

MEDICAL OFFICE SPACE FOR LEASE

# Aspen Grove Medical Plaza

125 COOL SPRINGS BLVD | FRANKLIN, TN



# Property Overview

**51,027 SF**

2 Story Medical Office Building

## Location

Well-located with close proximity to the McEwen Interchange and Mack Hatcher Pkwy.

## Parking

Free staff and patient surface parking with covered drop-off area.

## Building

Owned and managed by Anchor Health.

Updated common areas / interior and exterior building enhancements.

## Availabilities

**Suite 100** | 4,776 SF | Available Now

**Suite 200** | 6,243 SF | Available Now

**Suite 230** | 3,290 SF | Available January 2025

[PROPERTY PAGE](#)

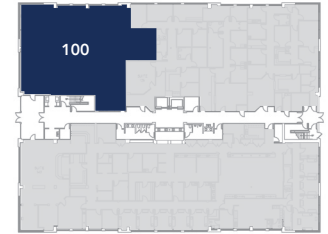
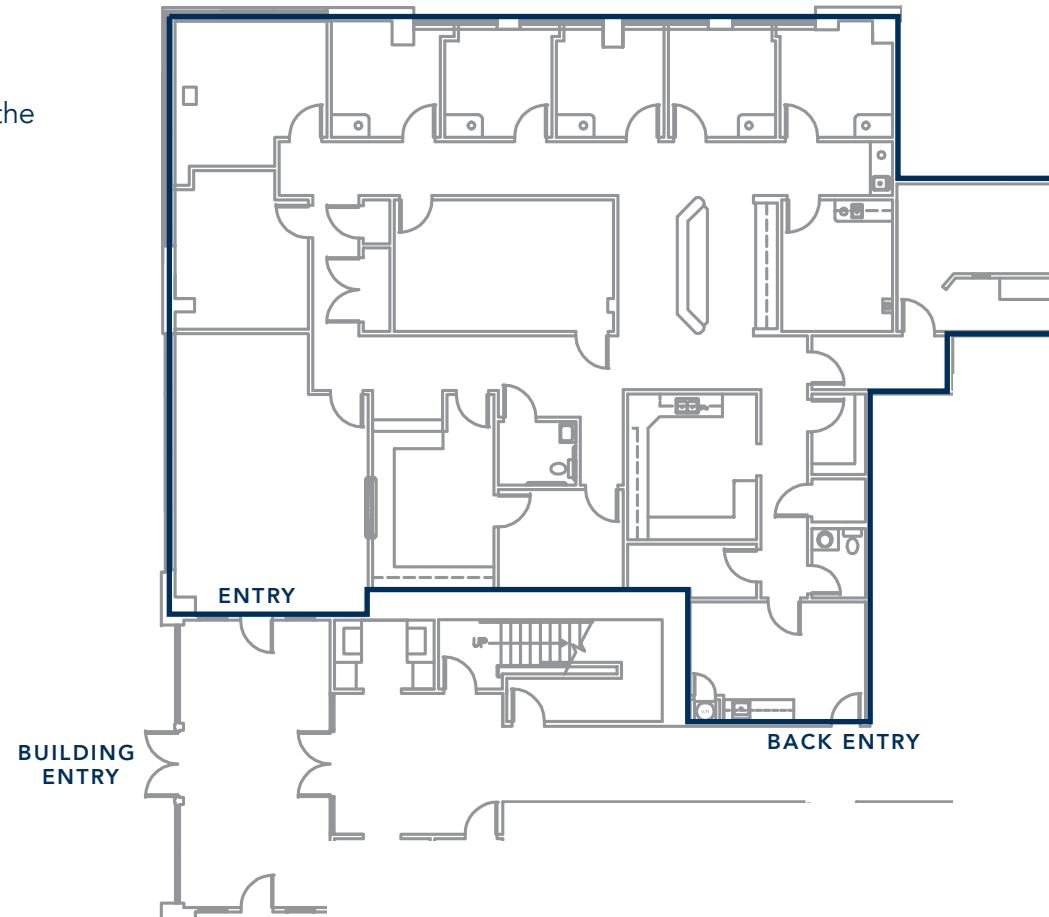


# Suite 100

4,776 SF | Available Now

- Located at the front entrance on the ground floor
- 7 exam rooms
- 5 offices
- 2 in-suite restrooms
- Nurses station
- Storage
- Second entry

[VIRTUAL TOUR](#)

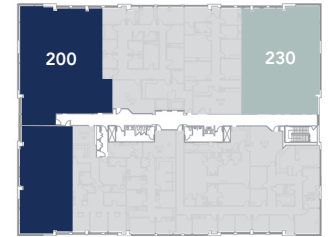


FIRST FLOOR AVAILABILITIES

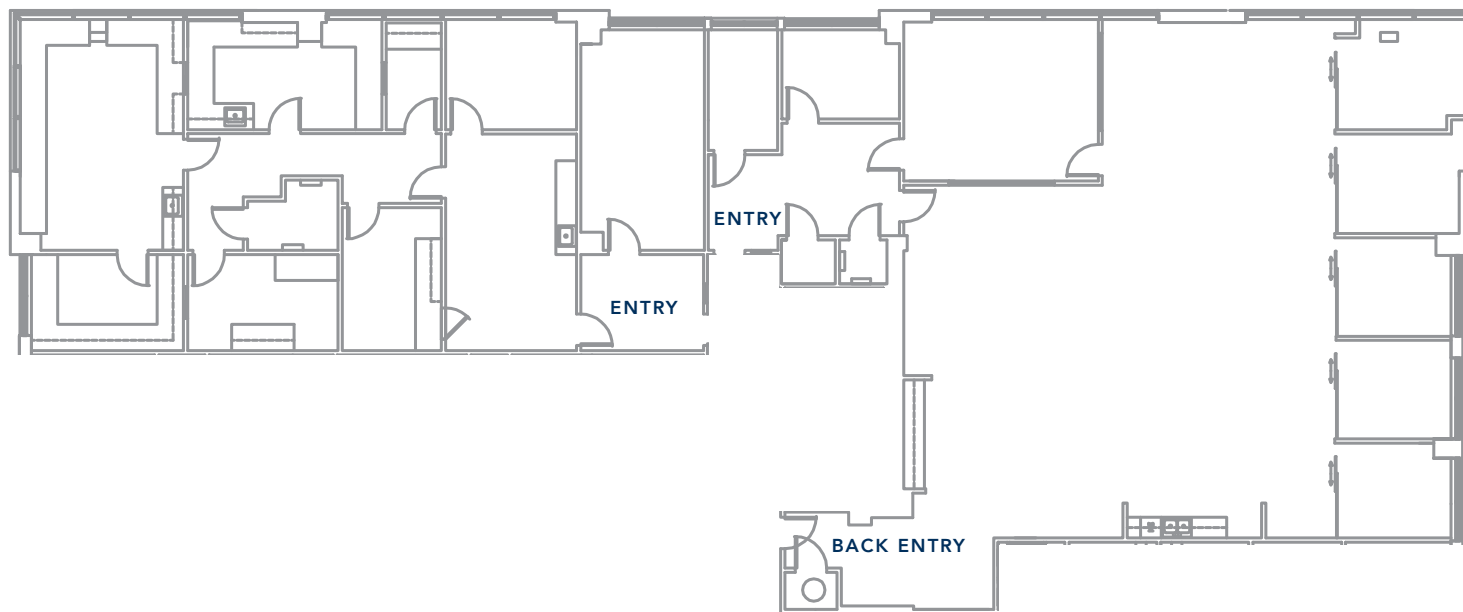
# Suite 200

6,243 SF | Available Now

- Customizable floor plan / able to be modified as-needed
- Improvement allowance available



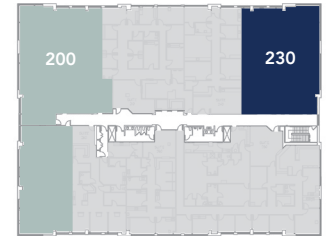
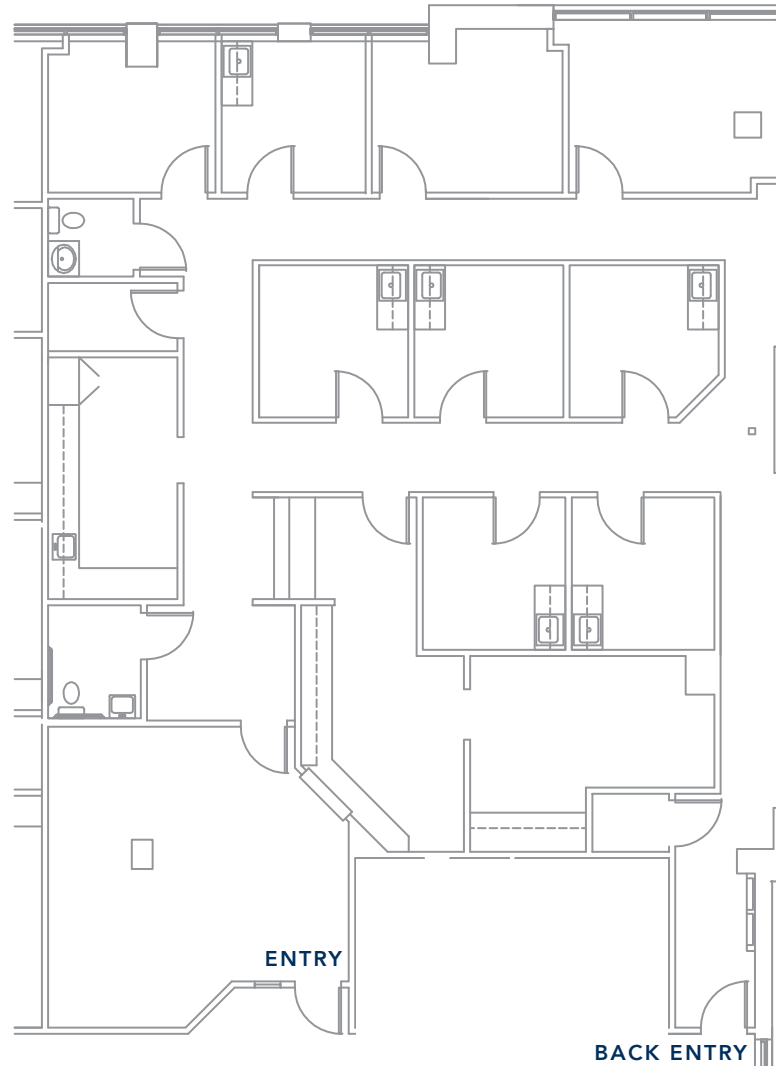
SECOND FLOOR  
AVAILABILITIES



# Suite 230

3,290 SF | Available August 2024

- 6 exam rooms
- 4 offices
- Lab
- 2 in-suite restrooms
- Second entry



**SECOND FLOOR  
AVAILABILITIES**

# Demographics & Tenant Mix

	1 MILE	5 MILES	10 MILES
2023 Population	7,474	106,555	243,543
2028 Population Projection	8,164	114,862	259,575
Historical Population Growth (2010-2023)	47%	26%	27%
Avg Household Income	\$95,530	\$137,828	\$149,321

## INSURANCE MIX (5 MILES)

Employer Paid	65%
Direct Purchase	10%
Medicare	6%
Medicaid	4%
Multiple	15%

## TENANT MIX

Cool Springs Footcare  
 Cool Springs Gastroenterology  
 Edge Peptide Therapy  
 Oral Surgical Institute  
 Pinnacle Dermatology  
 Premier Endodontics  
 Primary Care Clinic  
 Regenerative Solutions Orthopedics  
 Snodgrass Pediatric Solutions



\*Photo courtesy of Carol Raetz Interiors

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