

FOR SALE OR LEASE

50,000 - 200,755 SF (Divisible)

117 Southeast Parkway, Franklin, TN 37064

» Q3 2025 AVAILABILITY

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Lincoln
PROPERTY COMPANY

TPG
ANGEL & GORDON

KBCADVISORS

Irreplaceable Location

WILLIAMSON COUNTY, TN

Top Industries

- » Education
- » Health Care
- » Finance
- » Scientific
- » Insurance
- » Retail Trade
- » Entertainment

Total Population

495,926

30 MIN DRIVE TIME



Fastest Growing Job Market in the U.S.

As well as Tennessee's fastest growing county in population and job growth



25% of Inc. 5000 Companies in TN



12 of the 25 Largest

Publicly traded companies in the Nashville region

POWERFUL DEMOGRAPHICS



DISTANCE



2024 TOTAL POPULATION

3 MILE

26,109



% OF HHS INCOME \$200K+

22.48%

5 MILE

61,047

26.15%

10 MILE

158,457

28.10%



% OF HHS INCOME \$200K+

8.24%

12.03%

28.92%

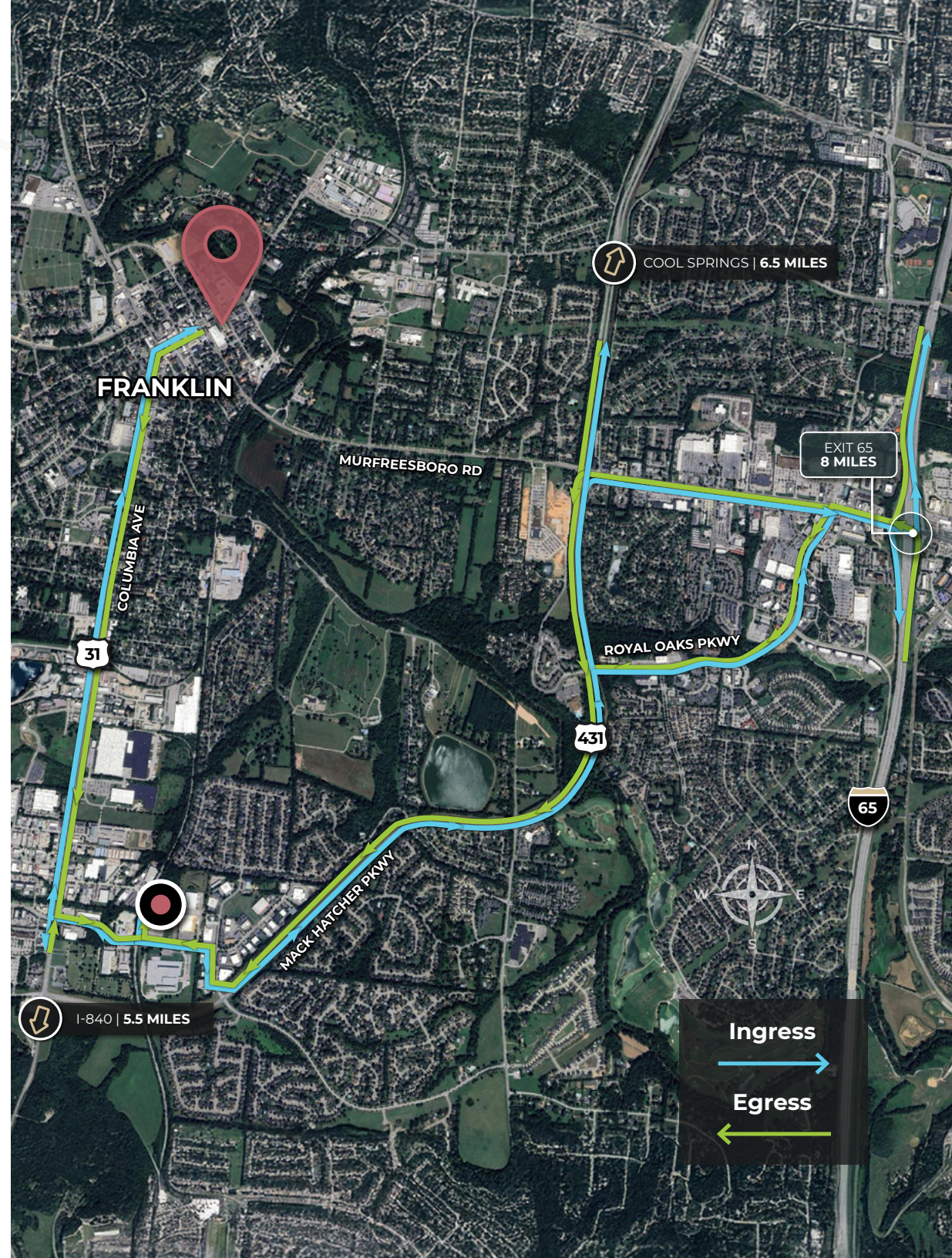


COMPARATIVE GEOGRAPHIES

STATE OF TN

NASHVILLE MSA

WILLIAMSON COUNTY



Conceptual Site Plan

SPECIFICATIONS



50,000 - 200,755 SF
AVAILABLE



18' - 22'
CLEAR HEIGHT



DRIVE-INS
EXISTING: **1**
WITH ADDITION: **3**



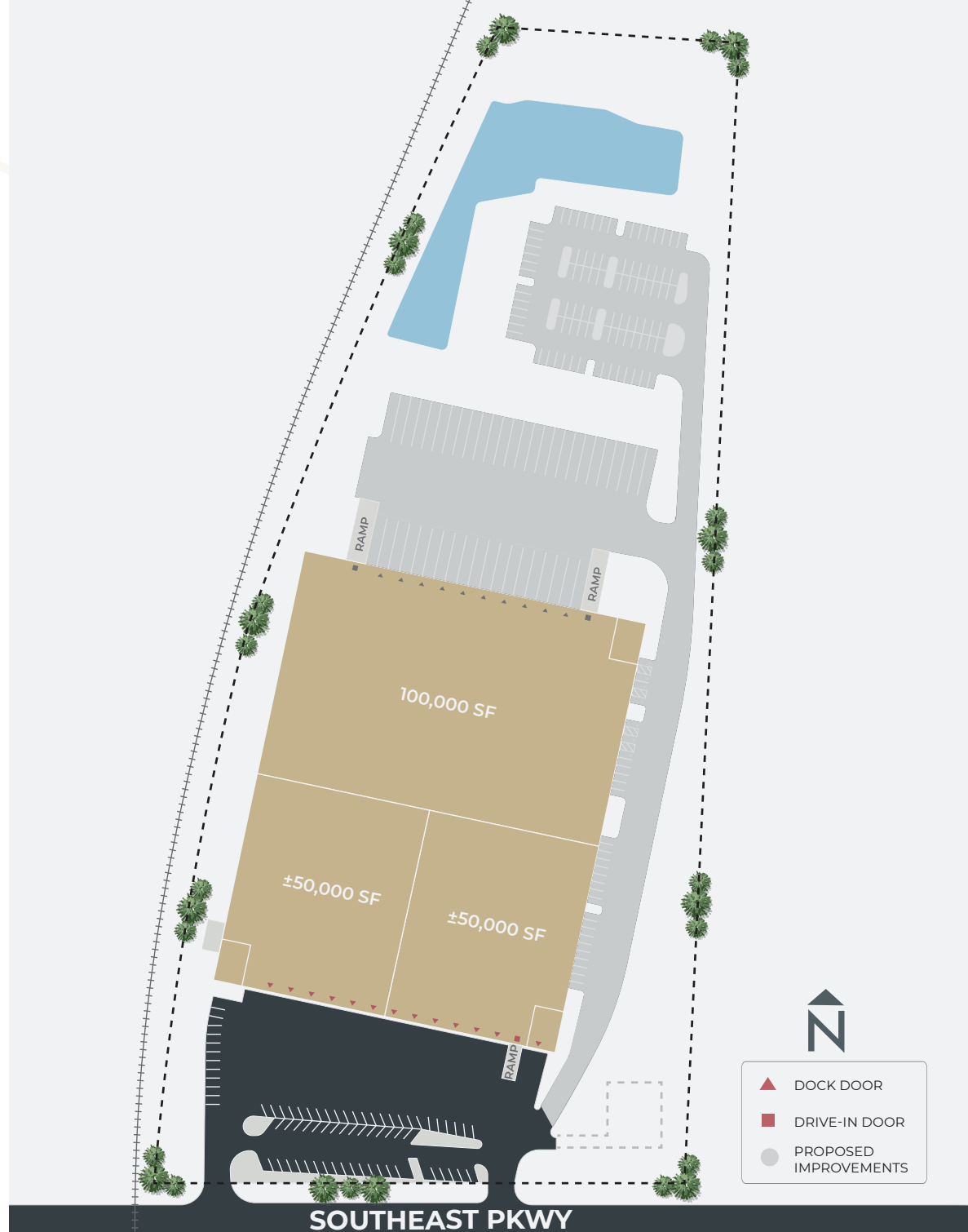
DOCK DOORS
EXISTING: **13**
WITH ADDITION: **23**



AUTO PARKS
EXISTING: **70**
WITH ADDITION: **225**



TRAILER PARKS
WITH ADDITION: **28**



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