

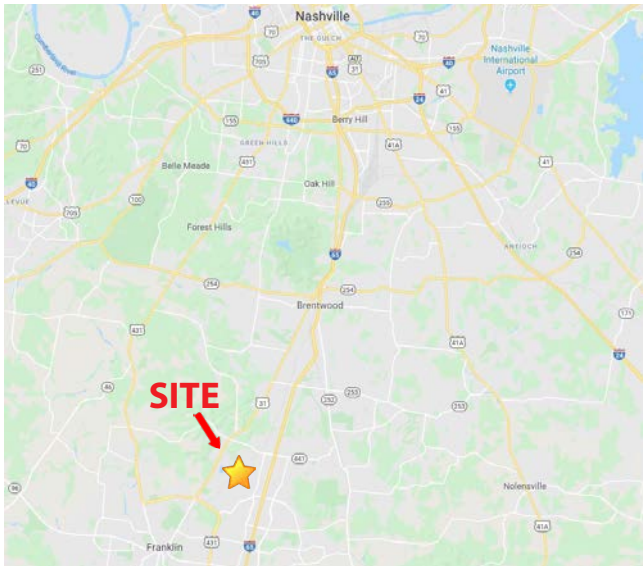


# FOR LEASE

## 201 Seaboard Lane, Franklin TN 37067

**Available SF**                      **6,000 SF**  
**Lease Rate**                      **\$ 27.00 psf - MG**  
**Lot Size**                            **0.74 Acres**

- Rare whole building for lease in the Cool Springs Submarket
- 29 dedicated parking spaces
- Hard corner site
- Ground floor built out for office
- Second floor can be updated to meet tenant's needs
- 3,000 sf floorplates



Demographics	1 mile	3 mile	5 mile
<b>Population</b>	4,193	36,945	102,382
<b>Avg HH Income</b>	\$ 86,117	\$ 129,146	\$ 145,646
<b># of Households</b>	2,378	15,311	39,480

Source: SitesUSA.com

**For more information, contact:**

**Joey Valenti**  
**615-234-4908 direct**  
**jvalenti@centenretail.com**

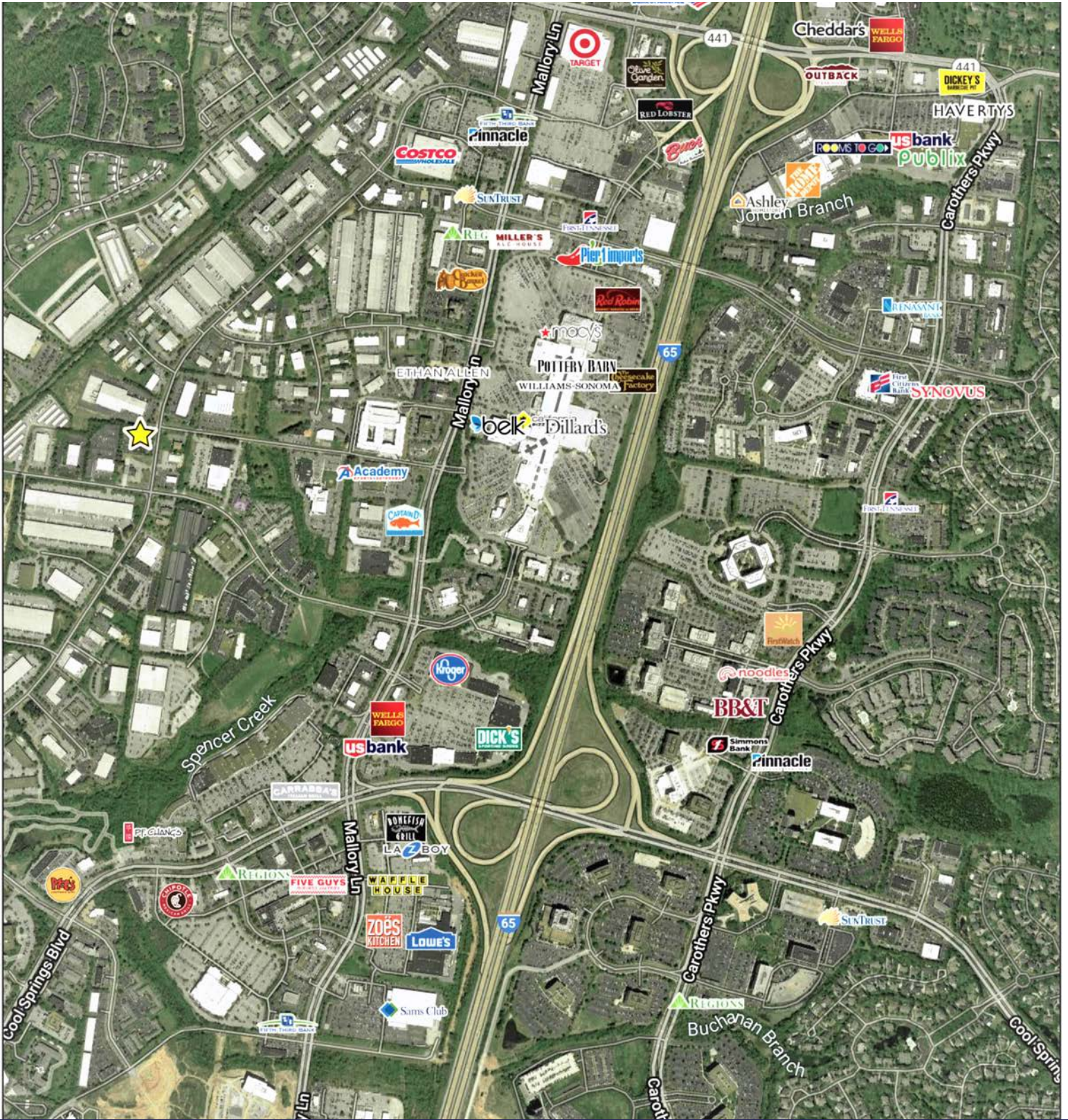
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# AERIAL VIEW



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RETAIL SERVICES