



Developing and leasing retail properties throughout the Southeast

PARKWAY COMMONS

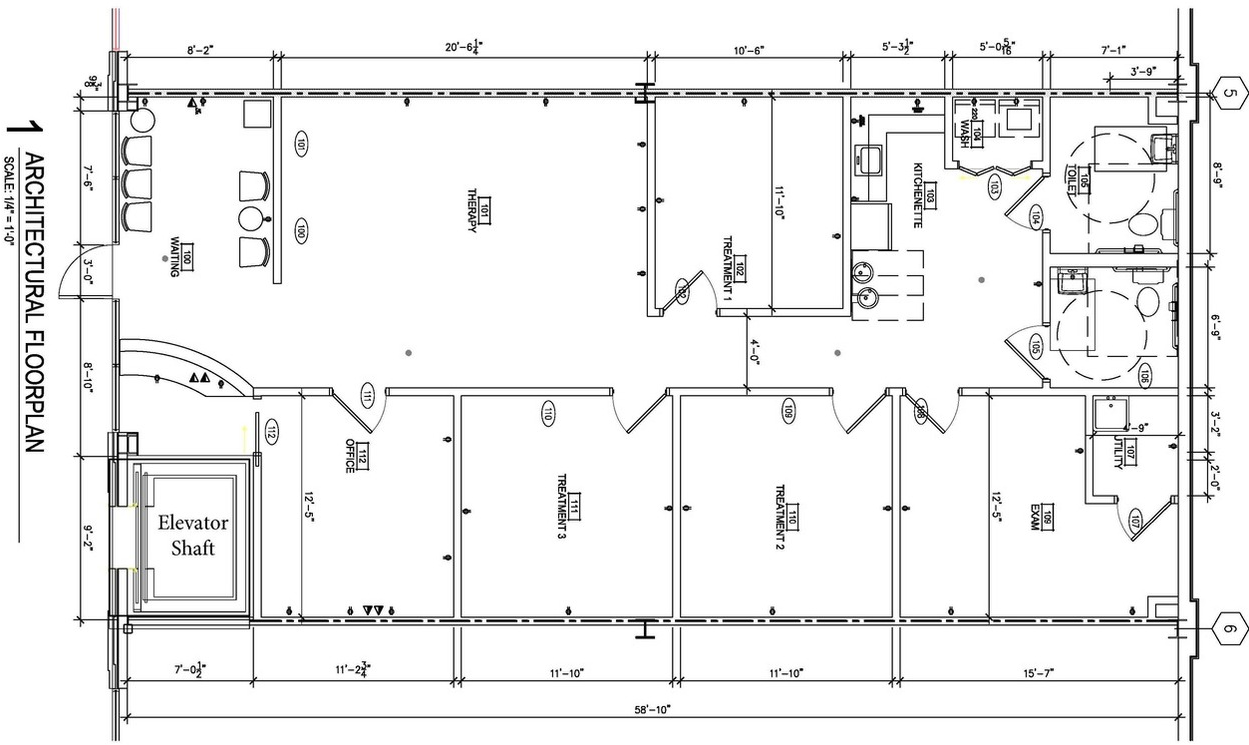
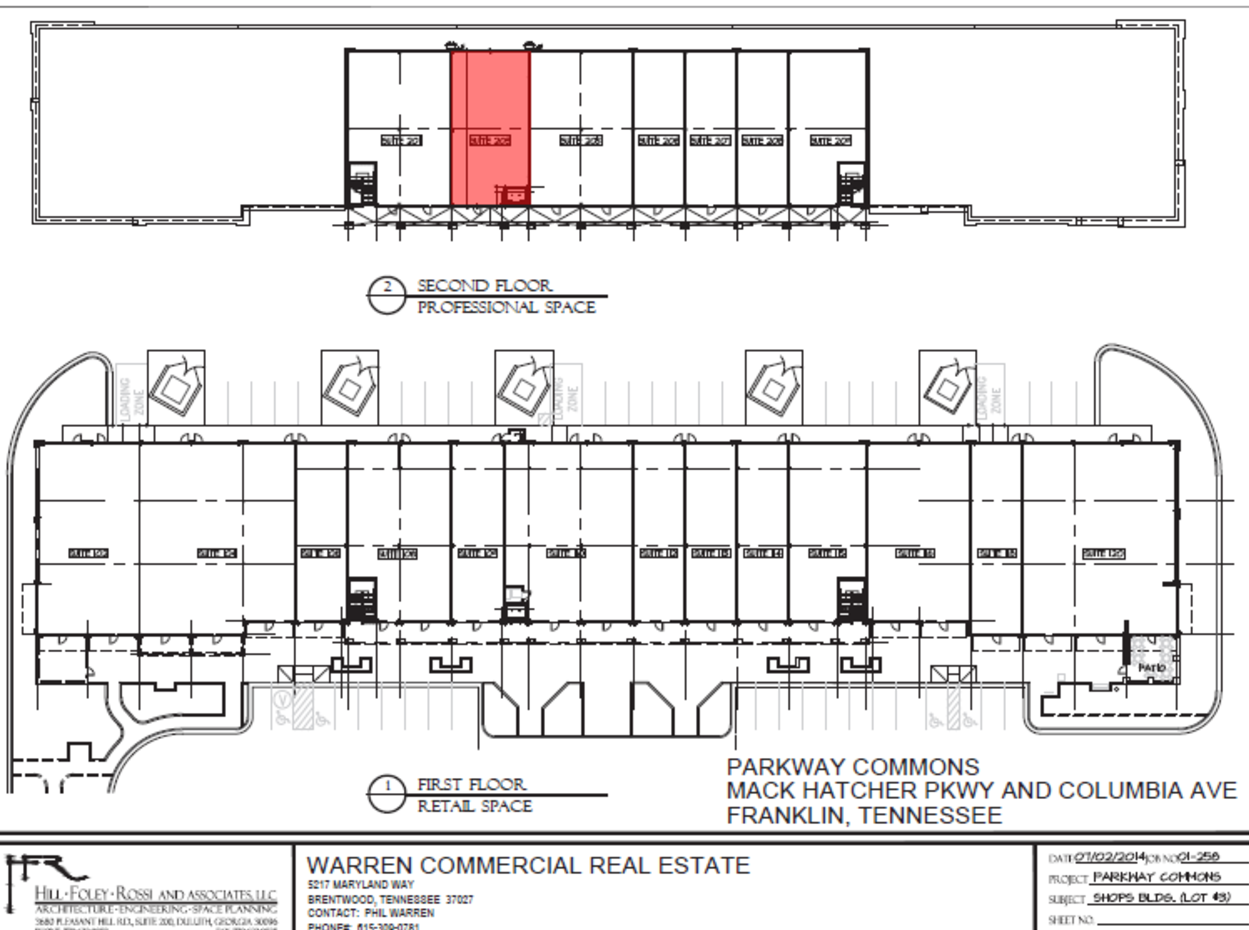
3046 Columbia Avenue • Franklin, TN



Medical/Office Space Available September 1, 2023!



- 1,746 SF on Second Floor (elevator adjacent to space). Current layout includes front desk/reception area, office, imaging room, 3 treatment rooms, therapy area, kitchenette, 2 bathrooms & W/D hook-ups.
- A 234,271 SF Retail Center that Includes Target, Kroger, 42,871 SF Shops, and 4 Outlots
- Traffic Counts: Columbia Avenue - 20,986('21) AADT; Columbia Pike - 14,336('21) AADT
- Tenants Include: Panera Bread, Serrato's Steakhouse, SuperCuts, Edward Jones, Results Physiotherapy, Pizza Hut, State Farm, Gina's Stonefired Italian, Tiger-Rock Martial Arts, Lash Lounge, TJ 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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