

UNIQUE MIXED-USE RETAIL / OFFICE

BRANCH CREEK II 574 FRANKLIN RD

Located in Cool Springs

FOR LEASE



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

22,889 SF Mixed-Use Office / Retail Building

1st Floor 1,688 RSF Retail, Medical or Office



13' slab to ceiling deck
56' bay depth



Ample on-site parking



Easy access off Franklin Road. New traffic light at entrance to building



Walkable to Sopapilla's, Herban Market, Glow MedSpa, Baxter & Co Hair Salon, and over 300 multi-family units



Easy Access to I-65 via Moores Lane



Franklin Road being widened to 5 lanes with a turn lane into the building

NEW CONSTRUCTION



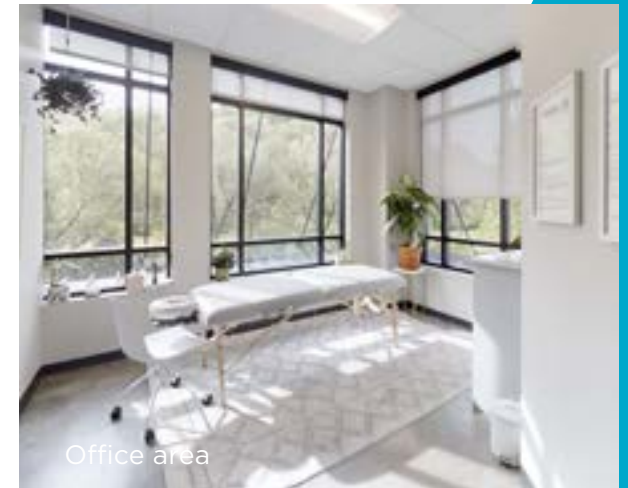
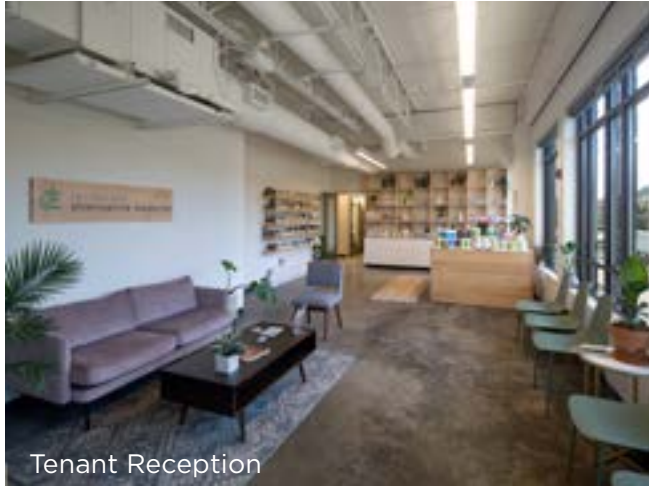
FLOOR PLANS

1ST FLOOR

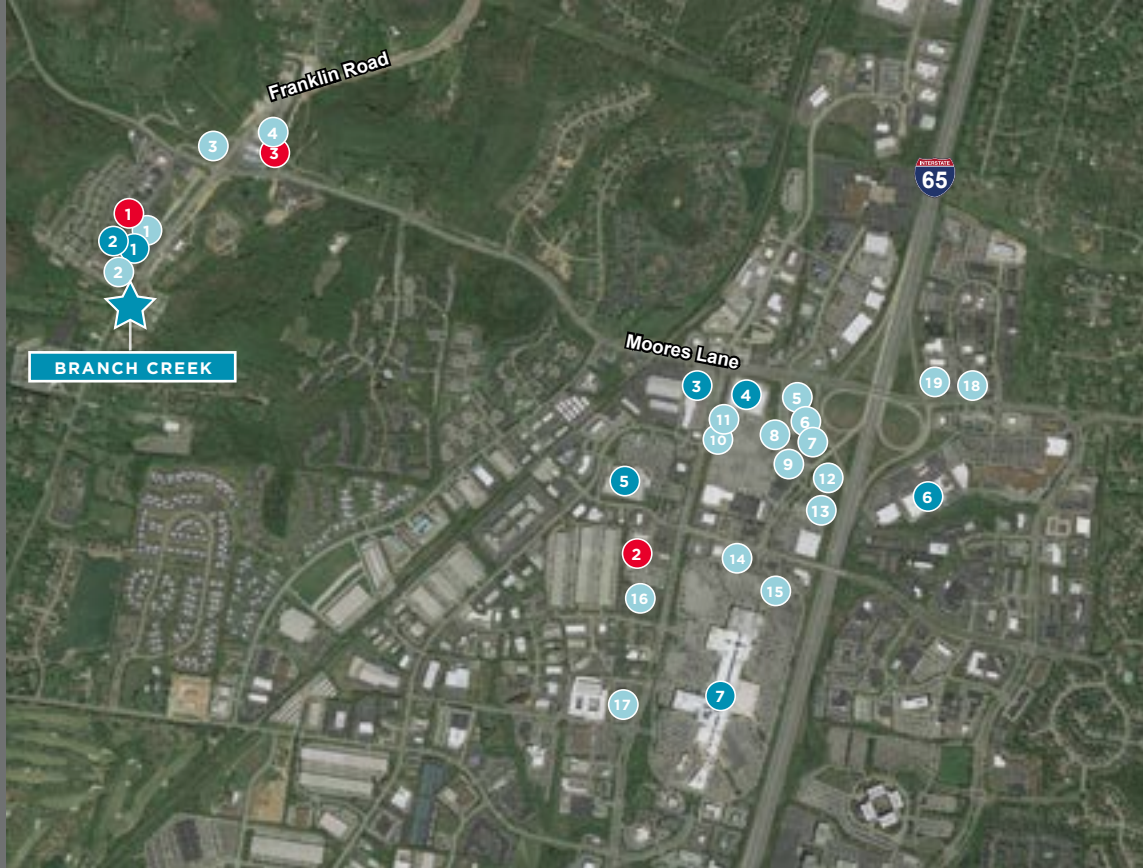


REPRESENTATIVE IMAGES

From Branch Creek I



COOL SPRINGS



Dining and Grocery

1. Sopapilla's
2. Herban Grocery
3. Walgreens
4. Sonic Drive-In
5. McDonald's
6. Olive Garden
7. Red Lobster
8. Taco Bell
9. J. Alexander's
10. Garcia's
11. Peking Palace
12. Buca di Beppo Italian
13. Stoney River Steakhouse
14. Chili's Grill & Bar
15. Red Robin Gourmet Burgers
16. Cracker Barrel Old Country Store
17. Burger King
18. Amerigo Italian
19. Cheddar's Scratch Kitchen

Shopping

1. Glow MedSpa
2. Baxter & Co Hair Salon
3. Barnes & Noble
4. Target
5. Costco
6. Home Depot
7. Cool Springs Galleria
8. Best Buy

Fitness

1. Abundant Yoga
2. Iron Tribe Fitness - Cool Springs
3. Elite Martial Arts



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	4,281	\$83,526	4,649
3 Miles	34,326	\$103,767	56,568
5 Miles	97,902	\$109,697	135,607

Traffic Counts: 20,630 ADT Franklin Road at Holly Tree Gap
12,190 ADT Franklin Road at Mallory Station Road

FOR OFFICE INQUIRIES CONTACT:

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