



MEDICAL OFFICE SPACE FOR PRE-LEASE

Berry Farms Town Center • Franklin, TN 37064

BERRY FARMS HIGHLIGHTS

- One of the most affluent and rapidly growing submarkets in the region.
- Surrounded by Class A retail, restaurant, and service amenities.
- State of the art buildings.
- Innovative and efficient work setting.
- Convenient surface parking.

+/- 44,400 SF • AVAILABLE FOR PRE-LEASE



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.	AVAILABLE
1st Floor	+/- 22,200	Pre-lease
2nd Floor	+/- 22,200	Pre-lease

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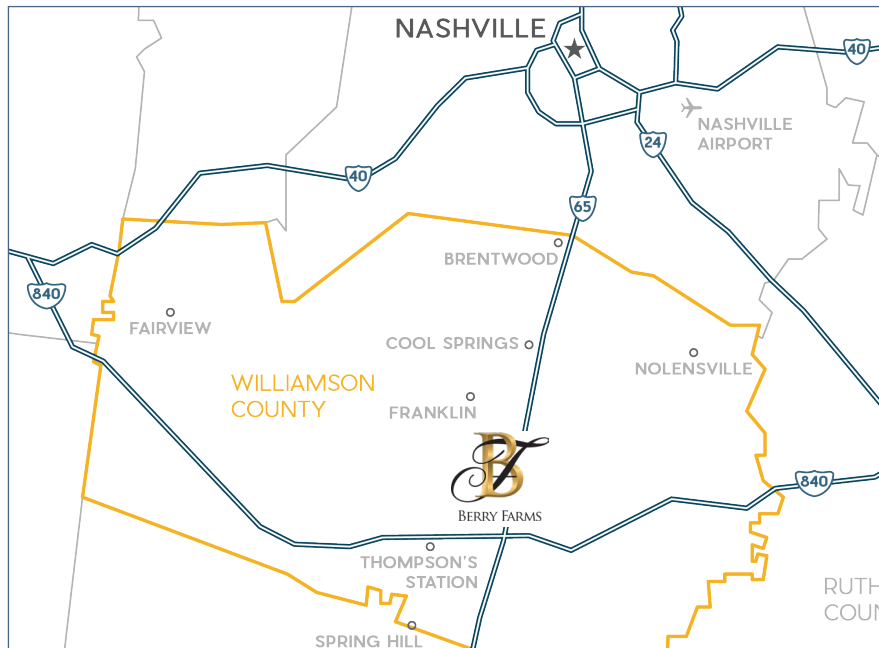
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2019 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2019 Estimate	23,240	63,535
2024 Projection	26,255	71,971
Total Households		
2019 Estimate	8,523	24,016
2024 Projection	9,629	27,198
Average Household Income		
2019 Estimate	\$140,675	\$122,609
Annual Consumer Expenditure Healthcare		
2019 Estimate	\$62.22M	\$159.45M



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