

123 SE Parkway Ct Suite 120

Franklin, TN 37064

FOR SALE OR LEASE

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By

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MATTHEWS™



EXECUTIVE SUMMARY

- Matthews™ is pleased to present a rare leasing opportunity in one of Middle Tennessee's most sought-after business markets. Located at 123 SE Parkway Ct, Suite 120 in Franklin, Tennessee, this ±2,235 SF flex space offers a highly functional layout designed to accommodate a variety of industrial, service, and office users.
- The suite features a well-balanced mix of ±860 SF of office space, ±860 SF of temperature-controlled mezzanine space, and ±515 SF of warehouse area, providing flexibility for businesses seeking both operational efficiency and professional workspace.
- Designed to support a broad range of uses, the property includes clear heights ranging from 13'4" to 17'7", a 16' wide x 12'6" high overhead door for convenient loading and unloading, and 225-amp, 3-phase electrical service. These features make the space ideal for light manufacturing, assembly, technology-based operations, warehousing, distribution, and service-oriented businesses.
- With quality flex inventory remaining scarce throughout the Franklin market, this offering presents a unique opportunity to secure well-located industrial space in a highly competitive environment. Whether expanding operations, relocating an existing business, or establishing a new presence, Suite 120 delivers the flexibility, functionality, and accessibility needed to support long-term growth and success.



Property Highlights

- **Rare Flex Opportunity In Franklin, TN:** Hard-to-find ±2,235 SF flex space available for lease in a market with limited inventory.
- **Versatile Layout:** Includes ±860 SF of office space, ±860 SF of temperature-controlled mezzanine space, and ±515 SF of warehouse area—ideal for a variety of business operations.
- **Functional Industrial Features:** Equipped with 225-amp, 3-phase power, clear heights ranging from 13'4" to 17'7", and a 16'W x 12'6"H rear overhead door.
- **Climate-Controlled Mezzanine:** Temperature-controlled mezzanine space provides a valuable storage area in a comfortable environment.



PROPERTY OVERVIEW

\$725,000

Sale Price

\$3,650 SF (MG)

Month Lease Rate

Property Summary

Address	123 SE Parkway Ct
City	Franklin
State	TN
Zip Code	37064
RBA	±2,235 SF
Office	±860 SF
Coverage	±860 SF
Zoning	±515 SF
Year Built	2005



INTERIOR PHOTOS





FOLEY PRODUCTS
CMC PRECAST

NAPA

Vulcan
Materials Company

Lasko

Rolling Hills Hospital Expansion
May 2026, hospital leadership broke ground on a multi-million dollar expansion phase on this land - a new 24-bed inpatient wing

FRANKLIN GAS+SUPPLY

THE Lodge
FRANKLIN, TN

EST. 1945
Huskey
BUILDING SUPPLY

111 ONE ELEVEN MOTORCARS

gerber
COLLISION & GLASS

AW Collision

MTLC
BUILDING GROUP

Davis House
Child Advocacy Center

Mercy
COMMUNITY HEALTHCARE

kloeckner metals

POWERNATION STUDIOS
A GRAY MEDIA COMPANY

Greenhaven Apartments (TN)
±222 Units

31

NASHVILLE ReadyMix

±12,400 VPD

Subject Property

Grove at Shadow Green
±196 Units

Winsupply
OF FRANKLIN

MONARCH
SHOWROOM
DLO Title, LLC

Kroger **target**

GraceW rks
CELEBRATING 30 YEARS

397

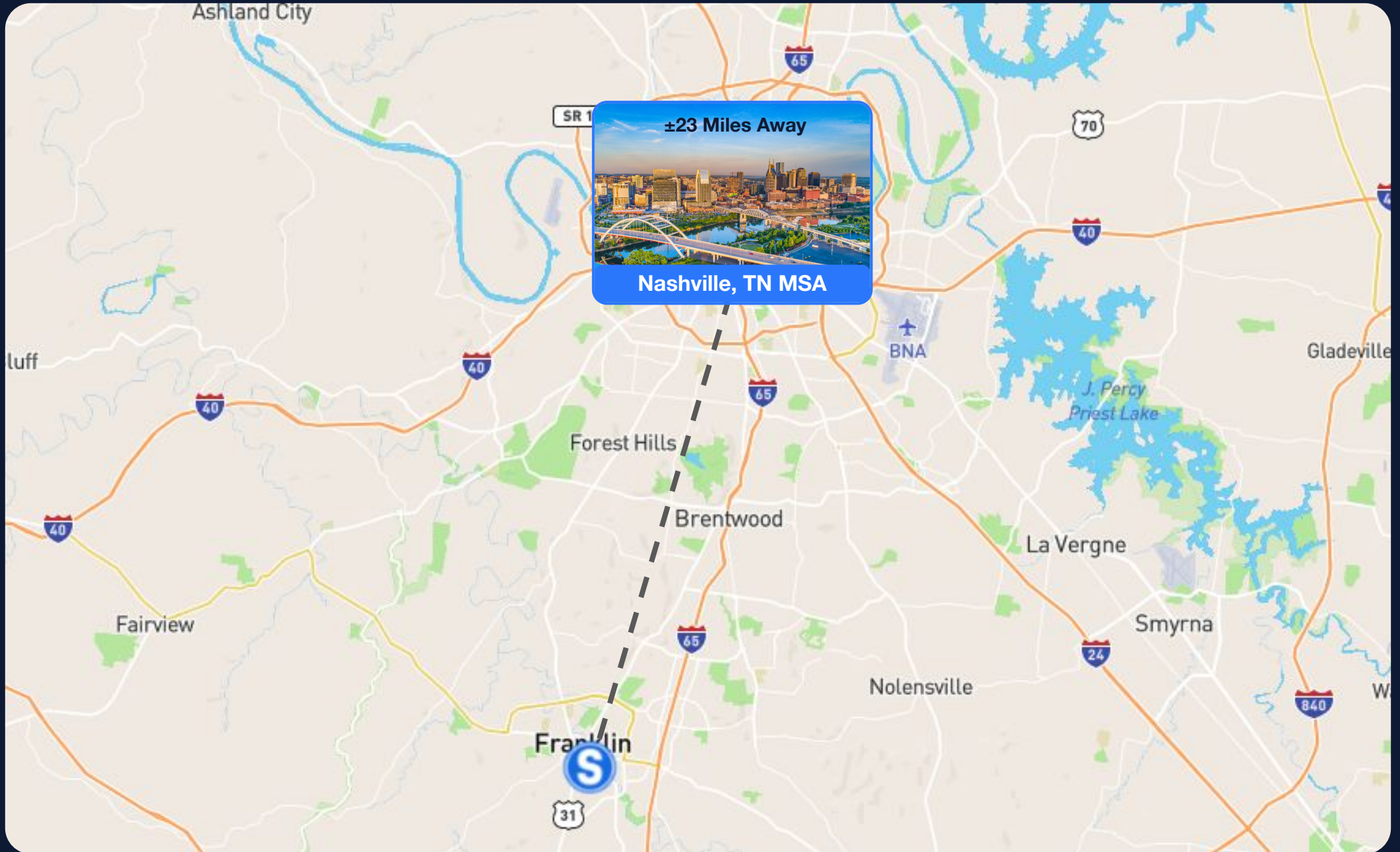
Public Storage

TSC TRACTOR SUPPLY CO

ESSEX

MARKET OVERVIEW

123 SE Parkway Ct Suite 120
Franklin, TN 37064





Franklin, TN

103,199

Total Population

\$172,821

Median HH Income

41,343

of Households

45,400

Employed Population

\$ 646,300

Median Property Value

64.3%

Homeownership Rate

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
Current Year Estimate	5,749	46,814	92,353
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,118	18,841	37,637
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$221,405	\$171,019	\$183,318

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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 **123 SE parkway Ct Suite 120, 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.