

421 MAIN STREET | FRANKLIN, TN 37064

- ▷ ±2,500 SF | Ground Floor | Move-In Ready
- ▷ Historic Downtown Franklin — Main Street
- ▷ Office | Boutique Retail | Medical/Wellness | Professional Services

STRIDE

COMMERCIAL

421 Main Street

SUBLEASE // HISTORIC DOWNTOWN FRANKLIN // FRANKLIN, TN 37064

Building Snapshot

421 MAIN STREET | FRANKLIN, TN 37064

Suite: ±2,500 SF portion of the ground-floor premises

Building SF: 9,746 SF total building

Available SF: ±2,500 SF — ground floor

Offering Type: SUBLEASE — through September 14, 2030

Lease Rate: \$44.00 PSF NNN

Lease Type: NNN

Sublease Term: Available now through September 14, 2030

Delivery Condition: As-Is — recent updates to paint and flooring; move-in ready

Availability: Immediately available

Parking: No dedicated on-site parking; two free City of Franklin garages (~300 spaces each, 2nd Ave S and 4th Ave S) and free on-street parking within a short walk; private paid lots nearby

Zoning: DD (Downtown District) — CDO and HPO overlays



421 MAIN STREET // FRANKLIN, TN 37064 / ±2,500 SF / OFFICE / RETAIL SUBLEASE

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Executive Summary

OPPORTUNITY

421 Main Street offers a rare ground-floor sublease in the heart of historic downtown Franklin — one of Middle Tennessee's most sought-after retail and office addresses. The $\pm 2,500$ SF space sits within a 9,746 SF building on Main Street, delivered move-in ready with recent paint and flooring updates and an existing office buildout. Offered at \$44/SF NNN through September 14, 2030, it suits professional services, medical and wellness, boutique office, or destination and appointment-based retail seeking an irreplaceable Main Street identity within Franklin's celebrated Historic Preservation district.



HIGHLIGHTS

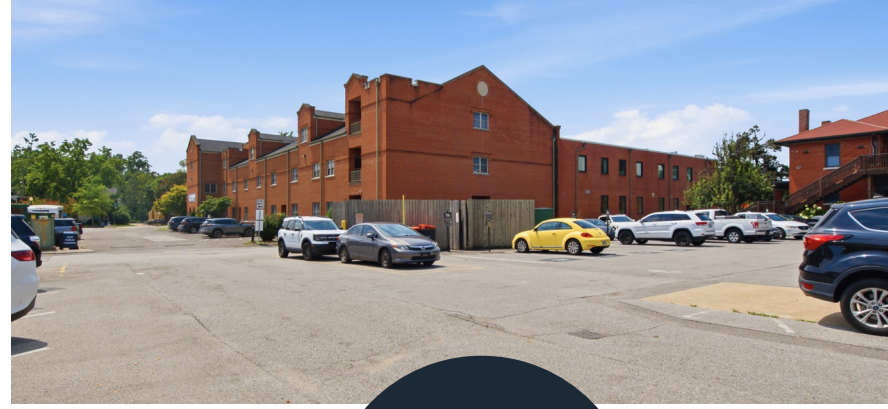
- Irreplaceable Main Street address — historic downtown Franklin, one of Middle Tennessee's most celebrated retail and dining corridors
- Move-in ready — existing office buildout with recent paint and flooring means minimal upfit to open
- Flexible sublease term through September 2030 — Main Street presence without a long-term commitment
- Existing office buildout — plug-and-play for professional services, medical-adjacent, or boutique office users
- Ground-level access — dedicated entry from Main Street
- DD zoning / CDO / HPO overlays — broad office, retail, and commercial use within Franklin's Historic Preservation standards
- Window signage confirmed — exterior signage subject to HPO and landlord approval
- Walkable amenity base — award-winning restaurants, boutique shops, and active foot traffic

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About the Space



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AVAILABLE SPACE

- 421 Main Street — Ground Floor
- ±2,500 SF — ground level, dedicated entry
- 9,746 SF total building (zero lot line)
- Existing office buildout — move-in ready canvas
- Recent updates: paint and flooring
- **Available:** Immediately

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SPACE FEATURES

- Ground-floor level — Main Street dedicated access
- Existing office buildout — flexible for various uses
- Ceiling height: TBD — confirm with sublessor
- **Signage:** window signage confirmed; exterior signage requires City Historic Preservation COA + landlord consent
- **Parking:** no dedicated spaces; two free City garages + on-street parking within a short walk — contact broker
- **Zoning:** DD / CDO / HPO — broad commercial and professional use

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SUBLEASE TERMS

- SUBLEASE — through September 14, 2030
- **Rate:** \$44.00 PSF NNN
- **Estimated NNNs:** Contact Broker
- **Lease Type:** NNN
- **TI Allowance:** Contact Broker
- **Delivery:** As-Is, move-in ready
- **Consent:** Sublessor + master landlord approval required

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Floor Plan

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Aerial View



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Location & Access



HOTELS/STR/ MULTIFAMILY

1. The Franklin Theatre
18. Elegant Aesthetics Medical Spa
19. Pull-Tight Players
23. Shuff's Music
24. Mission Cigar & Social-Franklin
25. The Harpeth Franklin Downtown Hotel
27. Bridge Street Dentistry
32. Quick Auto & Exhaust

OTHERS

8. Lineage Bank
9. Heritage Title & Escrow
11. Williamson County Archives and Museum
12. Generations Church
14. Heritage Foundation of Williamson County
15. Franklin Visitor Center
16. Blink Charging Station
17. DUI Attorney Kent K Stanley
20. Second Avenue Parking Garage
26. Electric Vehicle Charging Station
28. Gray Fox Realty
29. Bicentennial Park Pavilion

FOOD & BEVERAGE

2. 55 South
3. Merridee's Breadbasket
4. Frothy Monkey
5. Puckett's Restaurant
6. Sweet Cece's Downtown Franklin
7. Starbucks
10. Hop House Tennessee Taps
13. North Arrow Coffee Company
14. Triple Crown Bakery
20. Ruby Sunshine Brunch
22. Sweethaven Ice Cream
30. Perenn-Franklin
31. Culamar + Rooftop Tapas + Oyster Bar
33. McDonalds
34. Waldo's Chicken & Beer
35. BB's Bar-B-Q



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ACCESS HIGHLIGHTS

- Main Street, Historic Downtown Franklin — steps from the historic square, city's most active pedestrian corridor
- Ground-floor dedicated access from Main Street — no elevator required
- Walkable to award-winning restaurants, boutique retail, and daily services
- ~2 miles to I-65 — regional access to Nashville, Cool Springs, and Williamson County Medical Center
- **Parking:** no dedicated on-site spaces; two free City of Franklin garages and on-street parking within a short walk
- CDO/HPO overlays — downtown character district standards apply to any exterior modifications

DRIVE TIMES & ACCESS

Destination	Historic Downtown Franklin Square	I-65 Access (Franklin / Brentwood)	Cool Springs / Brentwood	Nashville (Downtown)	Williamson County Medical Center	BNA Nashville Int'l Airport	Spring Hill
Distance	Steps away — immediate walking distance	~2 miles / ~5 min	~5 miles / ~10 min via I-65 N	~22 miles / ~28 min via I-65 N	~2 miles / ~5 min	~28 miles / ~35 min via I-65 N	~10 miles / ~15 min south

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Property Exterior Photos



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Property **Interior** Photos



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Amenities & Neighborhood



ABOUT HISTORIC DOWNTOWN FRANKLIN — MAIN STREET

Main Street is the heart of historic downtown Franklin — a walkable, pedestrian-active corridor anchored by the town's public square, brick storefronts, award-winning restaurants, and boutique retail. Consistently ranked among the best small towns in America, downtown Franklin draws residents, visitors, and professionals from across Williamson County and the greater Nashville metro. A Main Street address here carries prestige and foot traffic no suburban strip center or office park can match.



NEARBY — MAIN STREET & HISTORIC DOWNTOWN FRANKLIN

- Gray's on Main — upscale dining in a restored historic pharmacy (~0.1 mi)
- The Harpeth Hotel & JJ's Wine Bar — boutique hotel and wine bar on Main Street (~0.1 mi)
- Puckett's Grocery & Restaurant — iconic Tennessee music and dining destination (~0.2 mi)
- Five Daughters Bakery — celebrated bakery and café (~0.3 mi)
- Franklin Theatre — restored historic live-music and events venue (~0.1 mi)
- The Factory at Franklin — arts, dining, and retail complex (~1 mi)
- Williamson County Medical Center — regional hospital (~2 mi)
- Cool Springs / Galleria — regional retail and office hub (~5 mi via I-65)

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Demographics



~62,400
POPULATION



40.7
MEDIAN AGE



\$127,771
MEDIAN HH INCOME

Source: U.S. Census Bureau, ACS 2020–2024 5-Year Estimates, ZIP 37064. Median HH income among the highest in Tennessee.

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Sublease — Through September 14, 2030

CONTACT US

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