



MEDICAL OFFICE SPACE FOR LEASE

7020 Berry Farms Crossing • Franklin, TN 37064

BERRY FARMS HIGHLIGHTS

- 37 existing restaurants and retailers occupying , including Publix.
- 729 existing and under-construction homes within Berry Farms. An additional 2,500 residential units in the planning phases.
- 1.1 million SF of existing and under-construction Class A Office Space.
- An additional 3.4 million SF of commercial space in planning phases.
- One of the highest income and fastest growing residential submarkets in the region.

+/- 7,789 SF • AVAILABLE FOR LEASE



BERRY FARMS

Berry Farms is a rapidly growing 600-acre master planned, mixed-use community conveniently located at the I-65 / Peytonsville Rd Interchange, the southern gateway to the Franklin, TN market.

SUITE	SQ. FT.	Availability
1st Floor	1,553 SF - 7,789 SF	Available
2nd Floor	Lucas Orthodontics	Leased

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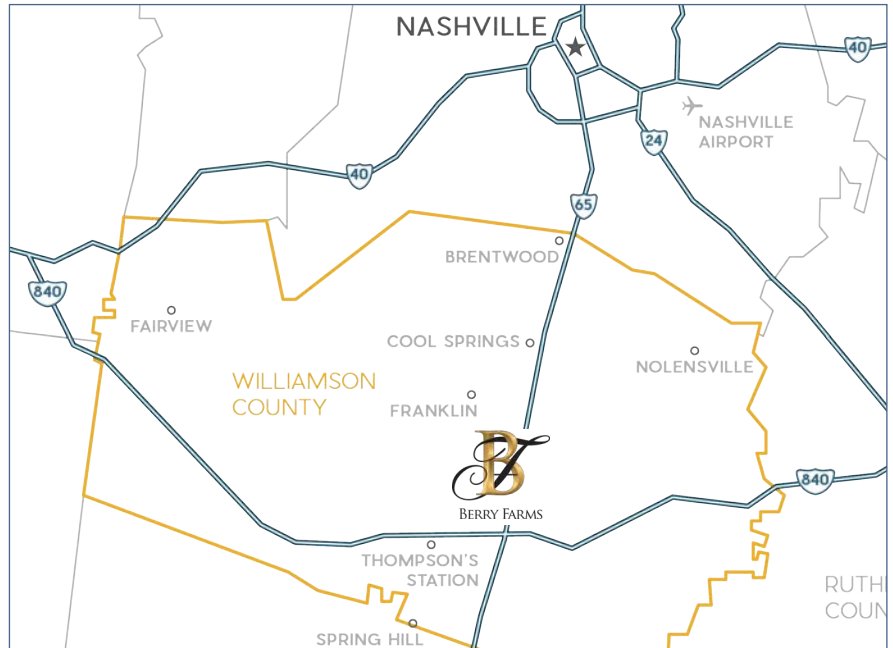
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2021 DEMOGRAPHICS

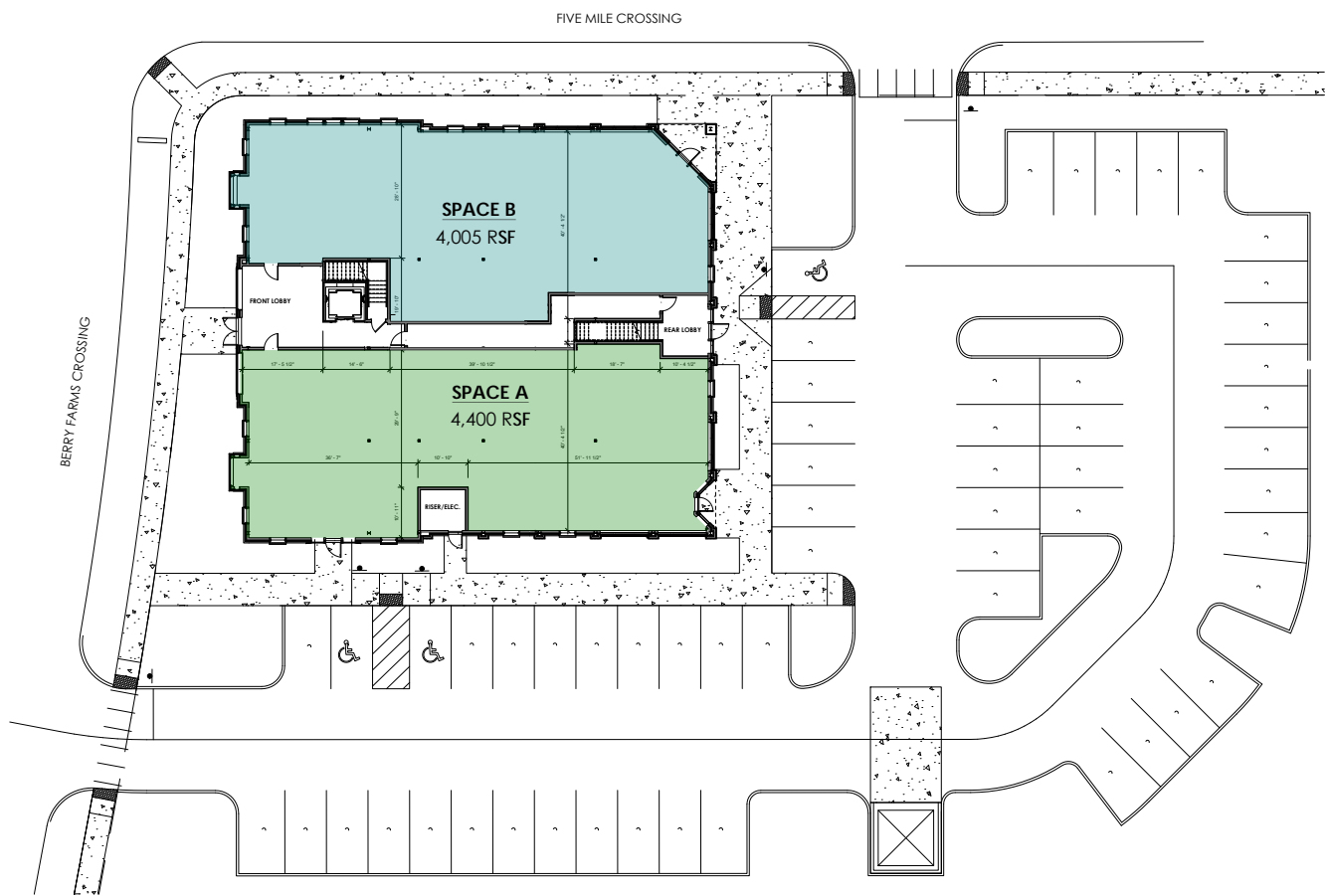
	3 Mile	5 Mile
Population		
2021 Estimate	22,931	63,321
2026 Projection	26,916	72,681
Total Households		
2021 Estimate	8,136	23,531
2026 Projection	9,418	26,573
Average Household Income		
2021 Estimate	\$155,610	\$135,093
Annual Consumer Expenditure Healthcare		
2021 Estimate	\$72.48M	\$173.16M



Certain architectural elements, community facilities and amenities described herein are in the planning stages, and some are not yet in development and are subject to change. The community plan depicted herein is conceptual. Parts of the community plan have been filed with the City of Franklin.

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