

MEDICAL OFFICE SPACE FOR LEASE

Aspen Grove Medical Plaza

125 COOL SPRINGS BLVD | FRANKLIN, TN



Property Overview

51,027 SF

2 Story Medical Office Building

Location

Well-located with close proximity to the McEwen Interchange and Mack Hatcher Pkwy.

Parking

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

Building

Owned and managed by Anchor Health.

Updated common areas / interior and exterior building enhancements.

Availabilities

Suite 200/270 | 2,429–6,243 SF | Available Now

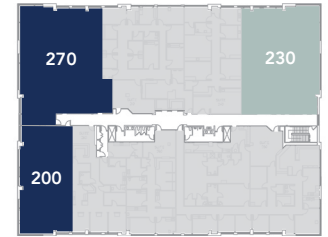
Suite 230 | 3,290 SF | Available Now

[PROPERTY PAGE](#)

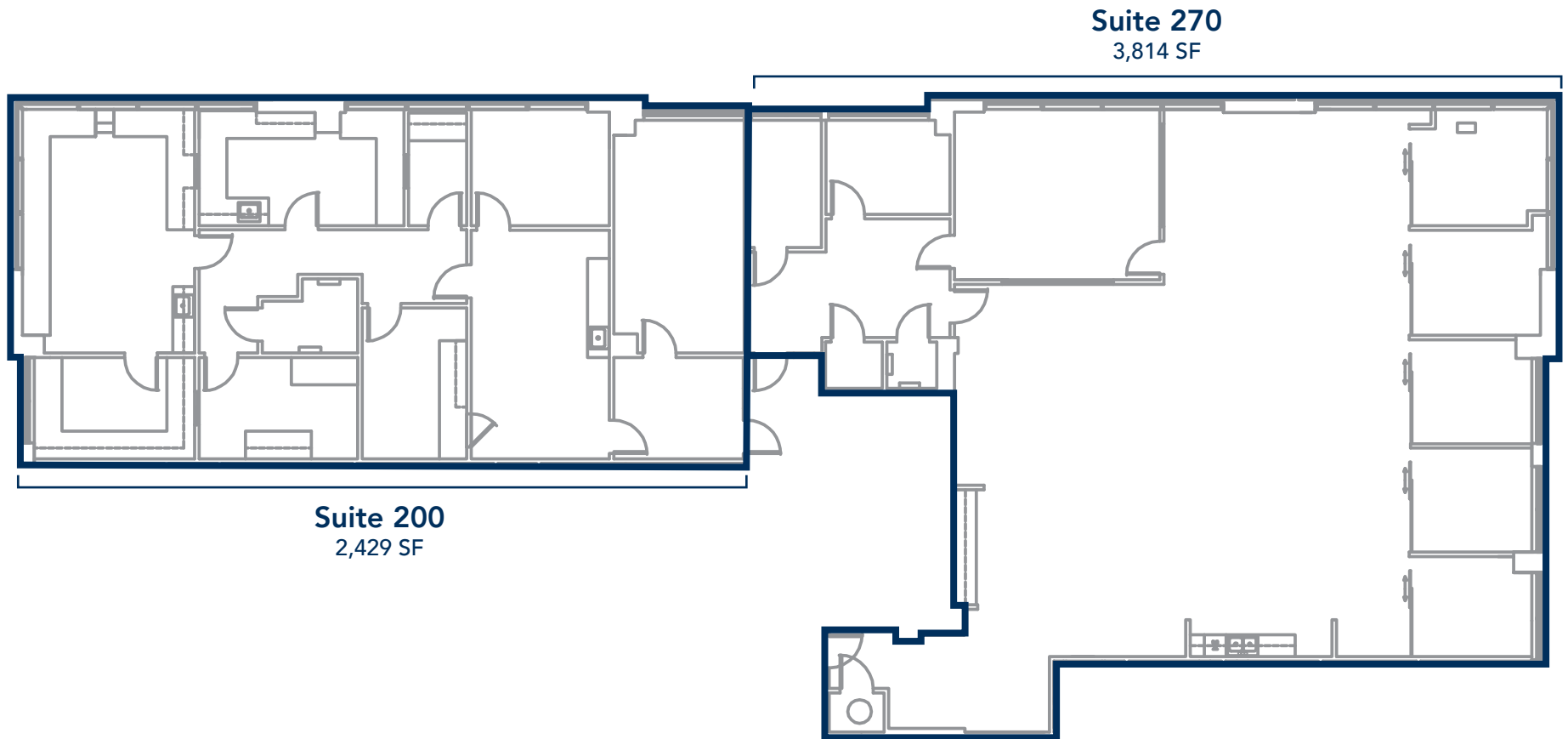


Suites 200/270

AS BUILT FLOOR PLANS
Up to 6,243 SF Available



SECOND FLOOR
AVAILABILITIES

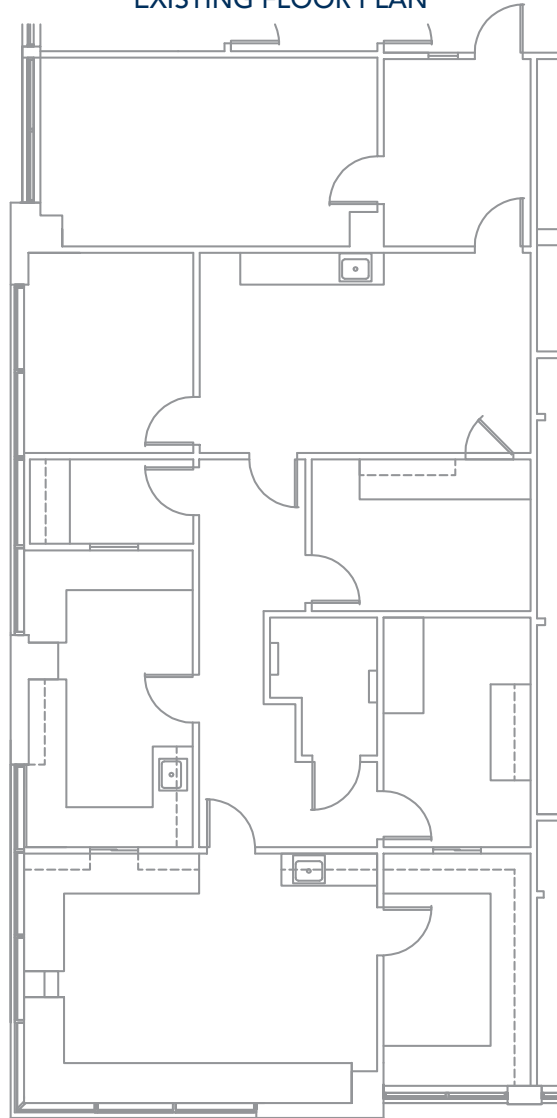


Suite 200

2,429 SF

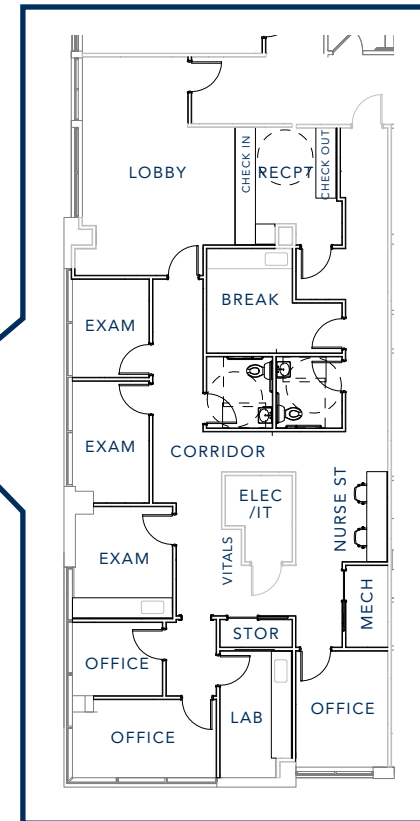
- Currently built out as lab space

EXISTING FLOOR PLAN



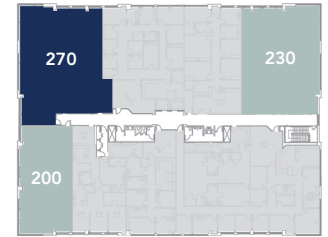
SECOND FLOOR
AVAILABILITIES

CONCEPTUAL FLOOR PLAN



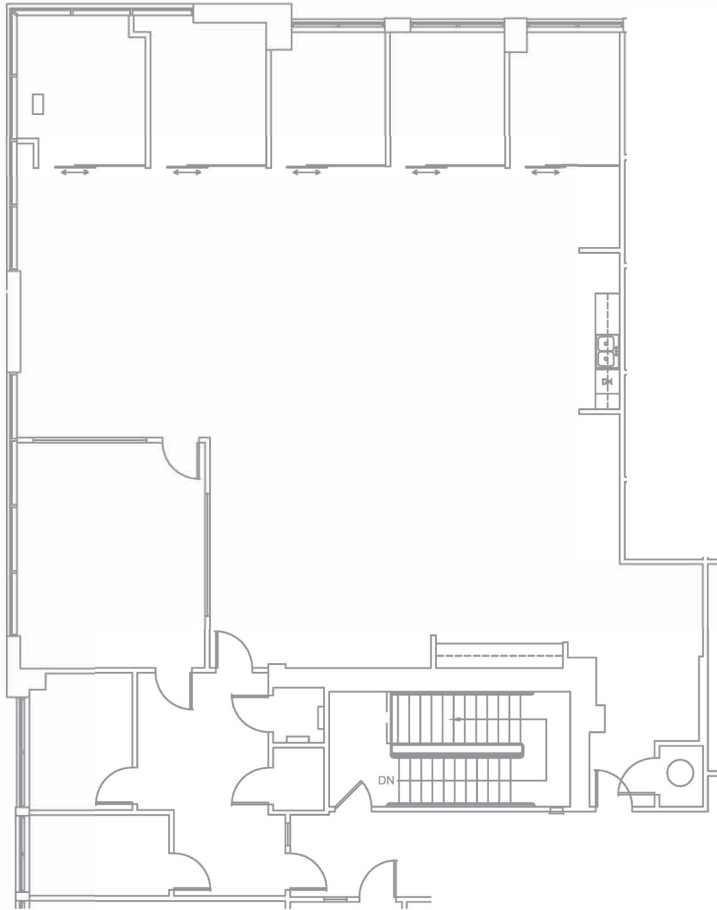
Suite 270

3,814 SF

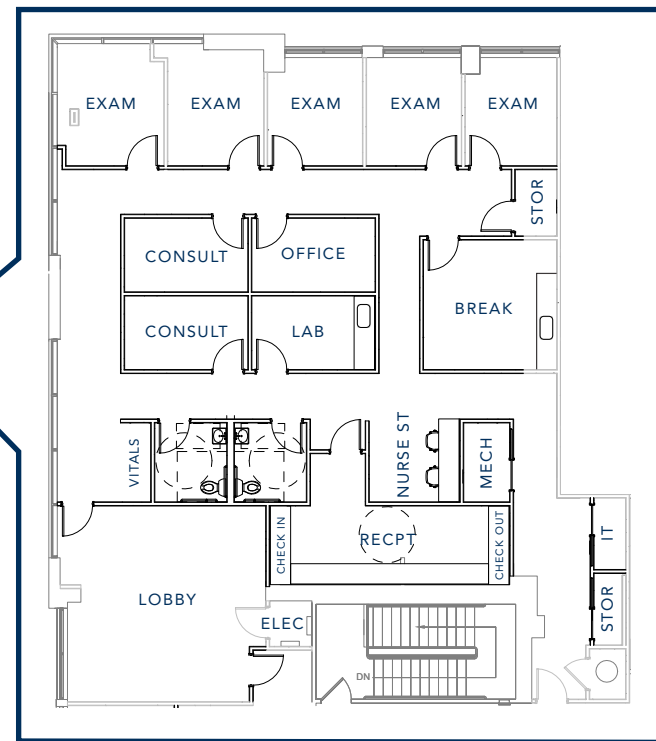


SECOND FLOOR
AVAILABILITIES

EXISTING FLOOR PLAN



CONCEPTUAL FLOOR PLAN

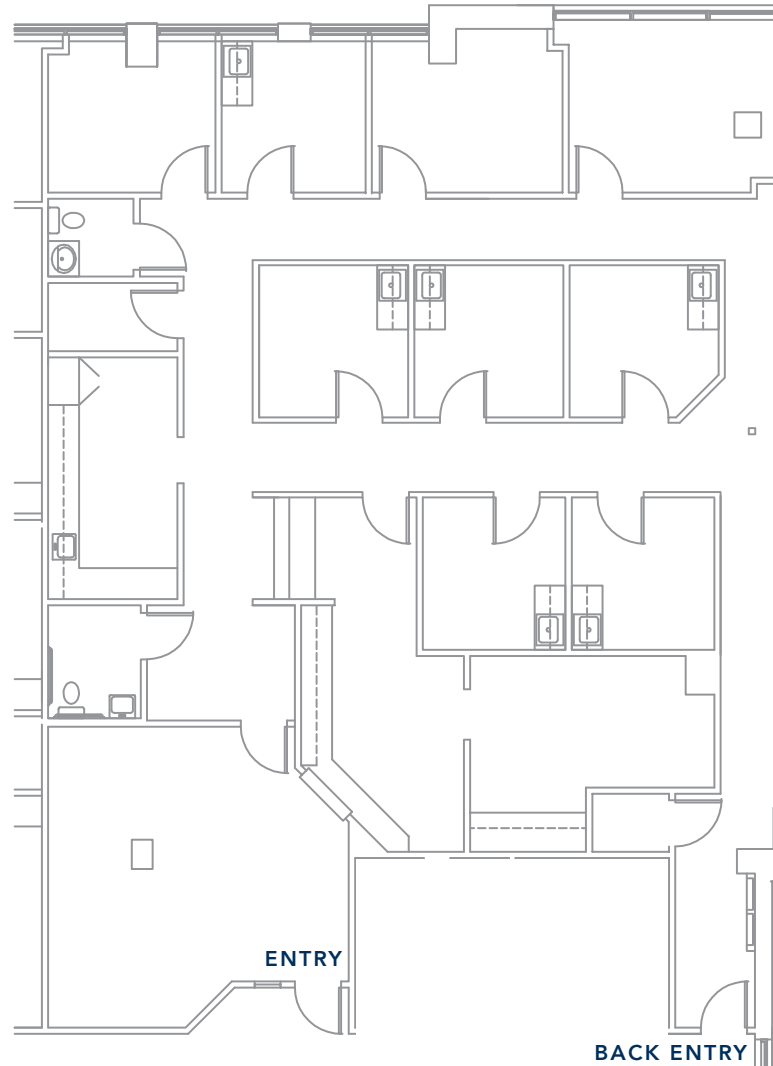


Suite 230

3,290 SF

- 6 exam rooms
- 4 offices
- Lab
- 2 in-suite restrooms
- Back entry
- Waiting and reception areas

[VIRTUAL TOUR](#)



**SECOND FLOOR
AVAILABILITIES**

Demographics & Tenant Mix

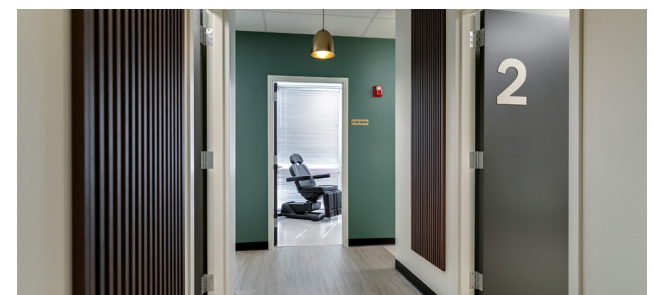
	1 MILE	5 MILES	10 MILES
2023 Population	7,474	106,555	243,543
2028 Population Projection	8,164	114,862	259,575
Historical Population Growth (2010-2023)	47%	26%	27%
Avg Household Income	\$95,530	\$137,828	\$149,321

INSURANCE MIX (5 MILES)

Employer Paid	65%
Direct Purchase	10%
Medicare	6%
Medicaid	4%
Multiple	15%

TENANT MIX

Cool Springs Footcare
 Cool Springs Gastroenterology
 Edge Peptide Therapy
 Oral Surgical Institute
 Pinnacle Dermatology
 Premier Endodontics
 Primary Care Clinic
 Regenerative Solutions Orthopedics
 Snodgrass Pediatric Solutions



*Photo courtesy of Carol Raetz Interiors

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FRANKLIN, TN

FOR MORE INFORMATION:

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