



## BUILDING D | 10,325 SF

4021 Hughes Crossing  
Franklin, TN 37064

### 2015 DEMOGRAPHICS

	3 mi	5 mi
Avg. HH Income	\$122,308	\$107,598
Population	16,044	47,558
Households	5,623	17,917
Median Age	41	39

### TRAFFIC COUNTS

Goose Creek Bypass	18,961
@ Lewisburg Pike	

### CONTACT INFORMATION

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## Prominent Retail/Restaurant Opportunity in a Unique, Mixed-Use Environment

- Trade area is extremely underserved by retailers and restaurants
- Located at the corner of a major commuter intersection
- One of the fastest growing residential submarkets in the region
- Surrounding area is one of the highest concentrations of wealth in Williamson County
- Unique, landmark community that will serve as the Southern gateway to Franklin

- Situated in Town Center of Berry Farms, which is the hub of the 600-acre mixed-use community (1.8 M sf retail, 3M sf office, 1,100 residential units)
- Conveniently located along the I-65 corridor, just north of I-840



# BERRY FARMS

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Availabilities: 1,010 - 5,135 SF

