

1005 MERYLINGER CT



PROPERTY DETAILS



NAI Nashville Stanton Group, as exclusive Listing Agent, is pleased to offer the opportunity to purchase 1005 Merylinger Ct (the "Property") located in Franklin, TN in Williamson County. The Property is approximately 2,443 square feet situated on approximately 1.6 acres of land.

Property Summary

Address:	1005 Merylinger Ct Franklin, TN 37067
Size:	2,443 SF
Year Built:	1994
Site Area :	1.6 Acres
Parking:	-
Zoning:	RC 6
Land Use:	Commercial

INVESTMENT HIGHLIGHTS

Location – The Property is located in Franklin, TN, part of Williamson County. The Property located on the edge of the highly dense retail corridor of Cool Springs.

Investment Opportunity – The Property is highly sought after in the market. Due to the highly education population, Williamson County has been fortunate to attract and grow a diverse group of business and headquarter operation.

Building Features – The building is currently being used as a car inspection center and includes a three bay drive-thru garage. It sits on a 1.6 acre parcel, which is zoned RC 6.



AREA OVERVIEW



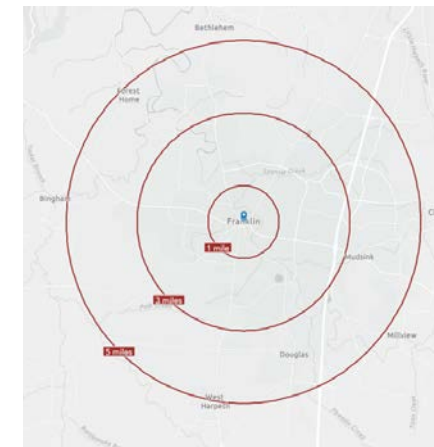
FRANKLIN

Located just south of Nashville in beautiful Middle Tennessee, Williamson County and south Nashville are home to more than 250,000 residents who enjoy a high quality of life. Considered one of the most desirable suburban locations in the southeast region, Williamson County, in particular, is known for its high-performing schools, pristine recreational facilities and strong business climate. While Williamson County has seen tremendous growth, community and government leaders have taken great care to balance strong development with investment in planning and infrastructure.

A top community for site selectors, entrepreneurs and talented workers, the county's schools, shopping and housing options are among the best in the nation. Known as a business-friendly atmosphere, Williamson County is home to a large pool of well-educated employees (more than 54% of residents have a college degree and 21% of adults are entrepreneurs) that have lured some of the region's top employers such as Nissan North America, Mars and Verizon. Twelve of the top 25 largest publicly traded companies in the Nashville region call Williamson County home.

Demographics

	1 Mile	3 Miles	5 Miles
Population			
2021 Estimate	8,195	51,484	98,992
2026 Projected	9,124	57,887	113,166
Growth 2021-2026	2.17%	2.37%	2.71%
Households			
2021 Estimate	3,458	19,714	37,993
2026 Projected	3,854	22,196	43,556
Growth 2021-2026	2.19%	2.40%	2.77%
Average Household Income			
2021 Estimated	\$102,897	\$119,853	\$134,637



Source: ESRI

SURROUNDING AREA



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