



For Sublease

5040 Carothers Pkwy Franklin, TN 37067



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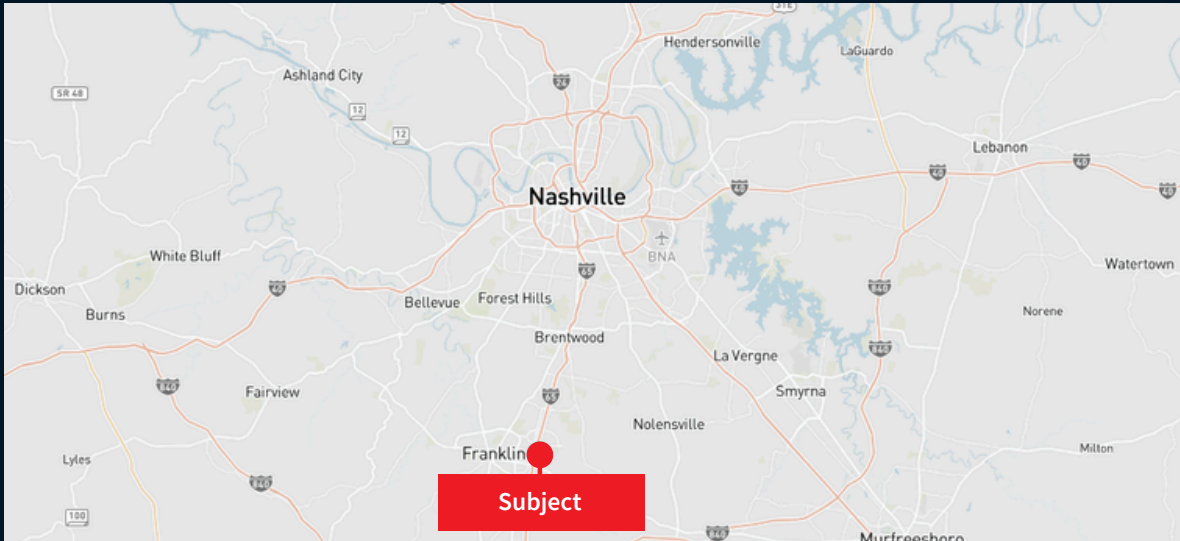
Location Overview

The city of Franklin is located approximately 21 miles south of Nashville in Williamson County. With a population of over 85,000, Franklin is one of the most affluent cities in all of Tennessee and is ranked amongst the 15 fastest growing cities in the US. The subject site is centrally positioned in the desirable Cool Springs submarket & is easily accessible to Interstate 65.



Property Overview & Demographics

- Former Bank with 2 lane drive-thru
- Building Size: 3,600 SF
- Parking: 97 spaces
- Traffic Counts: Carothers Parkway (16,000 VPD), Interstate 65 (142,300 VPD)
- Lease Expiration: November 2028 with lease extensions available
- Co-Tenants: Chicken Salad Chick, Starbucks, Cool Springs Modern Dentistry, Toyos Clinic
- Nearby Retailers: Lifetime Fitness, Whole Foods, Chipotle, Dunkin Donuts, Lululemon, Lowe’s, Kohl’s



	1 mile	3 miles	5 miles
2026 Total Population	6,965	51,003	104,347
Total Households	3,348	21,536	41,046
2026 Daytime Population	18,276	98,676	152,696
2026 Average HH income	\$185,334	\$188,907	\$198,953

Cool Springs Overview Aerial



Cool Springs Zoom Aerial



Property Photos

