



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 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

GRANT KINNETT

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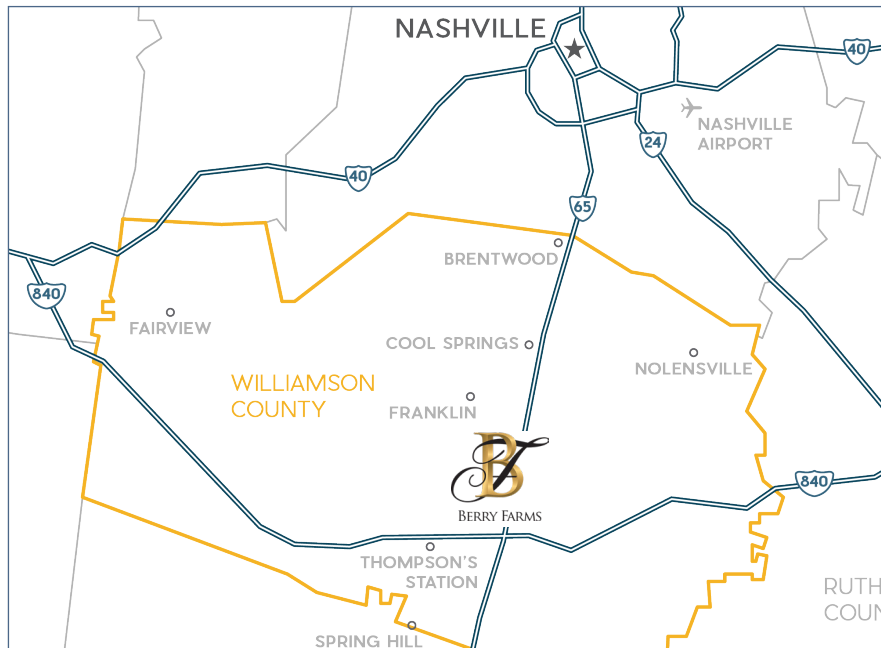
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2023 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2023 Estimate	24,696	66,998
2028 Projection	27,155	74,113
Total Households		
2023 Estimate	8,998	25,253
2028 Projection	10,374	29,334
Average Household Income		
2023 Estimate	\$194,551	\$154,826
Annual Consumer Expenditure Healthcare		
2023 Estimate	\$81.81M	\$193.95M

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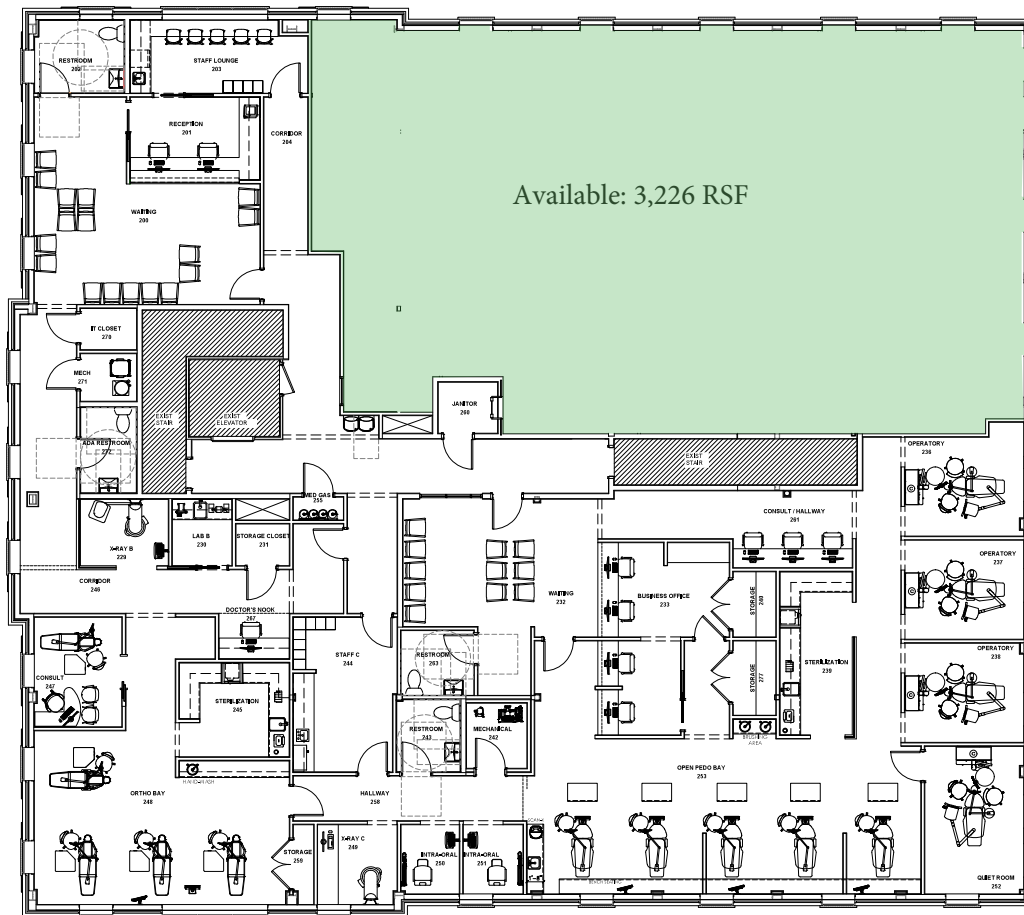
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