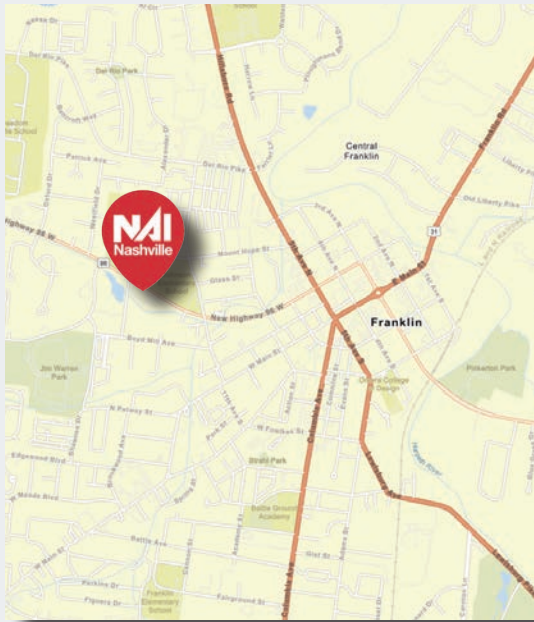




For Lease

Corporate Woods Office Park
509 New Hwy 96, Suite 201, Franklin, Tennessee



SONNA ROBINSON
Vice President
615 566 9655
srobinson@nainashville.com

RICHARD RAIFORD
Vice President
615 724 1058
rraiford@nainashville.com

NAI Nashville
Stanton Group

Rare full floor suite available in boutique building near downtown Franklin.

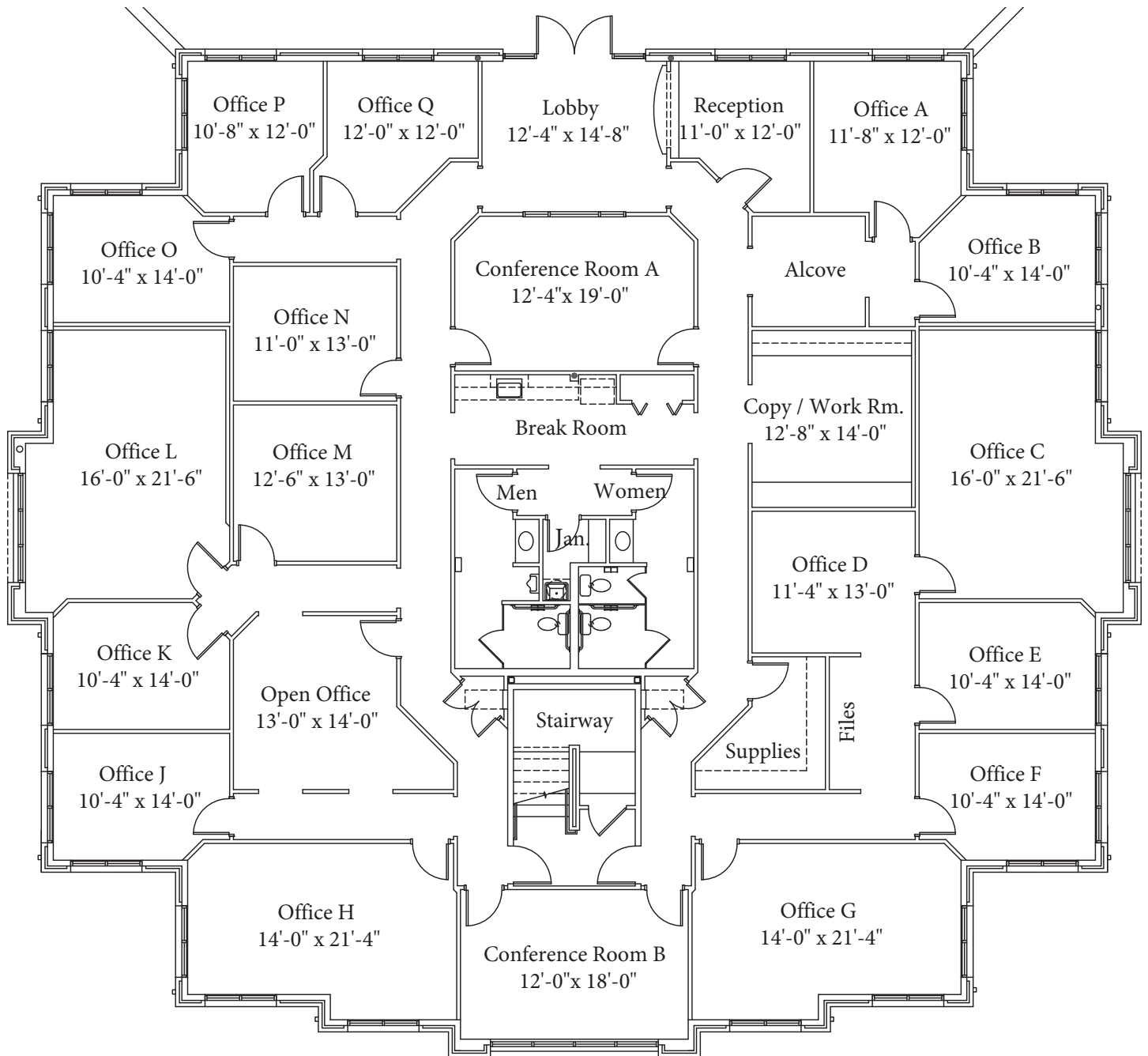
PROPERTY HIGHLIGHTS

- + ±6,250 SF office suite, Available September 1, 2026
- + Includes two (2) conference rooms, four (4) large executive offices, and twelve (12) additional offices, most with windows
- + Recent interior finish updates and upgraded LED lighting
- + Ample parking and scenic wood views
- + Prominent monument signage and visibility on New Hwy 96
- + Local ownership and property management
- + Conveniently located less than one mile from downtown Franklin, providing easy access to area shops, dining, and amenities

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

nainashville.com

Floor Plan



Photos



Market Overview

As one of the nation's fastest-growing counties, Williamson County has established itself as a premier business and retail destination in Middle Tennessee. Anchored by a strong economic foundation, the county is home to major corporate campuses, affluent residential communities, and an expanding network of mixed-use developments.



With over \$1.195 billion in tourism impact and \$3.28 million spent daily, the region continues to attract top-tier businesses, professionals, and investors. Its blend of modern infrastructure, top-rated schools, and high quality of life positions Williamson County as a compelling alternative to Downtown Nashville for long-term investment and sustained growth.



Historic Downtown Franklin

A nationally recognized Main Street district just 20 miles south of Nashville, Historic Downtown Franklin blends timeless charm with strong economic performance. Known for its walkable streets, vibrant mix of local retailers, and preserved architecture, the district continues to thrive as both a cultural destination and a business hub. With consistent foot traffic, strong tourism spend, and a growing diversity of businesses, it offers investors a unique opportunity to own in one of the South's most beloved downtowns.



49,857
TOTAL POPULATION
3-MILE RADIUS



\$125,339
MEDIAN HOUSEHOLD INCOME
3-MILE RADIUS



51,238
TOTAL DAYTIME POPULATION
3-MILE RADIUS



2,276
TOTAL BUSINESSES
3-MILE RADIUS