

Thoroughbred Village III

3252 Aspen Grove Drive
Franklin, Tennessee 37067



AVAILABLE: +/- 1,932 SF (currently Jenny Craig)

- Shopping Center ±19,893 square feet
- Traffic count is ±31,176 cars per day

CURRENT TENANTS: Cool Springs Eye Care, Hinz Chiropractic, and Spark Lipscomb's Idea Center

NEIGHBORING TENANTS: Burger Up, Core Life Eatery, Brazilian Wax, All Star Medical, McAlister's Deli, Starbase Comics, Nooshin Day Spa, Moe's Southwest Grill, Cool Springs Chiropractic, Franklin Orthopedics & Sports Medicine and more



Demographics:	2021 Average Household Income	2021 Population	2021 Number of Households
1 MILE:	\$112,332	4,892	2,220
3 MILES:	\$130,279	44,716	18,436
5 MILES:	\$149,228	111,377	41,536
7 MILES:	\$162,511	157,956	57,857
20 MILES:	\$110,127	986,118	385,268

For more information and personal showing contact:

MATT EADS, CCIM | BROOKSIDE PROPERTIES INC.

2002 Richard Jones Rd, Ste C-200 | Nashville, TN 37215

Cell: 615.587.7330 | Office: 615-627-1914 | Fax: 615.988.1547 | E-Mail: meads@brookside.com

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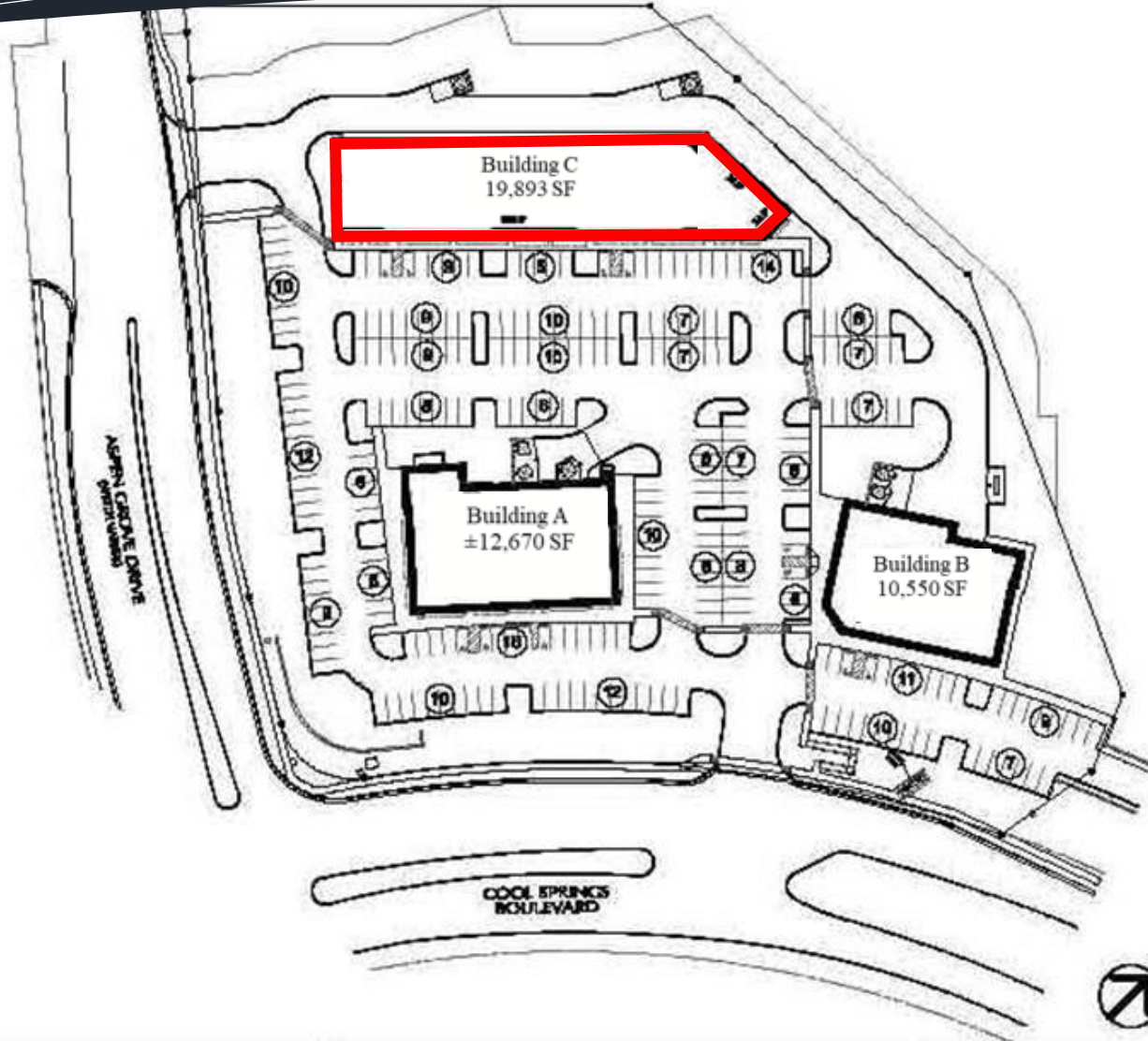
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SYNOPSIS

Building A	12,670 sq. ft.
Building B	10,550sq. ft.
Building C	19,893 sq. ft.
TOTAL	43,425 sq. ft.
Parking	263 Cars
Parking Ratio	8.6 / 1000 Cars



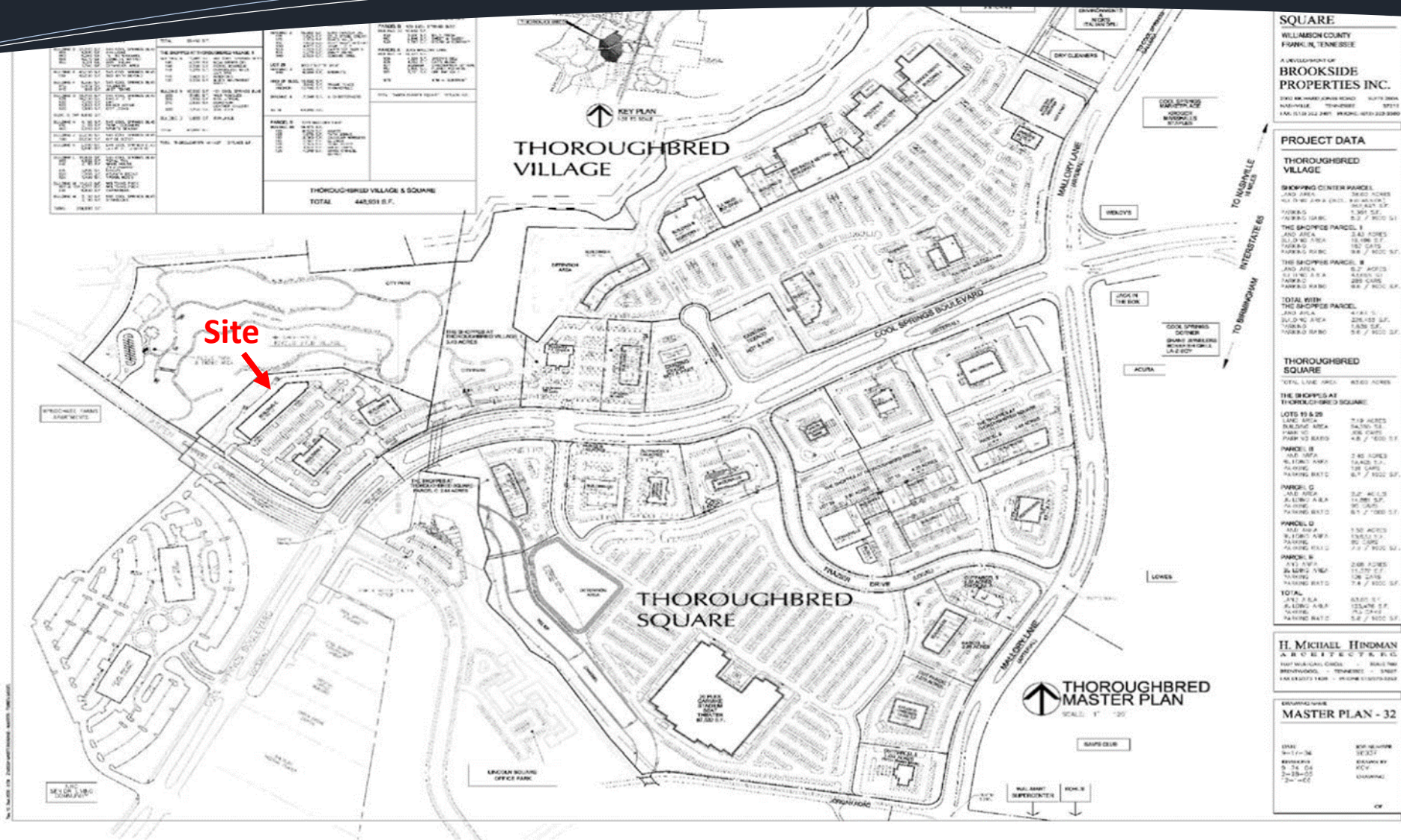
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