

# FOR SALE / FOR LEASE OPPORTUNITY

NEW MIXED-USE BUILDING

122 FRANKLIN RD

*Building Signage Opportunity*



CUSHMAN &  
WAKEFIELD



# THE OFFERING

122 Franklin Road / Brentwood, TN

Class A Mixed-Use - New Construction - 7,525 USF + .26 Acres

Sale Price: \$3,690,000 Lease Price: \$35.000/Net

1st Floor: Up to 3,775 sf / can be demised

2nd Floor: 2,000 USF Residential Condo

1,750 USF Residentail Condo



12 on-site parking spaces + additional street parking



Easy access with light off Franklin Road



At the gateway to Maryland Farms on the highly visible corner of Franklin Road and Town Center Way



Easy Access to I-65



Franklin Road traffic count: 24,800  
Old Hickory Blvd. traffic count: 58,700



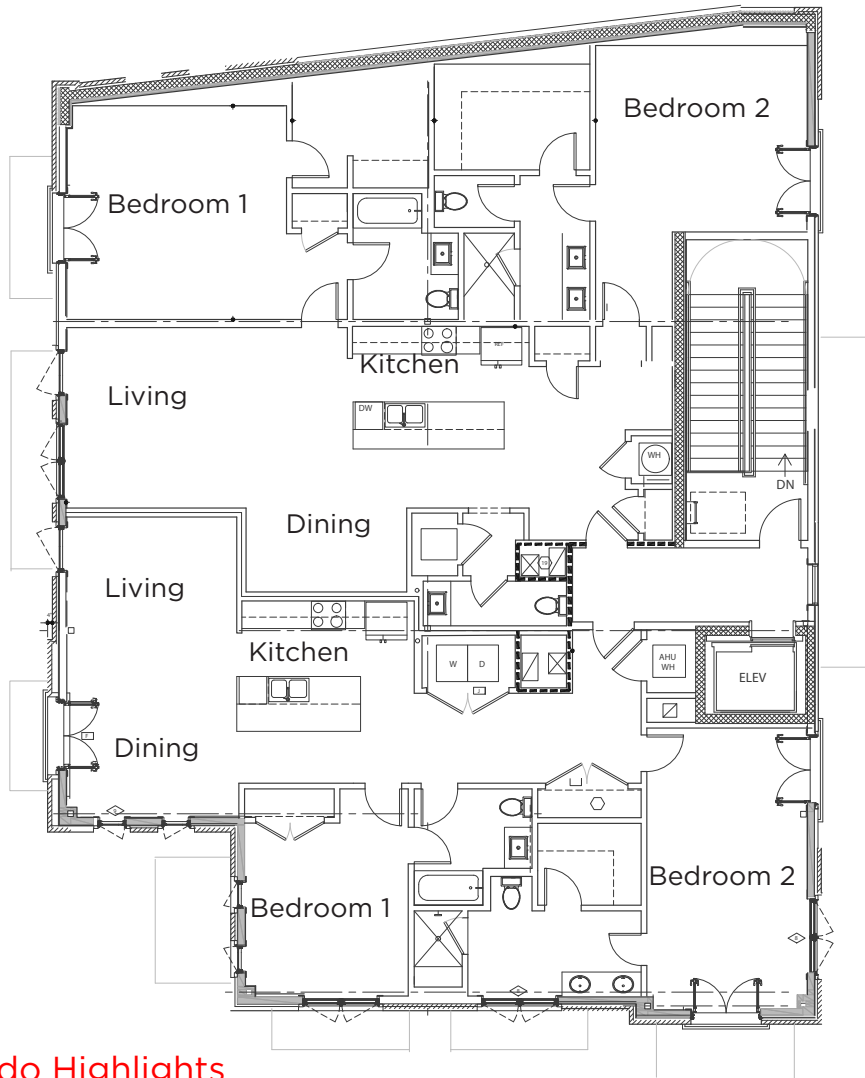
Live/work opportunity



# 2ND FLOOR RESIDENTIAL CONDO'S

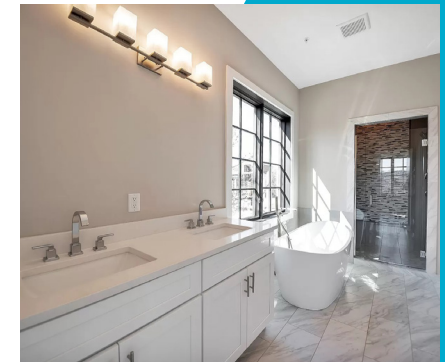
Unit 1 - 2,000 SF / High End Finishes / 2 Balconies

Unit 2 - 1,750 SF / High End Finishes / 2 Balconies



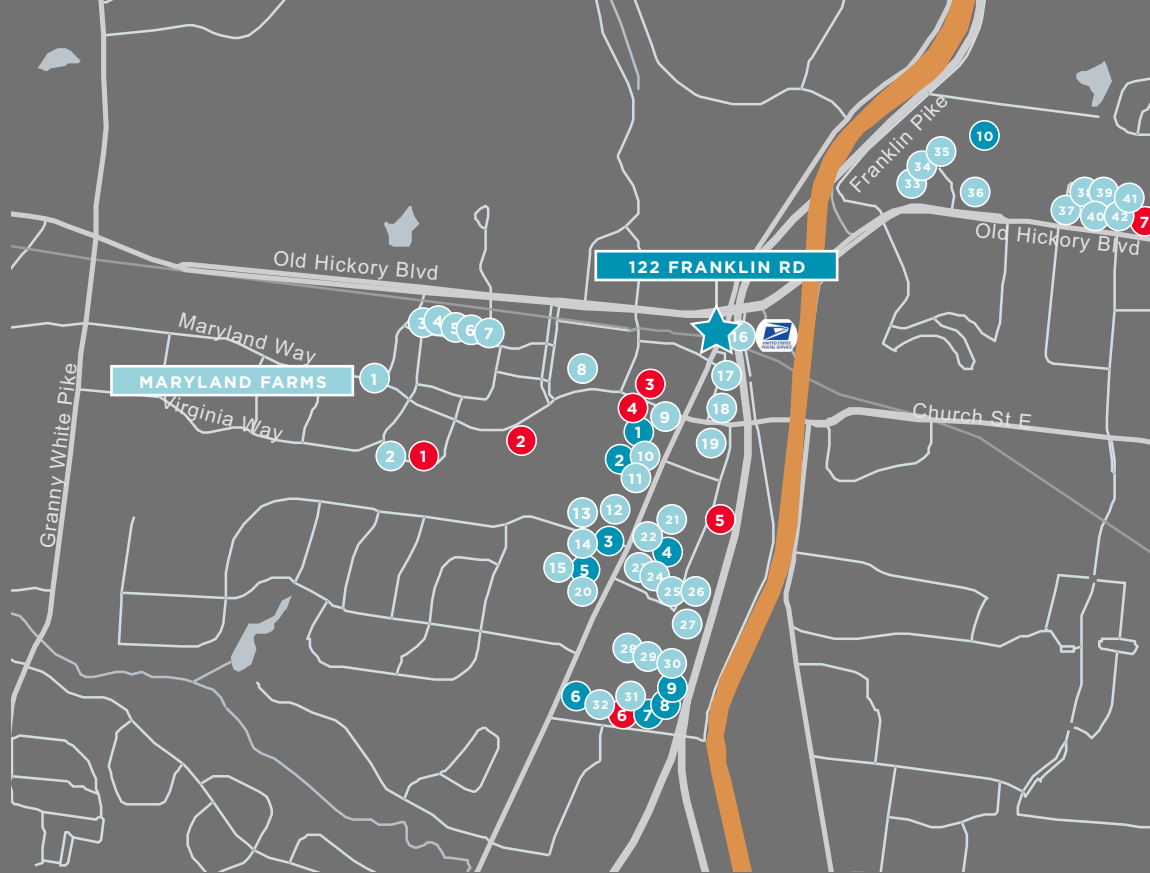
## Condo Highlights

- Elevator access
- Dedicated parking





# BRENTWOOD



## Dining and Grocery

- |                               |                           |
|-------------------------------|---------------------------|
| 1. Mere Bulles Restaurant     | 22. Burger Fi             |
| 2. Jefferson's Restaurant     | 23. Blaze Pizza           |
| 3. Starbucks                  | 24. Tiff's Treats         |
| 4. Zoës Kitchen               | 25. Taziki's              |
| 5. Pei Wei                    | 26. Suki Sushi            |
| 6. Publix                     | 27. 55 South              |
| 7. Moe's Southwest Grille     | 28. Five Guys             |
| 8. Soy Bistro                 | 29. Brick's Cafe          |
| 9. Nama Sushi                 | 30. Peter's Sushi & Thai  |
| 10. Del Frisco's Grille       | 31. Ludlow & Prime        |
| 11. Uncle Julio's Mexican     | 32. Kroger                |
| 12. Chopt                     | 33. Panera Bread          |
| 13. Jeni's Splendid Ice Cream | 34. Qdoba                 |
| 14. Puffy Muffin              | 35. Fulins                |
| 15. Fresh Market              | 36. Longhorn Steakhouse   |
| 16. Juice Bar                 | 37. E+Rose Wellness Cafe  |
| 17. Judge Bean's BBQ          | 38. Esquina Cantina       |
| 18. Local Taco                | 39. The Egg & I           |
| 19. First Watch               | 40. Corner Pub            |
| 20. Chipotle                  | 41. Firehouse Subs        |
| 21. Just Love Coffee          | 42. Firebird's Restaurant |

## Shopping

1. The Cosmetic Market
2. Sur la table
3. Hot Pink
4. Copper Penny
5. REI
6. Golf Galaxy
7. Steinmart
8. Nordstrom Rack
9. TJ Maxx and HomeGoods
10. Target

## Fitness

1. Iron Tribe
2. Maryland Farms YMCA
3. Eat the Frog Fitness
4. Manduu
5. Crossfit Trivium
6. My Gym of Brentwood
7. Orangetheory Fitness





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