

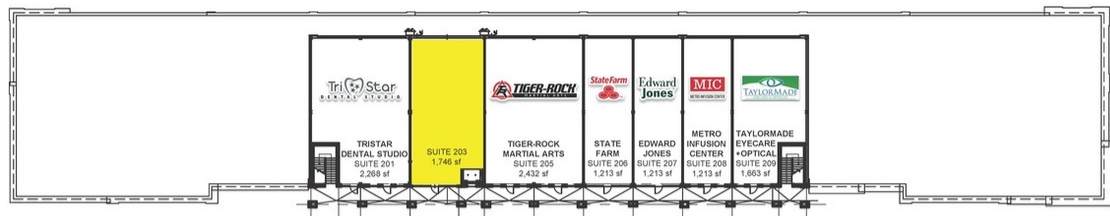


PARKWAY COMMONS

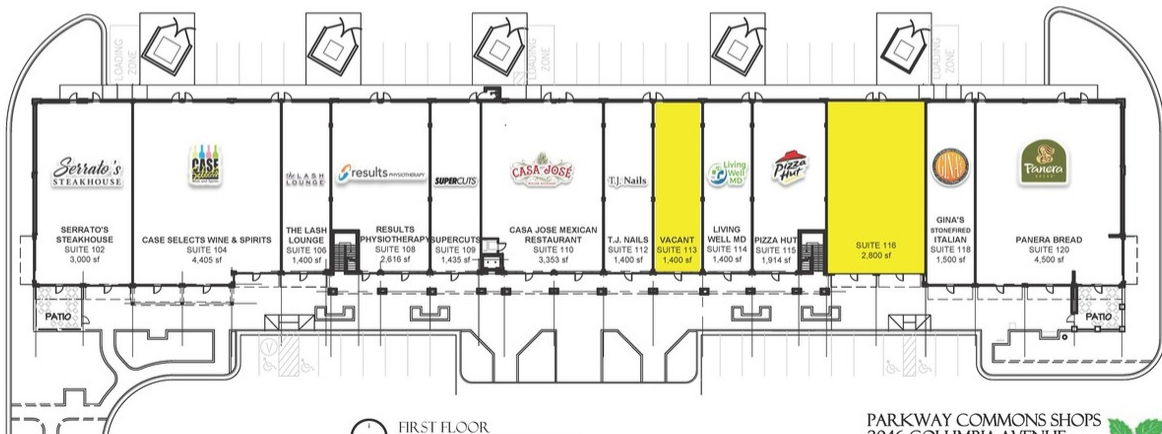
Franklin, Tennessee

Excellent Opportunities

1,400 sf and 2,800 sf -- FIRST FLOOR
1,746 sf -- SECOND FLOOR Medical Office



SECOND FLOOR
PROFESSIONAL SPACE



FIRST FLOOR
RETAIL SPACE

PARKWAY COMMONS SHOPS
3046 COLUMBIA AVENUE
FRANKLIN, TENNESSEE 37064

- Dual anchored 234,271 SF Retail Center Includes Target, Kroger, 42,871 SF Shops, and 4 Outlots with Signalized Access.
- High Traffic Counts with High Employee and Household Population.
- Tenants Include: Panera Bread, Serrato's Steakhouse, Supercuts, Edward Jones, Results Physiotherapy, Pizza Hut, State Farm, Gina's Stonefired Italian, Tiger Rock, Lash Lounge, T.J. Nails, Dentist & Optometrist.

Demographic Summary	3 Miles	5 Miles	10 Miles
2022 Population	39,803	83,650	198,545
2022 Households	15,422	32,274	70,943
2022 Average HH Income	\$144,401	\$152,779	\$168,624
Total Employees	18,193	45,942	102,122
Total Businesses	1,827	3,781	7,088

Demographic Source: 2023 Esri - January 31, 2023



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