

FOR LEASE > OFFICE SPACE



# Cambridge Court

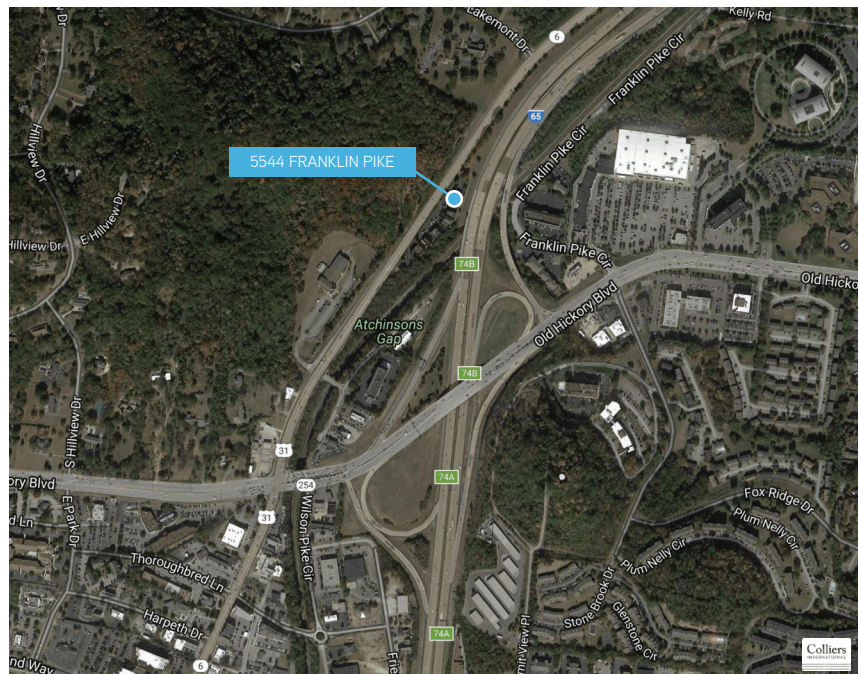
5544 FRANKLIN PIKE, NASHVILLE, TN 37220



## Building Amenities

- > 1,028 SF and 1,800 SF available on 2nd Floor
- > Covered parking
- > Quick access to the interstate system
- > Individual heat and air conditioning
- > Traffic Count on I-65: 170,925 ADT
- > Located on Franklin Pike just north of Old Hickory Boulevard
- > All the conveniences of Brentwood without the traffic

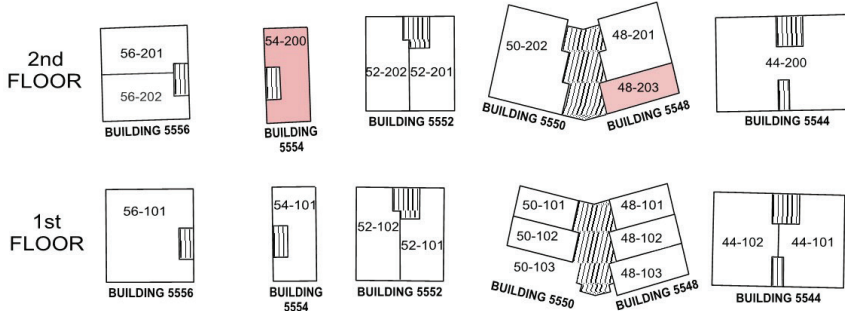
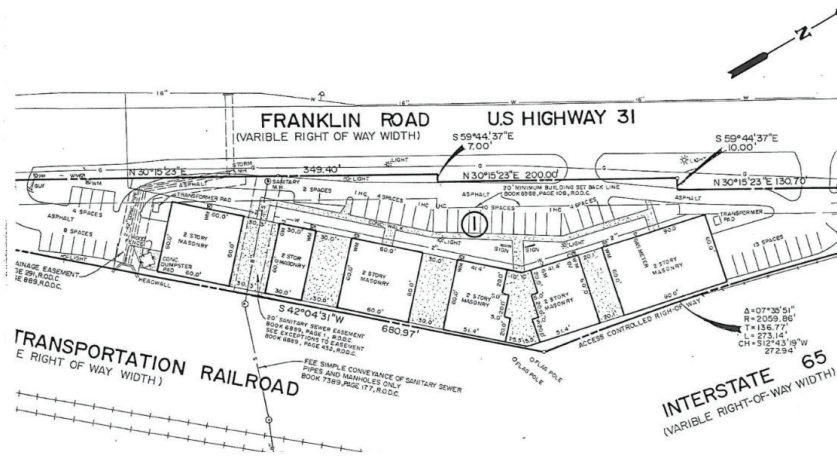
Lease Rate: Contact Agent



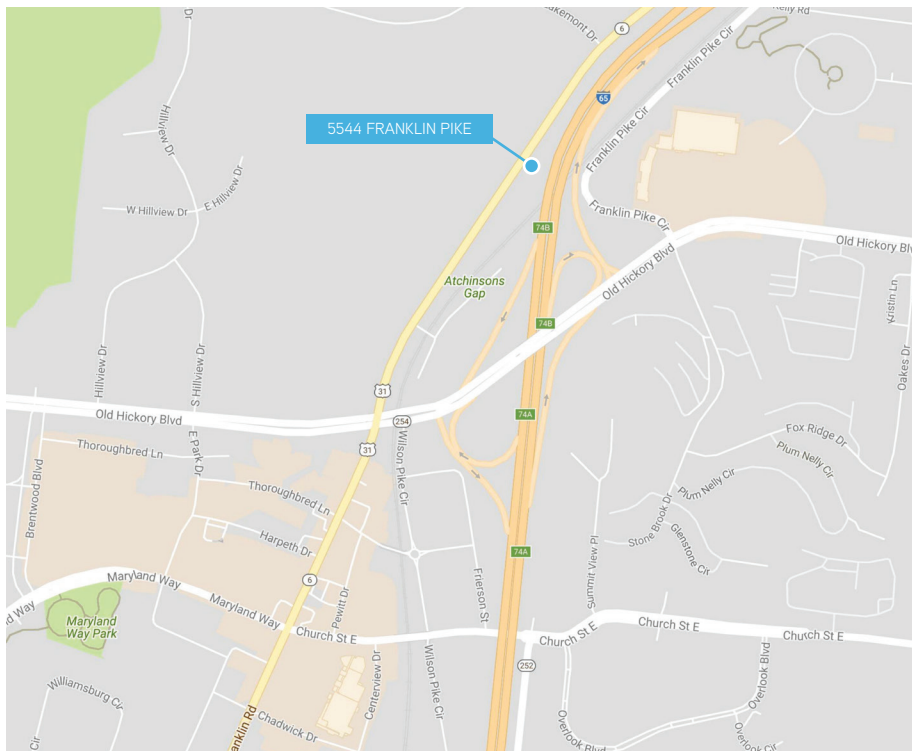
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# Site Plan



# Location



# Tenants

SUITE	TENANT	SF
44-100	Brentwood Hearing	2,500
44-102	Oak Hill Family Dentistry	2,890
44-200	Radiology Alliance	5,400
48-101	City of Oak Hill	834
48-102	City of Oak Hill (condo)	-----
48-103	City of Oak Hill	1,028
48-201	State Farm Insurance	1,763
<b>48-203</b>	<b>AVAILABLE</b>	<b>1,028</b>
50-101	Dr. Jackie Stankiewicz	844
50-102	Edward Jones	919
50-103	Home Care All	1,028
50-202	LearningRx	2,780
52-101	Belmont Medical (condo)	-----
52-102	Belmont Medical (condo)	-----
52-201	Brentwood Personal Training	1,644
52-202	Legacy Real Estate	1,285
52-203	Barry Carter Personal Training	550
54-101	Brentwood Eye (condo)	-----
<b>54-200</b>	<b>AVAILABLE</b>	<b>1,800</b>
56-101	Huber & Lamb Appraisal	3,600
56-201	Binkley-Garcia Architecture	1,800
56-202	Travel Stars	1,800

# Demographics (2019)

	1 MILE	3 MILE	5 MILE
Population	3,630	36,698	131,204
Avg. HH Inc.	\$88,006	\$143,709	\$130,053
Traffic Count	14,713 VPD on Franklin Road (2018)		

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

