

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

Owned and managed by Welltower.

Common area renovations scheduled in 2025.

## Availabilities

**205** | 1,985 SF | Available May 2026

**306** | 626 SF

**310** | 1,199 SF | Sublease

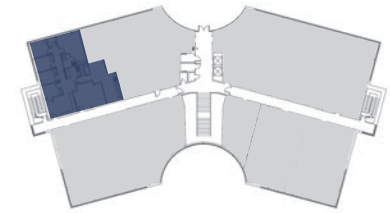
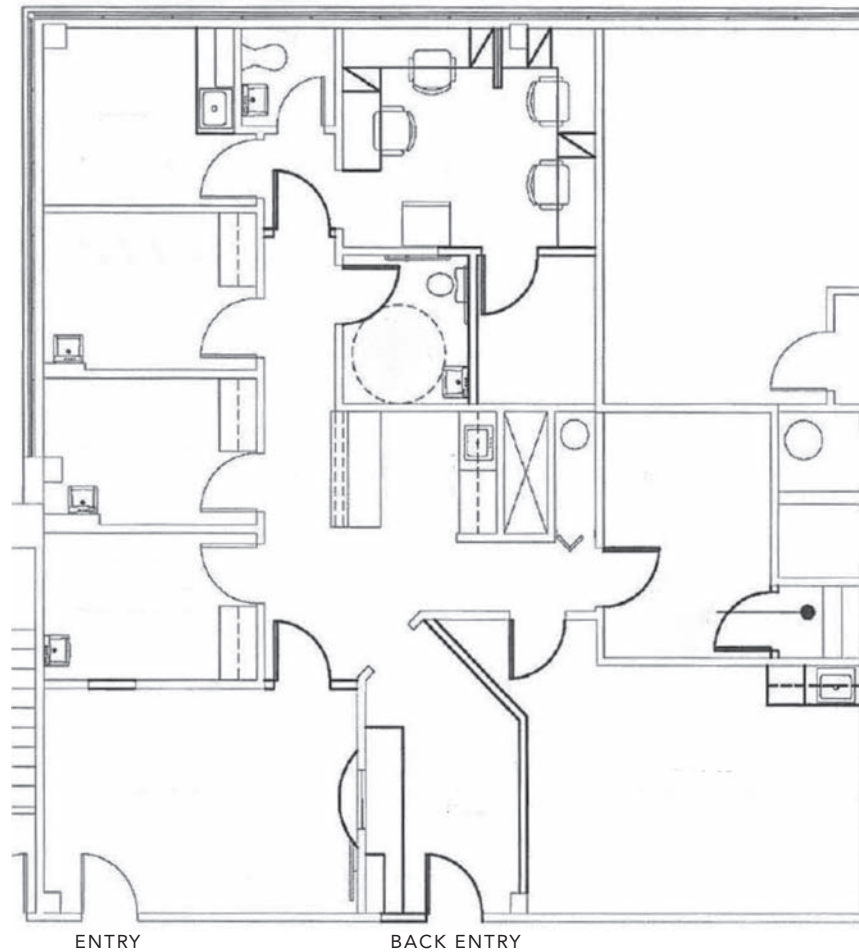
[PROPERTY PAGE](#)



# Suite 205

1,985 SF

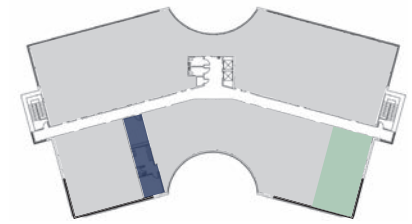
- 4 exam rooms
- 1 procedure room
- 2 offices
- Nurses station
- Break room
- 2 in-suite restrooms
- 2nd entry



SECOND FLOOR  
AVAILABILITIES

# Suite 306

626 SF



THIRD FLOOR  
AVAILABILITIES

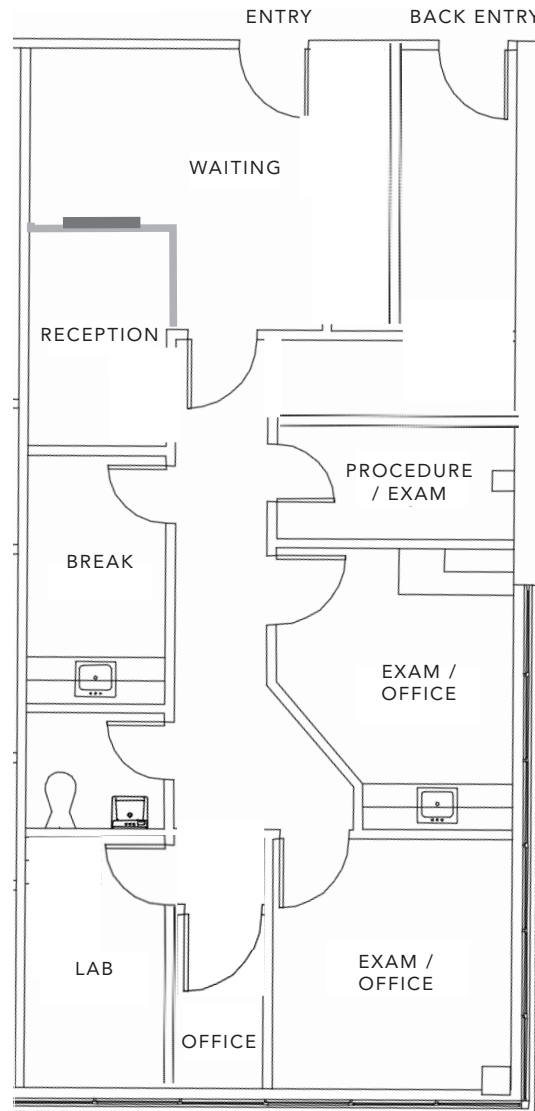
VIRTUAL TOUR



# Suite 310

1,199 SF | Sublease

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



# Demographics & Tenant Mix

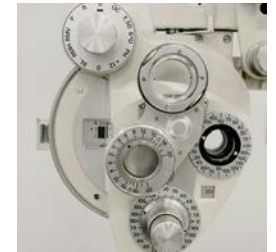
	3 MILES	5 MILES	10 MILES
2023 Population	50,946	96,759	223,788
2028 Population Projection	55,067	104,669	241,434
Historical Population Growth (2010-2023)	30%	31%	36%
Avg Household Income	\$133,813	\$135,190	\$151,863

## 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  
 Tennessee Retina  
 Tennessee Maternal Fetal Medicine  
 Vertex Spine & Pain  
 Williamson Medical Center  
 Zeh Family Dentistry



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FOR MORE INFORMATION:

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