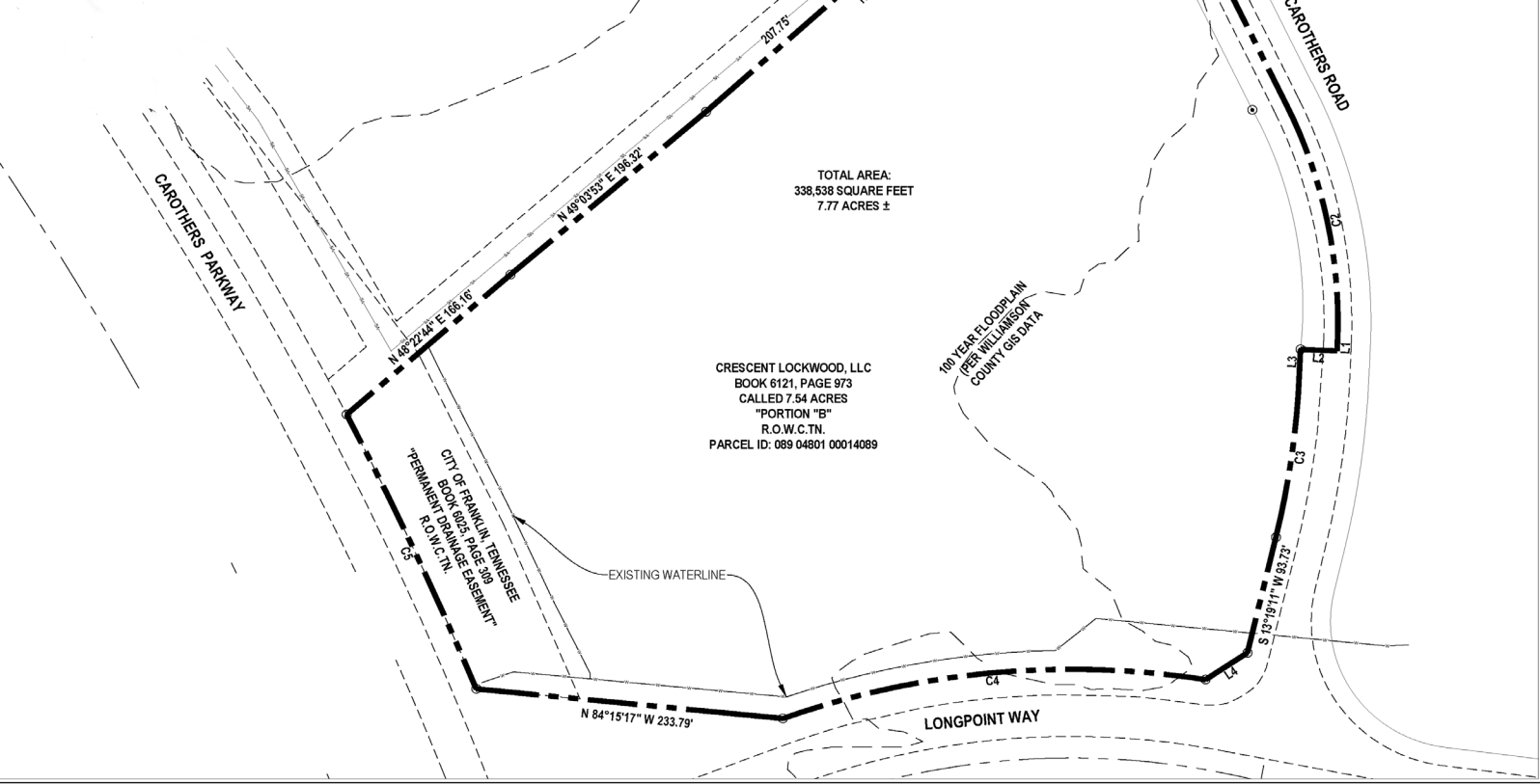
## Location Overview

- Represents one of few commercially zoned land sites along S Carothers Parkway in the affluent community of Franklin.
- Located in the Lockwood Glen subdivision, an area that has experienced substantial residential growth.
- Proposed 55,000 SF mixed-use development with small shop space for lease and outparcel availability
- The site is approximately equidistant between the I-65 & Murfreesboro Rd interchange and the I-65 and Peytonsville Rd Interchange.
- Less than 5 miles from Berry Farms, the largest mixed-use development south of Cool Springs.
- Smaller parcel options available with filled, rough graded pads with curb cuts, utility stubs and off sites covered.
- Ideal uses: Grocery, QSR/coffee, entertainment, convenience store, financial institution, light medical, automotive, car wash, daycare, etc...



## Property Highlights:

Location	Carothers Pkwy & Longpoint Way Franklin, TN 372064
County	Williamson
Site Size	7.77 Acres (can be divided)
Zoning	Neighborhood Commercial and Special Development
Utilities	Available



### 3 Miles



34,669  
Estimated 2022 population



35,582  
Daytime Population



\$145,015  
Average household income

### 5 Miles



77,836  
Estimated 2022 population



98,586  
Daytime Population



\$136,150  
Average household income

### 10 Miles



202,739  
Estimated 2022 population



212,477  
Daytime Population



\$157,819  
Average household