



# **FACTORY AT FRANKLIN**

**RETAIL SPACE FOR LEASE**  
230 Franklin Road Franklin, TN 37064





## AN ICONIC LANDMARK DEEPLY ROOTED IN THE TOWN'S HISTORY, THE FACTORY AT FRANKLIN IS A LOCAL TREASURE BELOVED BY ITS COMMUNITY AND ITS PATRONS, OLD AND NEW

Originally a cast iron stove works factory built in 1929, the Factory at Franklin is undergoing extensive renovations to restore its historic charm and bring about a vibrant transformation. Under new ownership by Holladay Properties, the goal is to create a premier destination, offering a unique blend of retail, dining, and cultural experiences for Franklin and its visitors.

The renovated Factory features a captivating grand hall, anchored by the beautiful, lively Skylight Bar, alongside a selection of diverse restaurants, including beloved local eateries like Edley's, Otaku Ramen, Jeni's Ice Cream, Mojo Tacos, and more.

With its iconic landmarks, such as the water tower and smokestack, the Factory boasts an abundance of park-like green spaces. Sidewalks connect the property to downtown Franklin, creating an unmatched walkable and bikeable shopping district.

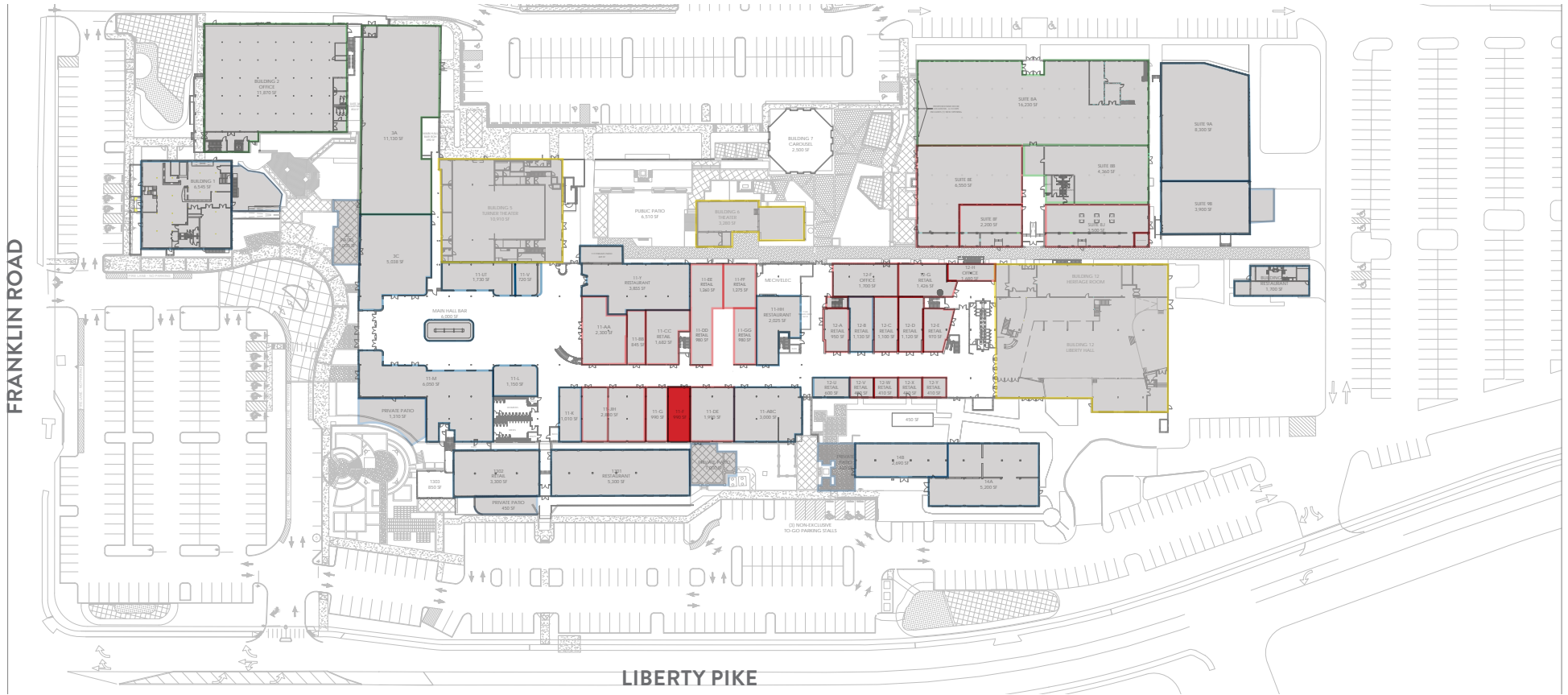
Additionally, the Factory continues to serve as an events destination, providing nearly 30,000 square feet of venue space. It also houses a premier office hub, with approximately 80,000 square feet of authentic creative office space.

In all, the Factory at Franklin provides a unique and vibrant experience, seamlessly blending its historic character with modern amenities, making it a must-visit destination for both locals and tourists alike.



# CREATIVE OFFICE & RETAIL SPACE FOR LEASE

● Restaurant 
 ● Patio 
 ● Office 
 ● Event Venue 
 ● Retail 
 ● Leased



RESTAURANT		
Building 1	Leased	9,000 SF
Suite 3C	Edley's BBQ	5,038 SF
Suite 11-UT	Otaku Ramen	1,730 SF
Suite 11-V	Five Daughters	720 SF
Suite 11-Y	Mojo's Tacos	3,855 SF
Suite 11-HH	White Alligator	2,025 SF
Suite 9A	Leased	8,330 SF
Suite 9B	Leased	3,900 SF
Building 10	Leased	1,700 SF
Suite 11-M	Saffire Restaurant	6,050 SF
Suite 11-L	Jeni's Ice Cream	1,150 SF
Suite 11-ABC	Honest Coffee / Franklin Juice	3,000 SF
Suite 11-K	Slim & Husky's	1,010 SF
Suite 12-B	Grey's Fine Cheese	1,130 SF
Suite 12-U	Daddy's Dogs	410 SF
Suite 1302	Two Hands	3,300 SF
Suite 1301	Etch	5,300 SF

Suite 14B	Hattie B's	2,690 SF
Main Hall Bar	Skylight Bar	6,000 SF
Suite 14A	Leased	5,200 SF

RETAIL		
Suite 11-AA	Leased	2,300 SF
Suite 11-BB	Leased	845 SF
Suite 11-CC	Stonebridge Art Gallery	1,682 SF
Suite 11-DDEE	Leased	2,240 SF
Suite 11-FF	Leased	1,275 SF
Suite 11-GG	Leased	980 SF
Suite 12-A	Lemon Gift Shop	950 SF
Suite 12-C	CR-71	1,100 SF
Suite 12-D	Luna Records	1,120 SF
Suite 12-E	Made in TN	970 SF
Suite 12-F	Times Past & Present	1,700 SF
Suite 12-G	Blockhouse	1,426 SF

Suite 12-H	Structured Hair	1,680 SF
Suite 8-E	Fork of the South	6,500 SF
Suite 8-F	Leased	2,200 SF
Suite 8-J	Third Coast Clay	3,500 SF
Suite 11-JIH	The Little Cottage	2,880 SF
Suite 11-G	Leased	990 SF
Suite 11-F	AVAILABLE	990 SF
Suite 11-DE	The Find	1,990 SF
Suite 12-V	Leased	400 SF
Suite 12-W	Leased	410 SF
Suite 12-X	Leased	410 SF
Suite 12-Y	Leased	410 SF

OFFICE		
Building 2	Diakonia	27,300 SF
Suite 3-A	Leased	11,130 SF
Suite 8-A	Leased	16,230 SF
Suite 8-B	Leased	4,360 SF
Suite 14-A	Dark Horse Institute	5,200 SF

EVENT VENUE		
Building 5	Turner Theater	10,910 SF
Building 6	Theater	3,280 SF
Building 12	Liberty Hall	18,300 SF



## LOCATION OVERVIEW



## THE NEIGHBORHOOD

Nestled in the heart of Williamson County, Franklin, Tennessee offers a prime location with easy access to nearby destinations. The Factory at Franklin is just a quick walk away from Downtown Franklin, ensuring convenient access to its unique shops, restaurants, and vibrant atmosphere. Additionally, a short drive will take you to Downtown Nashville, Thompson's Station, Brentwood, and Spring Hill.

Conveniently situated only 20 miles from Downtown Nashville, Franklin combines the allure of a small town with proximity to the dynamic energy of a major city. Renowned as one of America's Best Small Towns by various publications, Franklin captivates residents and visitors alike with its rich history and undeniable charm. As part of Williamson County and one of the most affluent suburbs in Tennessee, Franklin offers a desirable residential setting that exudes elegance and prestige.



**#4 BEST SMALL TOWN**  
BY SOUTHERN LIVING



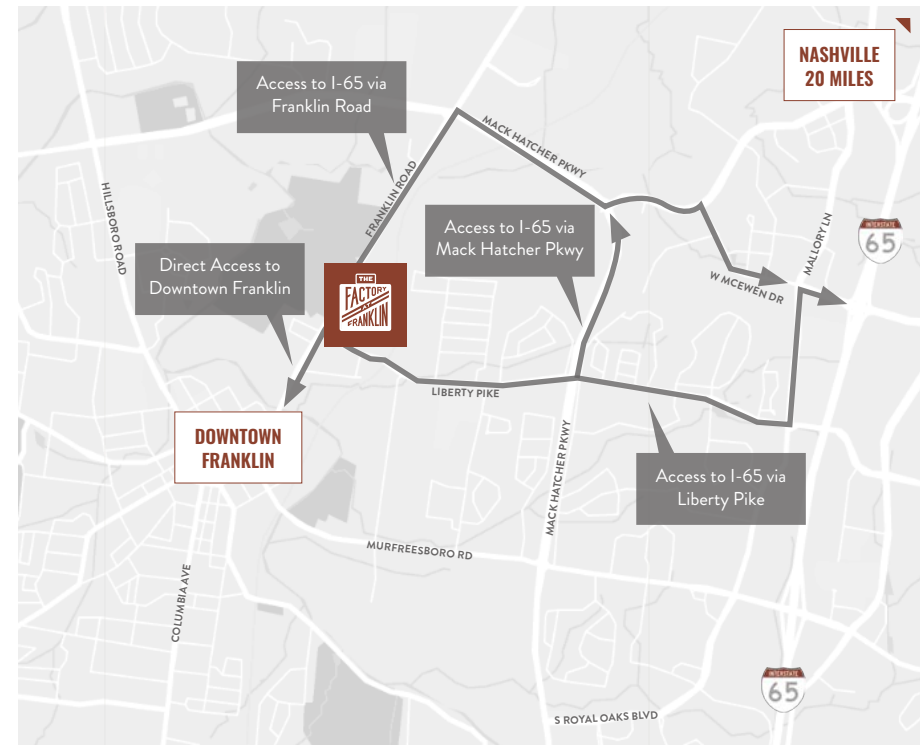
**2 MILLION ANNUAL VISITORS**  
TO WILLIAMSON COUNTY



**#1 SMALL TOWN GETAWAY**  
BY READER'S DIGEST



**#8 BEST TOWN IN THE NATION**  
BY TRAVEL + LEISURE MAGAZINE





# FACTORY VIEWS







## ABOUT THE OWNER

Established in 1952, Holladay Properties expanded from residential development to commercial buildings and land development in the Midwest. After a split in 1999, the Washington, D.C. office became Holladay Corporation while the Midwest operations became Holladay Properties.

Today, Holladay Properties is a fully integrated commercial real estate company specializing in land development, design/build services, and medical office management. With over 20 million square feet of commercial space developed in the Midwest and a team of 240 specialists across multiple offices, Holladay Properties handles diverse projects while maintaining their values.

Recently, Holladay Properties acquired the Factory, aiming to create an unparalleled shopping, dining, and cultural experience in Franklin. The acquisition strengthens their presence and contributes to their vision of transforming the space for the benefit of the city.







## THE FACTORY AT FRANKLIN

### CONTACT US

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HOLLADAY  
PROPERTIES