



# 27,000 SF OF NEW RETAIL AND RESTAURANT SPACE

Town Center at Berry Farms • Franklin, TN 37064

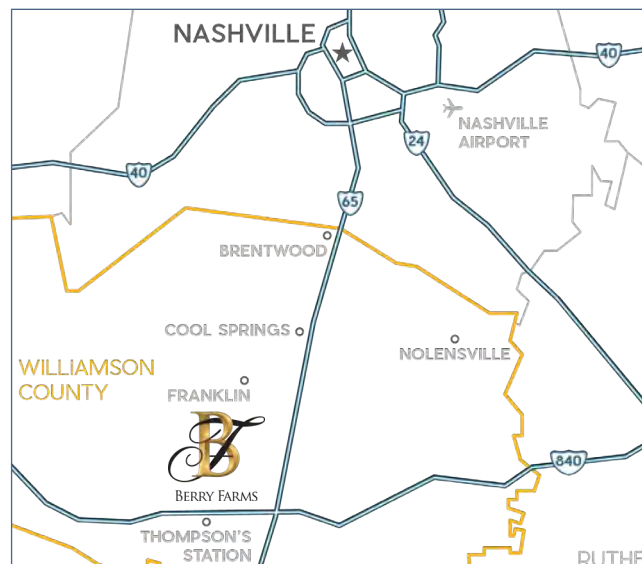
## BERRY FARMS HIGHLIGHTS

- Unique, community-focused development comprising 600 acres that is the commercial hub for the surrounding market.
- Located at a major commuter intersection and I-65 exit for Goose Creek Bypass.
- Anchored by highly performing PUBLIX supermarket.
- 37 existing restaurants and retailers occupying 108,000 SF of existing fully leased retail and restaurant space.
- 1,084,508 SF of existing and under-construction Class A Office Space. An additional 1,563,000 SF in planning phases.
- 1,342 existing and under-construction homes within Berry Farms. An additional 4,377 residential units in the planning phases.
- One of the highest income and fast growing residential submarkets in the region.

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## 2022 DEMOGRAPHICS

	3 Mile	5 Mile
<b>Population</b>		
2022 Estimate	23,289	63,906
2027 Projection	26,047	72,550
<b>Total Households</b>		
2022 Estimate	8,388	23,900
2027 Projection	9,791	28,025
<b>Average Household Income</b>		
2022 Estimate	\$150,641	\$121,861

2021, Sites USA, Chandler, Arizona, Applied Geographic Solutions 5/2021, TIGER Geography

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## An aerial photograph of a large, modern campus or commercial development. The central focus is a large, multi-story building with a prominent yellow section. To its right is another large building with a white roof and brick accents. The foreground shows a large parking lot with many cars and a smaller green space. The background is filled with various other buildings, including some with red brick and others with more modern, light-colored facades. The overall scene depicts a well-planned urban environment.

TONSVILLE ROAD

ONE TOWN CENTER  
T.M. Mission Board  
Trexis Insurance

TWO TOWN CENTER  
LEE COMPANY  
CRESTMARK

THREE TOWN CENTER

FOUR TOWN CENTER

FIVE TOWN CENTER

GOOSE CREEK

GOOSE CREEK BYPASS

LOT 193 1.58 AC

LOT 198 1.04 AC

LOT 204 1.10 AC

GOOSE CREEK CROSSING

Residence Inn

Hyatt

McDonald's

Regions

Chick-fil-A

20 MILES TO DOWNTOWN NASHVILLE

INTERSTATE 65

TRAIL SYSTEM  
 --- EXISTING  
 --- TBD

LEGEND:  
 RETAIL  
 OFFICE  
 MULTI-FAMILY  
 MIXED-USE  
 HOTEL  
 SINGLE-FAMILY

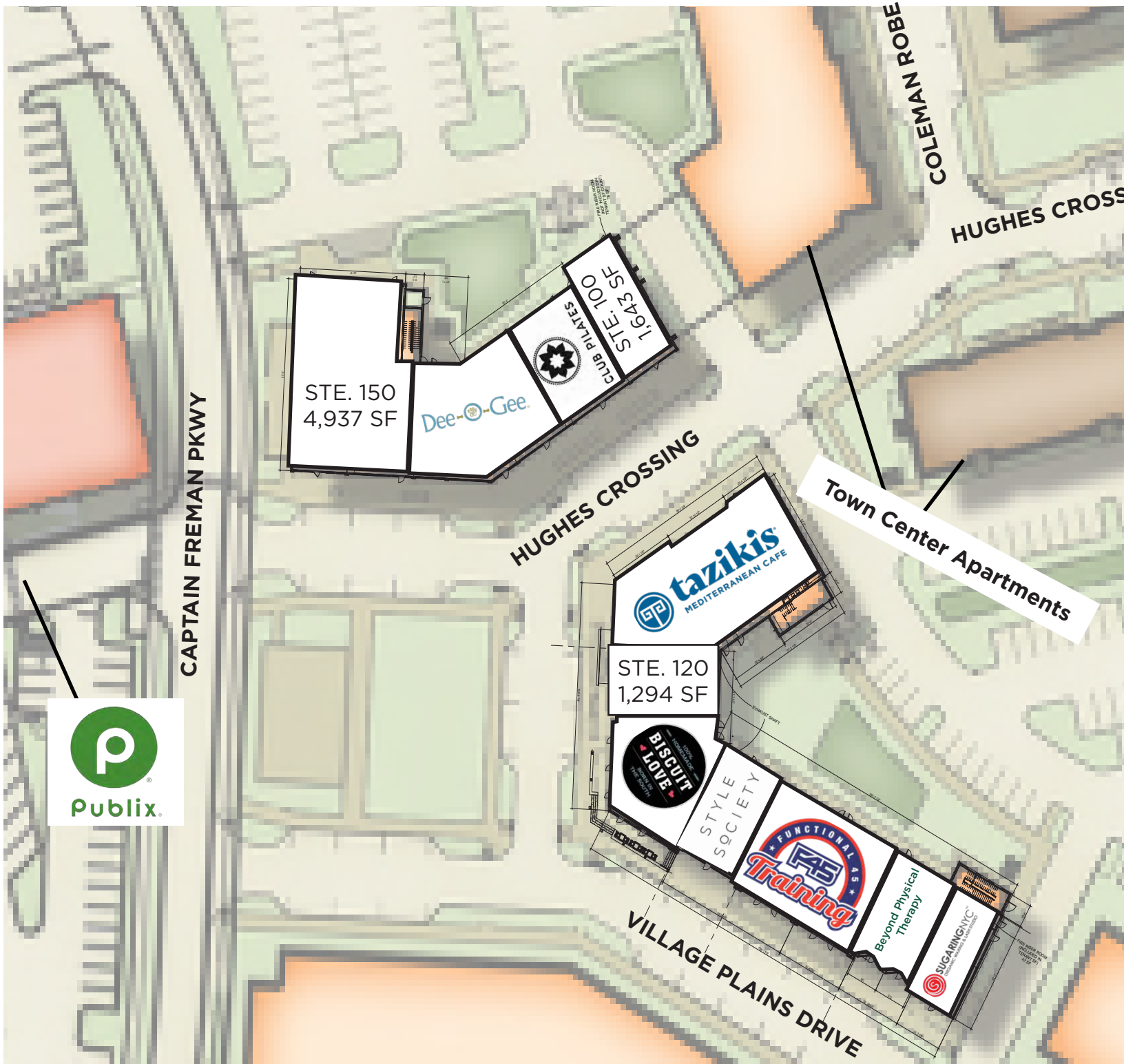
BERRY FARMS  
 TOWN CENTER  
 MASTER PLAN

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.



# RETAIL SPACE FOR LEASE

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# LIFE AT BERRY FARMS

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