



# 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	Tennessee Pediatrics	Leased
2nd Floor	3,226 SF	Available

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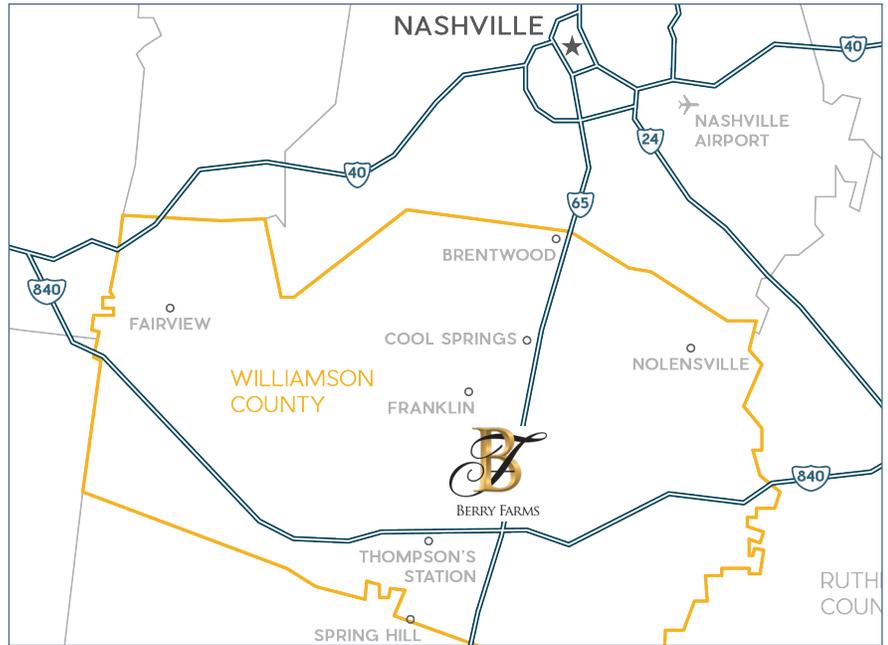
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## 2022 DEMOGRAPHICS

	3 Mile	5 Mile
<b>Population</b>		
2022 Estimate	25,138	65,817
2027 Projection	27,970	74,629
<b>Total Households</b>		
2022 Estimate	9,153	24,608
2027 Projection	10,607	28,846
<b>Average Household Income</b>		
2022 Estimate	\$146,940	\$122,847
<b>Annual Consumer Expenditure Healthcare</b>		
2022 Estimate	\$68.45M	\$162.89M



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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