

FOR LEASE > OFFICE SPACE



Cambridge Court

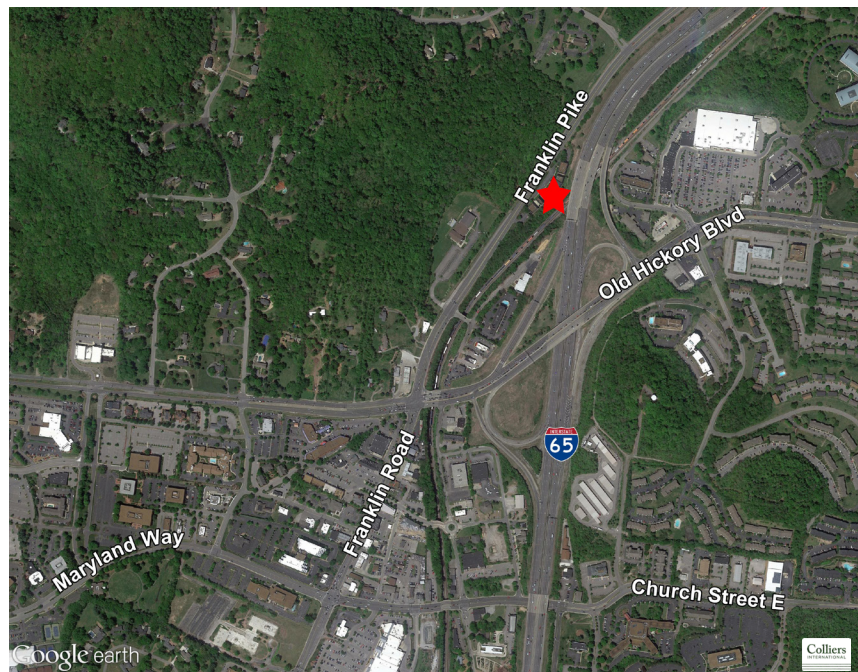
5544 FRANKLIN PIKE, NASHVILLE, TN 37220



Building Amenities

- > 1,028 SF available on 1st Floor
- > Covered parking
- > Quick access to the interstate system
- > Individual heat and air conditioning
- > Traffic Count on I-65: 181,300 ADT
- > Located on Franklin Road just north of Old Hickory Boulevard
- > All the conveniences of Brentwood without the traffic

Lease Rate: \$22.00/SF FSG

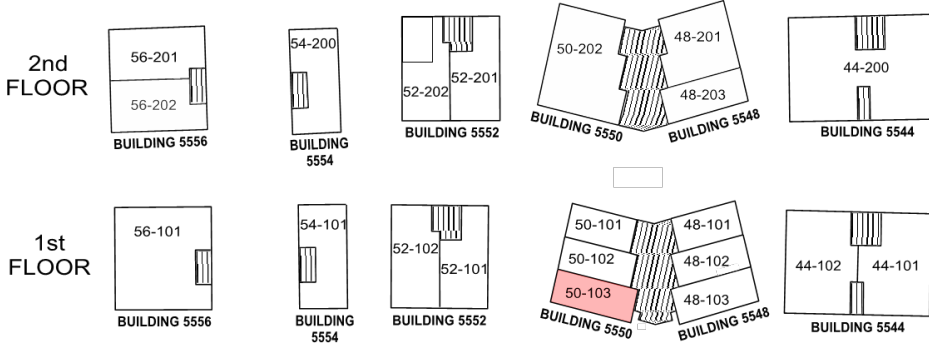
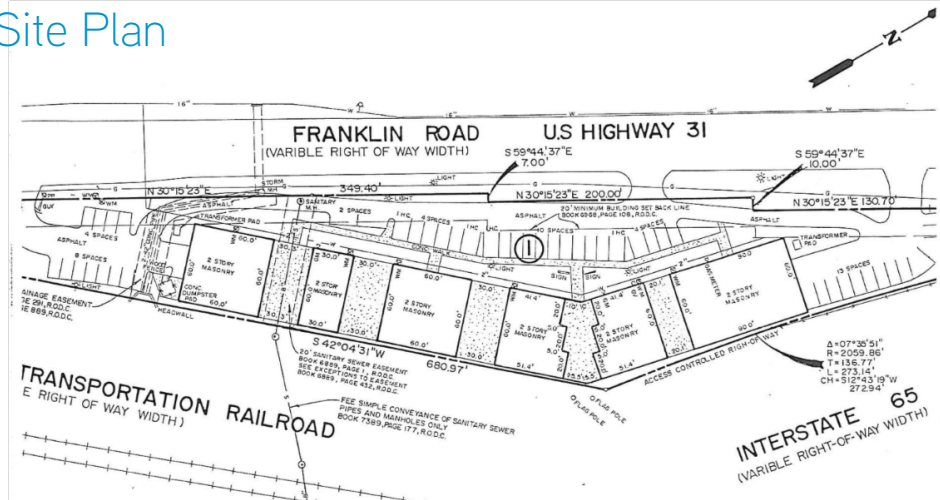


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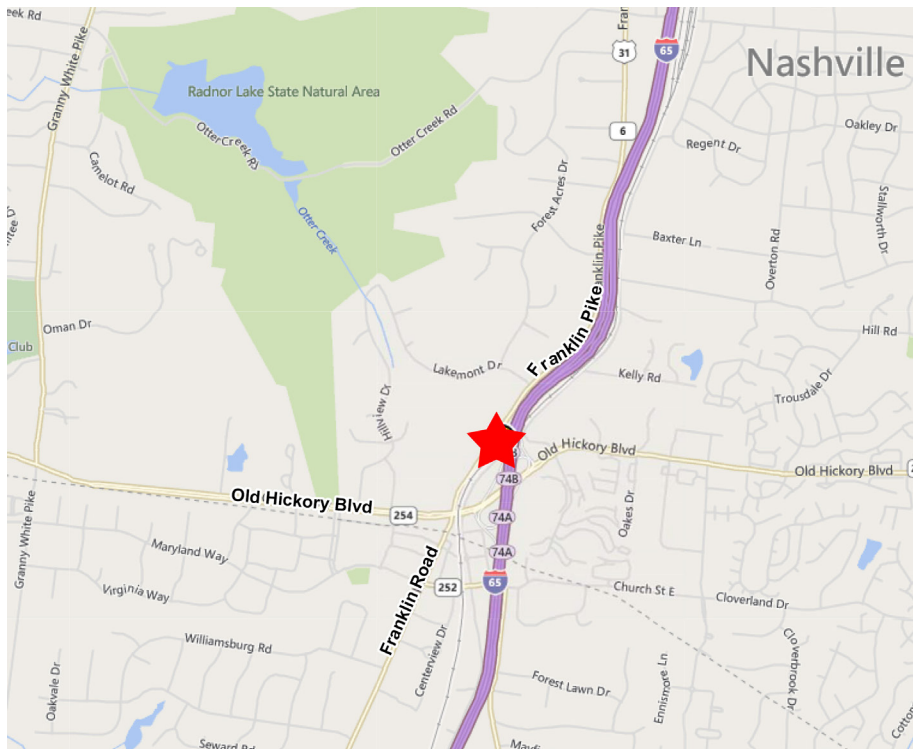
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Site Plan



Location



Tenants

SUITE	TENANT	SF
44-101	Brentwood Hearing	2,500
44-102	Oak Hill Family Dentistry	2,890
44-200	Radiology Alliance	5,400
44-101	City of Oak Hill	834
44-102	City of Oak Hill (condo)	-----
44-103	City of Oak Hill	1,028
48-201	State Farm Insurance	1,763
48-203	Travel Stars	1,028
50-101	Dr. Jackie Stankiewicz	844
50-102	Edward Jones	919
50-103	AVAILABLE (11/1/2017)	1,028
50-202	Penterman Professional Care	2,780
52-101	Belmont Medical (condo)	-----
52-102	Belmont Medical (condo)	-----
52-201	Brentwood Personal Training	1,644
52-202	Legacy Real Estate	1,285
52-203	Barry Carter Personal Training	550
54-101	Brentwood Eye (condo)	-----
54-200	LearningRx	1,800
56-101	Huber & Lamb Appraisal	3,600
56-201	Binkley-Garcia Architecture	1,800
56-202	Fisher Matthews PLLC	1,800

Demographics (2017)

	1 MILE	3 MILE	5 MILE
Population	3,399	37,029	132,770
Avg. HH Inc.	\$100,316	\$134,011	\$118,527
Traffic Count	14,251 VPD on Franklin Road (2016)		