



## McEWEN NORTHSIDE RETAIL: 'BLOCK B'

4031 ASPEN GROVE DRIVE, FRANKLIN, TN 37067

McEwen Northside is a walkable, urban community in the core of Cool Springs, one of the most desirable and thriving retail markets in the country. The district's thoughtful design brings together business, residential, retail, restaurants, hotel, and interactive green spaces to foster connection and community, in a market known for its high disposable income.

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## PROJECT OVERVIEW

45

ACRES

mixed-use environment

10

ACRES

beautifully designed green space

750

THOUSAND

sq. ft. Class A office space

100

THOUSAND

sq. ft. restaurant & retail space

150

ROOM

business-class hotel

580

LUXURY

apartments



## LOCATION



## 2021 DEMOGRAPHICS

	3 MILE	5 MILE
<b>POPULATION</b>		
2021 Estimate	46,378	107,974
2026 Projection	51,925	121,330
<b>TOTAL HOUSEHOLDS</b>		
2021 Estimate	19,066	41,946
2026 Projection	21,144	45,435
<b>AVERAGE HOUSEHOLD INCOME</b>		
2021 Estimate	\$134,052	\$148,936
2026 Projection	\$140,640	\$157,711
<b>MEDIAN AGE</b>		
Male	36.4	38.5
Female	38.3	40.2





# BLOCK B RETAIL FLOOR PLAN

**BLOCK B MIXED USE**  
4031 Aspen Grove Drive

**BLOCK B RESTAURANT**  
4041 Aspen Grove Drive

