

MEDICAL OFFICE SPACE FOR LEASE

Physicians Plaza

100 COVEY DRIVE | FRANKLIN, TN



Property Overview

51,720 SF

3 Story Medical Office Building

Location

Convenient location with direct access to I-65 and Murfreesboro Rd.

Nestled within Williamson Health's Medical Center hospital campus.

Parking

Free staff and patient surface parking with covered drop-off area.

Building

Common areas renovated in 2025.

Availabilities

101/102/103 | Up to 3,933 SF

205 | 1,985 SF | Available May 2026

302 | 1,638 SF

306 | 626 SF

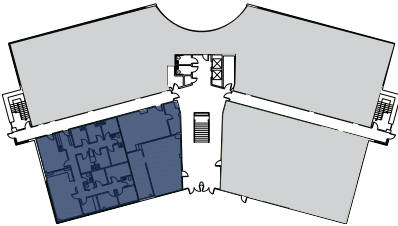
310 | 1,199 SF

[PROPERTY PAGE](#)

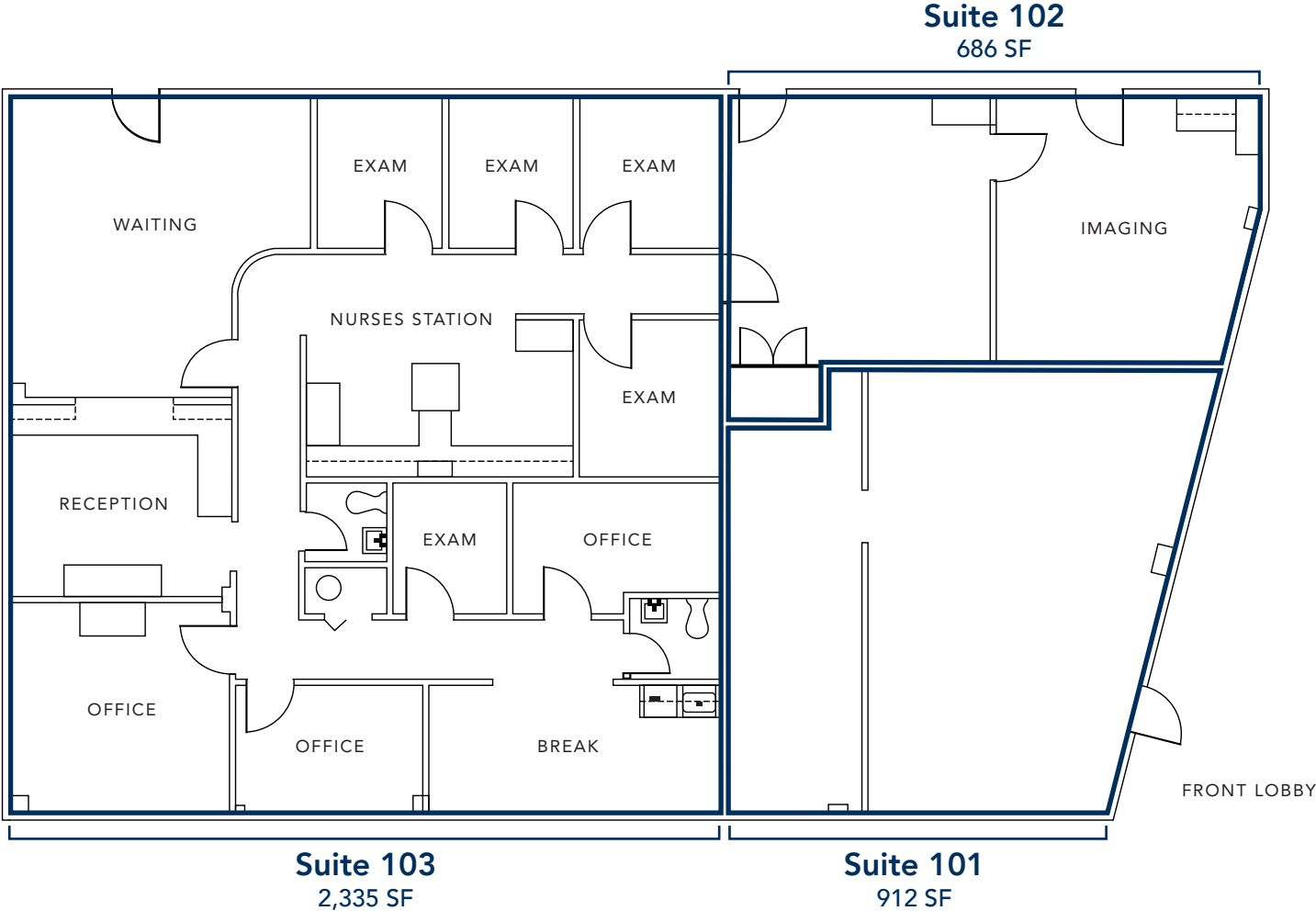


Suites 101/102/103

AS BUILT FLOOR PLANS
up to 3,933 SF available

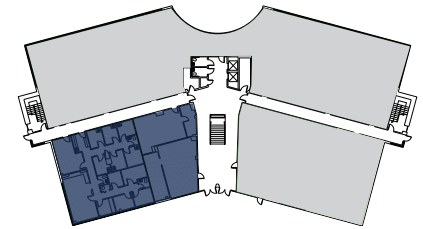


FIRST FLOOR
AVAILABILITIES



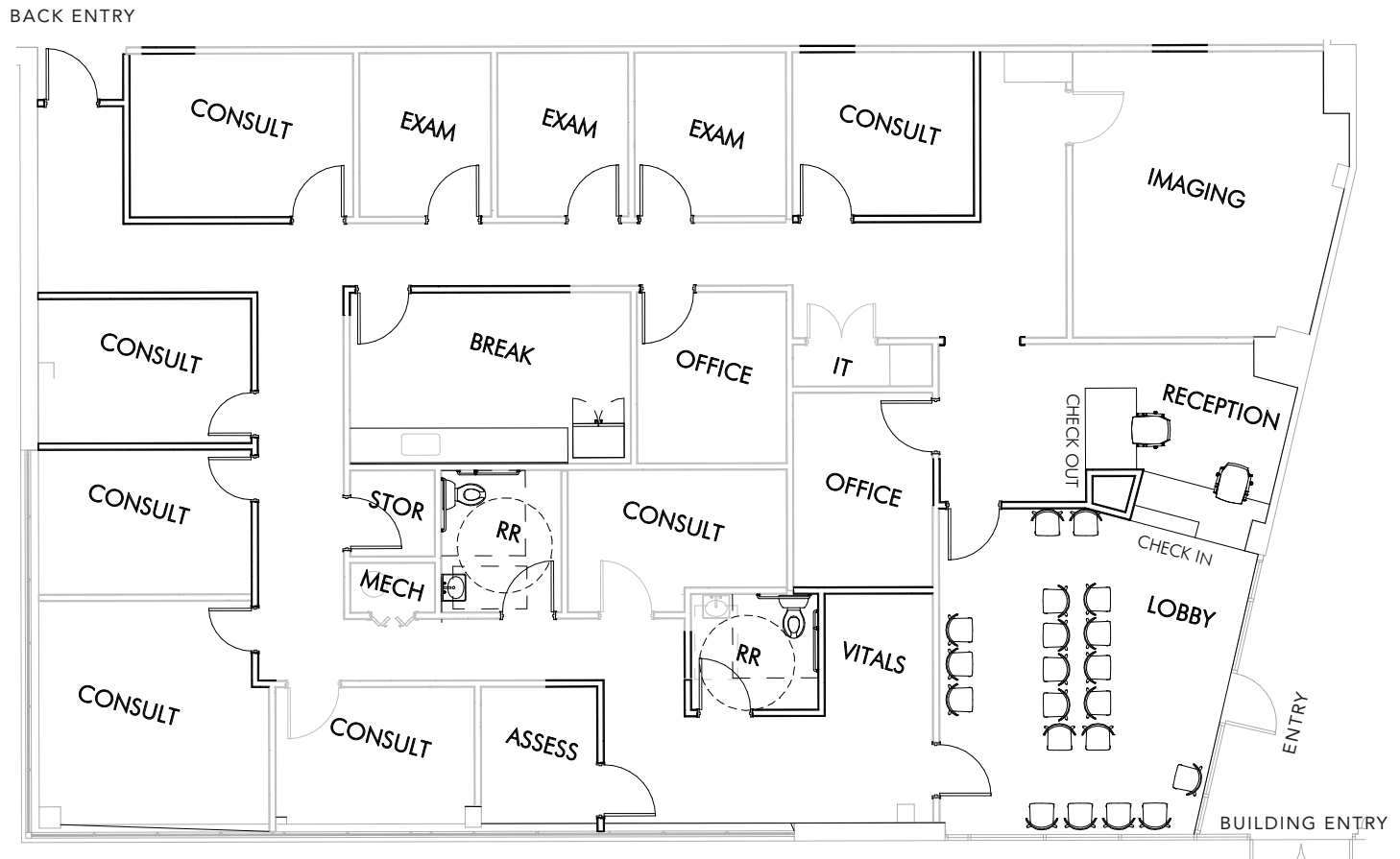
Suite 101/102/103

CONCEPTUAL FLOOR PLAN
3,933 SF



- Prime visibility: located directly off main lobby
- 11 exam / consult rooms
- 2 offices
- Imaging
- Labs
- Break room
- Reception
- Waiting room
- 2 in-suite restrooms
- Second entry

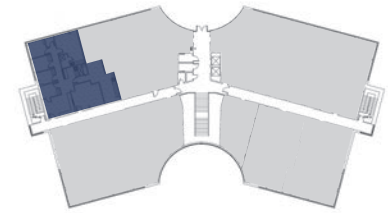
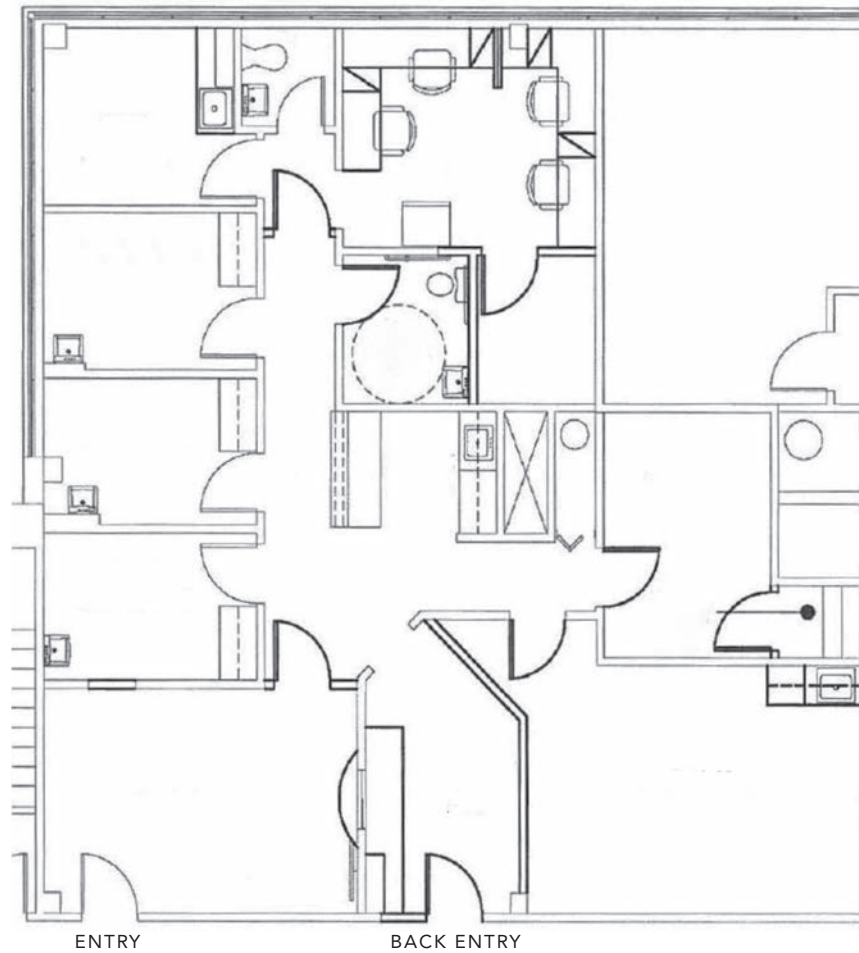
VIRTUAL TOUR RENDERING



Suite 205

1,985 SF

- 4 exam rooms
- 1 procedure room
- 2 offices
- Nurses station
- 2 in-suite restrooms
- Second entry

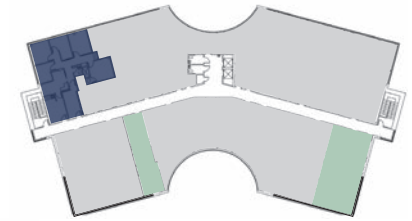
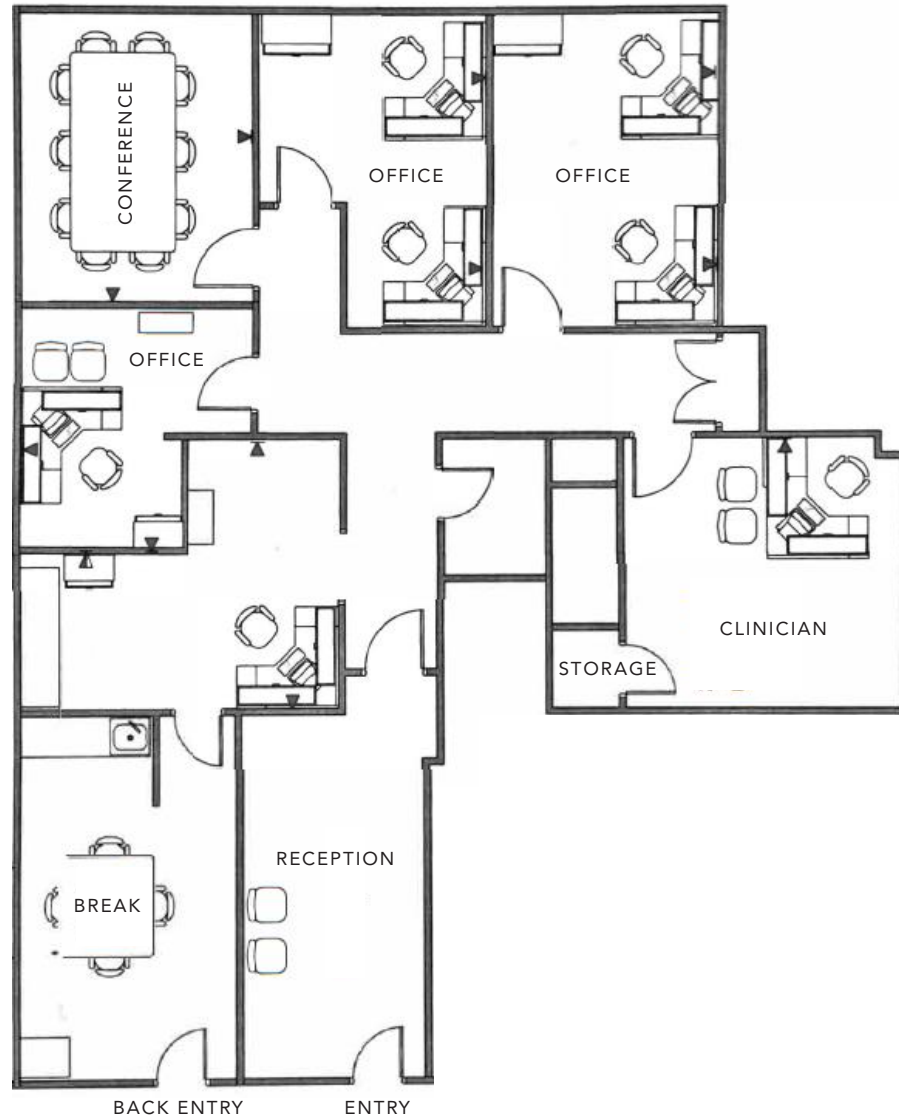


SECOND FLOOR
AVAILABILITIES

Suite 302

1,638 SF

- 3 offices
- Break room
- Waiting / reception area
- Conference room
- Storage / clinician room
- Back entry

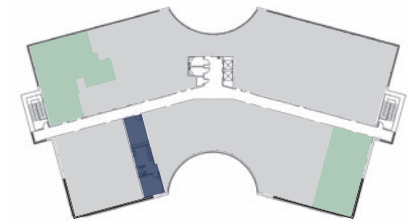


THIRD FLOOR
AVAILABILITIES

Suite 306

626 SF

VIRTUAL TOUR



THIRD FLOOR AVAILABILITIES



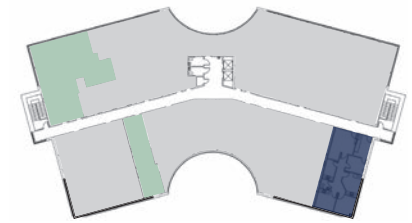
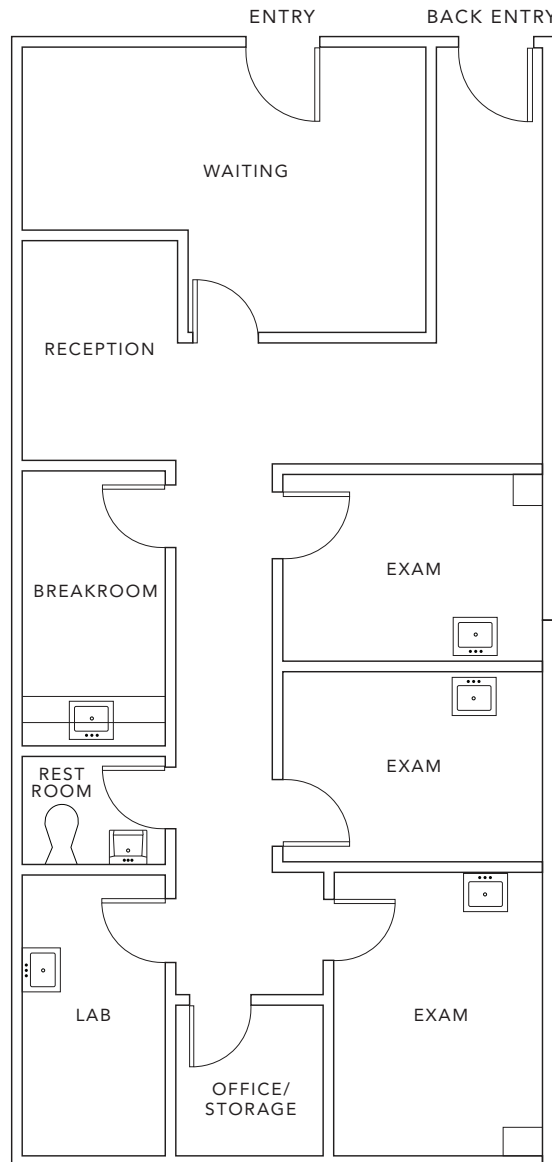
Suite 310

1,199 SF

- 3 exam rooms
- Office
- Lab
- Break room
- In-suite restroom
- Back entry

[VIRTUAL TOUR](#)

[VIRTUAL RENDERING](#)



**THIRD FLOOR
AVAILABILITIES**

Demographics & Tenant Mix

	3 MILES	5 MILES	10 MILES
2023 Population	50,946	96,759	223,788
2028 Population Projection	55,067	104,669	241,434
Historical Population Growth (2010-2023)	30%	31%	36%
Avg Household Income	\$133,813	\$135,190	\$151,863

INSURANCE MIX (5 MILES)

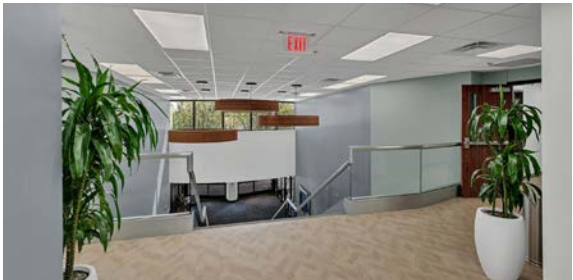
Employer Paid	66%
Direct Purchase	10%
Medicare	5%
Medicaid	4%
Multiple	15%

TENANT MIX

Clinical Trials Center of Middle TN
 Dr. Naomi Paschall (OBGYN)
 Female Urology
 Hanger Prosthetics & Orthotics
 Hearing Services of Franklin
 NakedMD
 Tennessee Retina
 Tennessee Maternal Fetal Medicine
 TN Eyelid Plastic Surgery
 Williamson Medical Center
 Zeh Family Dentistry



Common Areas



Physicians Plaza

100 COVEY DRIVE | FRANKLIN, TN

FOR MORE INFORMATION:

Carla Baca

CBACA@SAGEMONTRE.COM

636.236.8876

Jeremiah Pyron

JPYRON@SAGEMONTRE.COM

615.861.0282



4322 HARDING PIKE, SUITE 429
NASHVILLE, TN 37205

SAGEMONTRE.COM