



# TOLLGATE VILLAGE

Front Door Location Capturing  
Healthcare Demand In  
Booming Corridor

THOMPSON'S STATION, TN



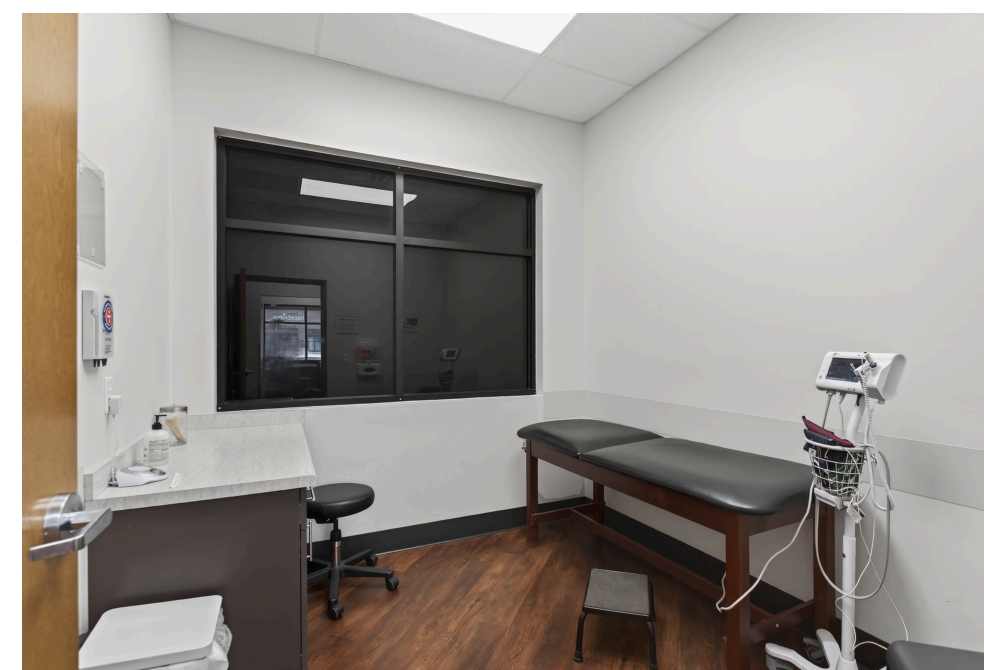
# Summary

Front-door  
visibility, built-  
out medical  
space, and  
immediate  
access to a high-  
income, walkable  
patient base.

This 2,800 SF second-generation medical or retail space sits at the highly visible entrance to Tollgate Village, offering direct frontage along Columbia Pike between Franklin and Spring Hill.

Surrounded by strong demographics, rapid population growth, and over 1,200 nearby residential units, the site is ideally positioned to serve a growing community with increasing demand for healthcare and services. With limited urgent care options in the immediate area, this property presents a rare opportunity to establish a flagship presence in a high-growth corridor.

**2,800 SqFt**    **\$51/SF NNN**



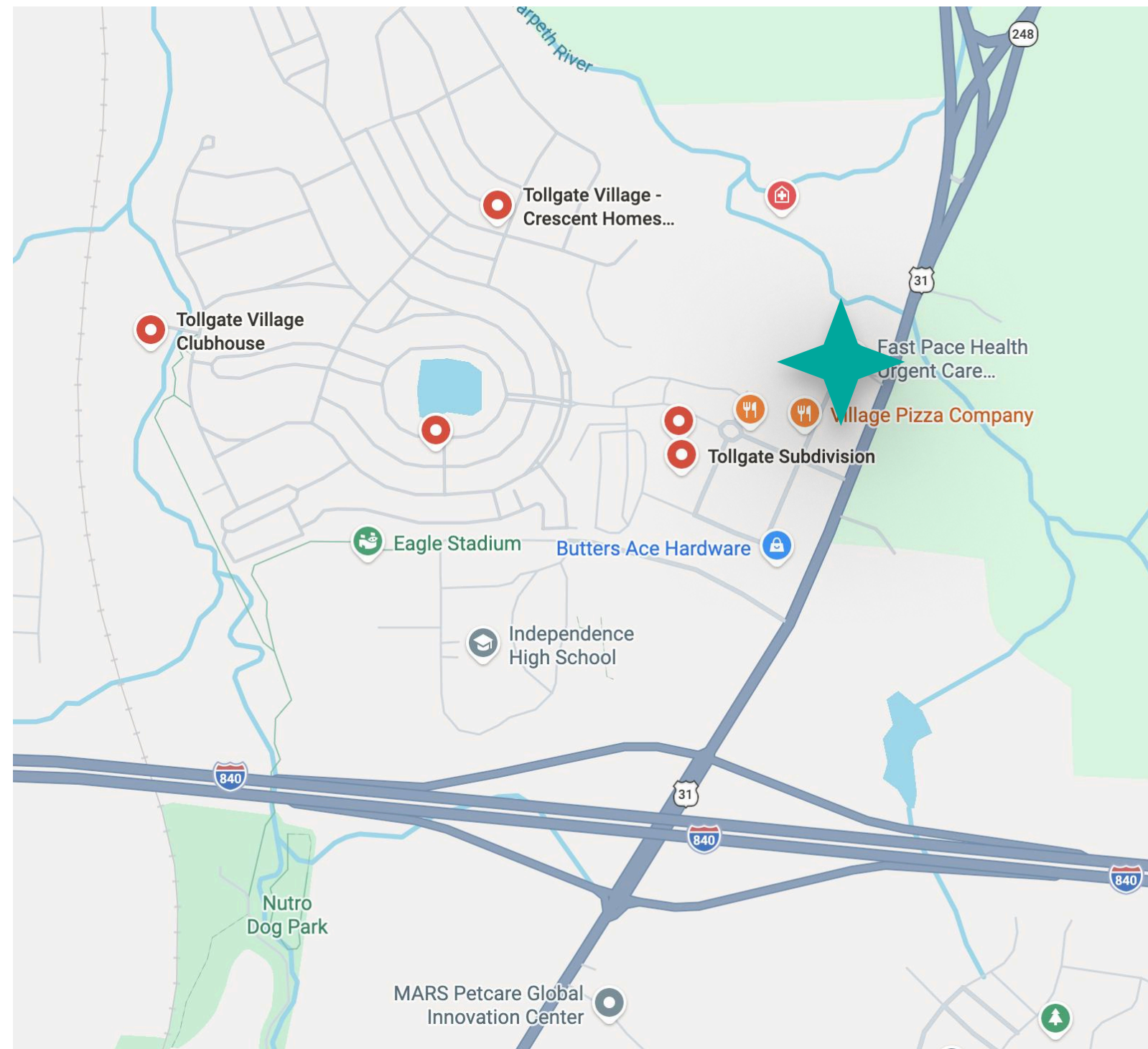
- Located at the entrance to Tollgate Village – the community’s highest visibility point
- Direct frontage on Columbia Pike (Hwy 31) – primary connector between Franklin & Spring Hill
- Walkable access to 1,200+ residential units
- Strategically positioned between established Franklin and explosive June Lake growth

## IDEAL FOR:

- Urgent Care
- Primary Care
- Dental
- Med Spa
- Specialty Clinics
- Professional Office
- Boutique Retail



# LOCATION HIGHLIGHTS



1.

## #1 U.S. Real Estate Investment Market (ULI)

Middle Tennessee continues to rank as the nation's top market for real estate investment, driven by strong fundamentals and sustained demand. This recognition signals long-term confidence from institutional and private capital alike.

2.

## 86 New Residents Daily to the Nashville MSA

The Nashville region adds approximately 86 new residents every day, fueling consistent demand for housing, services, and infrastructure. This steady in-migration directly supports long-term tenant demand and business growth.

3.

## \$148K+ Avg. Household Income (3-Mile Radius)

The immediate trade area boasts an average household income exceeding \$148,000, significantly above regional averages. This affluence supports premium service providers, healthcare users, and discretionary retail.

4.

## 30% Population Growth Since 2020

The area has experienced over 30% population growth since 2020, making it one of the fastest-growing submarkets in the region. This rapid expansion is driving urgent demand for accessible healthcare and neighborhood services.



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