

106 BRIDGE STREET

FRANKLIN, TN



FOR SALE

**Rare Downtown
Franklin River District
Adaptive Reuse Opportunity**

4,100 SF

 **CUSHMAN &
WAKEFIELD**

Adaptive Reuse Opportunity in Historic Downtown Franklin

// PROPERTY OVERVIEW

106 Bridge Street presents a rare opportunity to acquire a premier adaptive reuse property in the heart of Downtown Franklin's thriving River District. Situated on approximately one acre, the property is ideally positioned along the scenic Harpeth River, directly across from The Harpeth Hotel and just one block from Historic Main Street.

Surrounded by award-winning restaurants, boutique retail, entertainment venues, hotels, and office users, the property combines exceptional visibility, walkability, and long-term value. With limited opportunities for redevelopment within the River District, 106 Bridge Street represents a compelling chance to create a distinctive commercial destination through thoughtful renovation and adaptive reuse.

// PROPERTY HIGHLIGHTS

- Approximately 1.0 Acre Development Site
- 4,100 SF
- Central Commercial (CC) Zoning
- No Parking Minimum Requirements
- Downtown Franklin River District Location
- One Block from Main Street
- Adjacent to The Harpeth Hotel
- Restaurant, Hospitality, Retail, Office & Mixed-Use Potential
- Asking \$3,750,00

Built in 1951 for use as the Franklin Public Works Building. In 1970 it became Darrell Waltrips first NASCAR garage.



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// FRANKLIN OVERVIEW

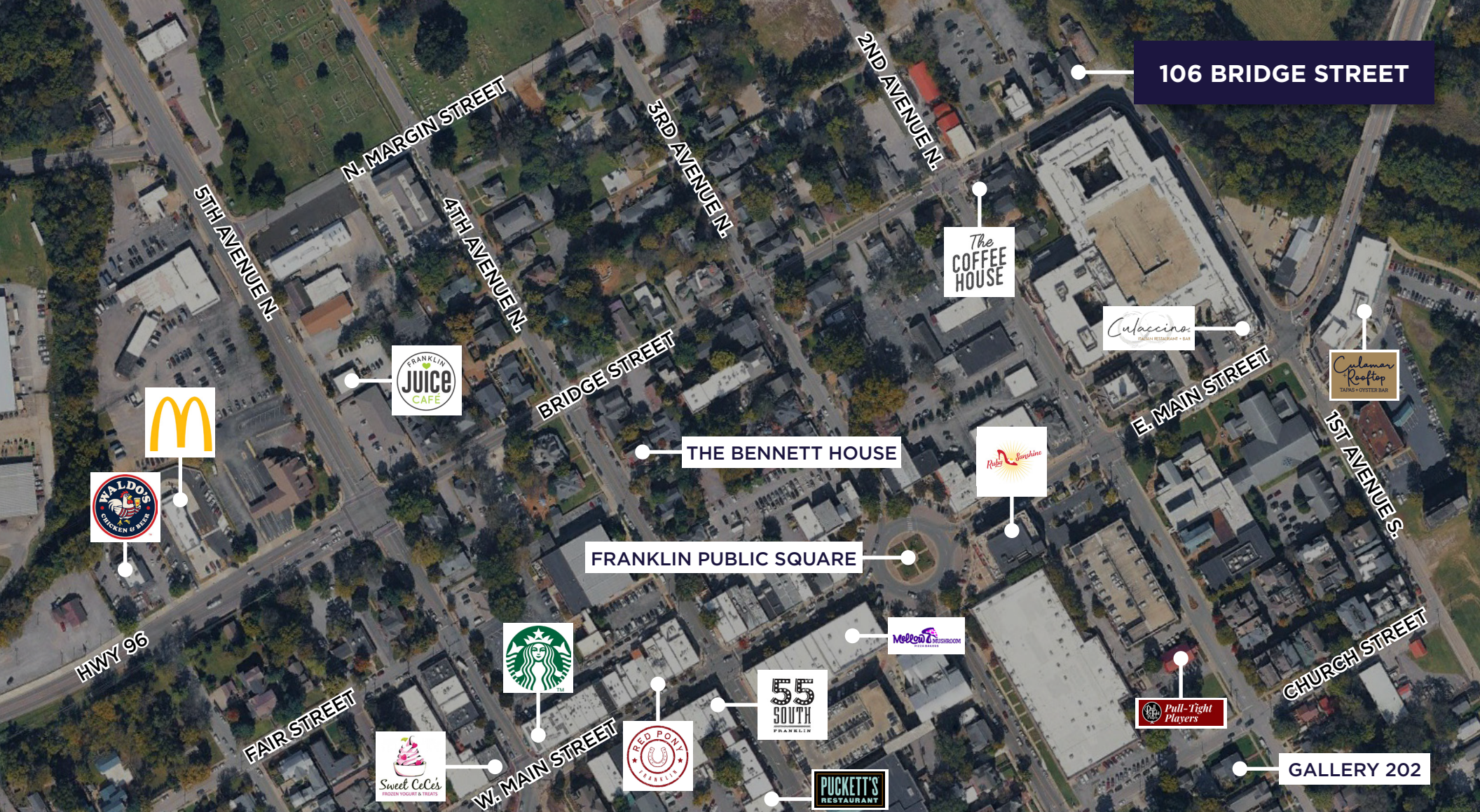
Experience the unique blend of historic charm and modern vitality that defines Franklin, Tennessee. Located just 20 miles south of downtown Nashville, Franklin has become one of the region's most sought-after destinations for residents, businesses, and visitors alike.

At the heart of the city is its renowned Main Street, where beautifully preserved architecture, locally owned boutiques, acclaimed restaurants, and vibrant community events create an atmosphere unlike anywhere else in Middle Tennessee. Historic landmarks such as the Franklin Theatre—an iconic venue originally established in 1937—continue to serve as cultural gathering places, hosting concerts, films, and live performances throughout the year.

Recognized nationally for its commitment to historic preservation and downtown revitalization, Franklin seamlessly combines its rich heritage with a forward-thinking business environment. As a distinguished member of the National Register of Historic Places and recipient of the National Trust for Historic Preservation's prestigious "Great American Main Street" award, Franklin offers an exceptional quality of life, a thriving economy, and a timeless sense of place that continues to attract entrepreneurs, families, and investors from across the country.



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FOR MORE INFORMATION, CONTACT:

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