

# For Sale or Lease

1319 Murfreesboro Rd | Franklin, TN 37064

Retail  
Leasing Opportunity

Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



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# Property Overview

**QSR Drive-Thru**

1319 Murfreesboro Rd Franklin, TN 37064



# Executive Summary

## The Opportunity

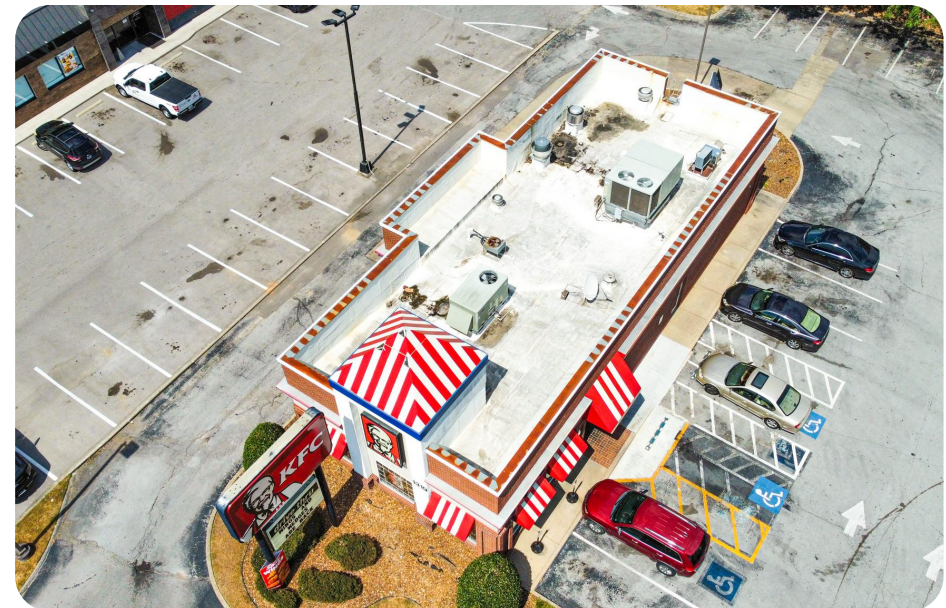
Matthews™ is pleased to present a premier for sale or leasing opportunity at 1319 Murfreesboro Road, Franklin, TN 37064. This offering features a ±2,461-square-foot single-tenant with a drive-thru, situated on approximately ±0.93 acres in one of Tennessee's most affluent and high-barrier-to-entry markets—just under 20 miles south of downtown Nashville.

Strategically positioned along Murfreesboro Road (U.S. Route 96), the property boasts exceptional visibility and access, with traffic counts exceeding ±29,000 vehicles per day. It also benefits from immediate proximity to the I-65 interchange, which sees more than ±136,000 vehicles daily—providing unparalleled exposure to both local and commuter traffic. The surrounding trade area is anchored by a dynamic mix of national retailers and daily needs operators including Kroger, Publix, The Home Depot, McDonald's, Wendy's, Hardee's, Circle K, and Goodwill, enhancing consumer draw and reinforcing strong foot traffic throughout the corridor.



Located in Franklin—one of the wealthiest and fastest-growing cities in Tennessee—the site is supported by top-tier demographics. Within a five-mile radius, the population exceeds 103,199 with an average household income of over \$172,821, reflecting the area's exceptional purchasing power and retail spending capacity. As a globally recognized quick-service brand, KFC is well-positioned to capitalize on this high-income, densely populated trade area.

With its signalized hard-corner location, drive-thru convenience, brand-name tenancy, and prime positioning in a demographically robust and supply-constrained market, this property offering presents a rare opportunity to secure long-term value in one of the Southeast's most desirable retail corridors.

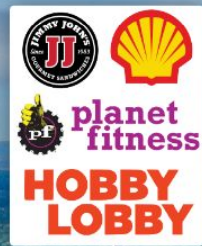


# Investment Highlights

## Property Highlights

- Franklin, TN, located approximately  $\pm 20$  miles south of downtown Nashville, is widely recognized as one of the most desirable and supply-constrained submarkets in Middle Tennessee, characterized by limited development opportunities and sustained demand from both residents and retailers.
- Part of the Nashville Metropolitan Statistical Area—the largest in Tennessee with a population exceeding 2 million—Franklin benefits from the region's robust economic growth, strong in-migration trends, and expanding employment base.
- The asset is situated within a dense, high-performing retail corridor, surrounded by a critical mass of national tenants including Publix, The Home Depot, Lowe's, Kroger, McDonald's, Chick-fil-A, and Wendy's, among others, reinforcing the area's long-term viability as a dominant retail destination.
- Significant Regional Economic Momentum – The broader Nashville area continues to experience transformative economic development, highlighted by the \$1.2 billion Oracle global headquarters, major expansions by Amazon and AllianceBernstein, and the planned \$2.1 billion Tennessee Titans Stadium. These large-scale investments underscore the market's resilience and long-term growth trajectory, even amid broader national headwinds in real estate investment activity.
- The property is supported by a highly attractive consumer base, with an average household income of \$172,821 and a population of over  $\pm 103,199$  residents within a five-mile radius—offering strong purchasing power and continued retail demand.





Murfreesboro Rd ± 29,000 VPD

Subject Property





± 28,000 VPD

± 136,200 VPD



**Nashville**  
±20 Miles Away

Carothers Pkwy ± 13,000 VPD

431



**HOBBY LOBBY**

Franklin Family Entertainment Center

**Encompass Health**  
Rehabilitation Hospital of Franklin



**Williamson Medical Center**  
±185 Beds

TRUIST



*Walgreens*

Murfreesboro Rd ± 28,900 VPD



*Walgreens*



**SPROUTS**  
FARMERS MARKET



Banfield PET HOSPITAL | bhere

O'Charleys



**DISCOUNT TIRE**

HomeGoods  
at home



# Financial Overview

**QSR Drive-Thru**

1319 Murfreesboro Rd Franklin, TN 37064



# Financial Summary

**Drive-Thru**

Quick Service Opportunity

**1988**

Year Built

**±29,000**

Vehicles per Day

**±0.93 AC**

Lot Size

## Property Details

Tenant Trade Name KFC

Lot Size (AC) ±0.93 AC

Lot Size (SF) ±40,700 AC

Parking Spaces 23

Frontage 180'

Year Built 1988

Note: There is currently a lease in place with an existing tenant. Due to a recent amendment signed, the LL has the absolute right to remove the current tenant w/ 90 days notice. Contact Broker for details.

**Contact Broker**  
For Sale Price or Lease Rate Inquires



# Market Overview

**QSR Drive-Thru**

1319 Murfreesboro Rd Franklin, TN 37064



# Franklin, TN

## Market Demographics



**103,199**  
Total Population

**\$172,821**  
Median HH Income

**41,343**  
# of Households

**64.3%**  
Homeownership Rate

**45,400**  
Employed Population

**55%**  
% Bachelor's Degree

**37.8**  
Median Age

**\$ 646,300**  
Median Property Value

## Local Market Overview

Franklin is located within Williamson County, approximately ±20 miles south of Nashville, integrating strong suburban growth with access to the larger metropolitan job market. The city is served by major thoroughfares including Interstate 65 and U.S. Routes 31 and 431, enabling commuting access to Nashville and linking Franklin to surrounding communities. It also features a mix of transportation infrastructure and local arterial roads—Cool Springs Boulevard, McEwen Drive, and Mack Hatcher Parkway—contributing to internal and regional connectivity.

The regional economy includes a blend of health care, professional and technical services, and retail trade as significant employment sectors. Education is supported by multiple institutions including Columbia State Community College (Franklin campus), Williamson College, New College Franklin, and several private K-12 schools. Franklin's historic downtown, preserved neighborhoods, cultural festivals, and amenities support both local quality of life and appeal to those relocating. Growth has been steady, driven by both residential development and professional job creation in sectors that serve both local residents and the wider Nashville metro.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,722	57,601	107,800
Current Year Estimate	9,292	54,823	103,199
2020 Census	8,276	51,011	95,174
Growth Current Year-Five-Year	4.63%	5.07%	4.46%
Growth 2020-Current Year	12.28%	7.47%	8.43%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,340	24,887	44,607
Current Year Estimate	4,000	22,897	41,343
2020 Census	3,398	19,932	36,524
Growth Current Year-Five-Year	8.50%	8.69%	7.89%
Growth 2020-Current Year	17.73%	14.88%	13.19%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$132,714	\$165,337	\$172,821

# Nashville, TN MSA

**Nashville leverages its healthcare technology strengths and growing transportation to support diverse economic momentum.**

**Positioned at the crossroads of three interstates with a rapidly expanding airport and transit system, Nashville offers strong logistical and institutional connectivity.**

## Economic Drivers

Nashville's economy is anchored by a robust healthcare and technology cluster, reinforced by Oracle's planned global headquarters and over 900 healthcare firms contributing tens of billions in annual economic output. Investments in public transit and airport facilities complement this growth, enhancing accessibility and reinforcing the city's strategic role in the Southeast regional economy.

## Primary Industries

- Healthcare and Health Technology
- Music, Entertainment, and Tourism
- Education and Research
- Professional and Business Services
- Logistics and Distribution

## Top Employers

- Vanderbilt University Medical Center
- State of Tennessee
- U.S. Federal Government
- HCA Healthcare
- Ascension Saint Thomas

## Recent Developments

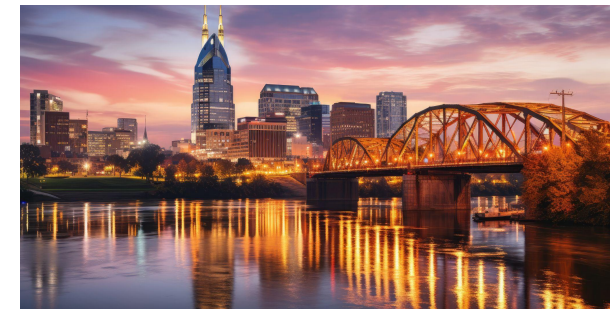
- Oracle is developing a new \$1 billion global headquarters campus along the Cumberland River.
- The Boring Company is moving forward with the Music City Loop, an underground tunnel system to connect the airport to downtown.
- Nashville International Airport completed its Concourse D expansion as part of its multi-phase \$3 billion renovation and capacity project.

**\$205B+**

Regional Gross Domestic Product

**23M+**

Annual Passengers (Nashville International Airport)



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1319 Murfreesboro Rd, Franklin, TN 37064 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.