



RETAIL SPACE FOR LEASE

Cool Springs Festival • 8105 Moores Lane • Brentwood, TN 37027

MARKET OVERVIEW

- Cool Springs is the dominant retail trade area for the entire region.
- Williamson County is ranked within top 10 wealthiest county in the country.
- Proven stable shopping center with historically low turnover and long tenant tenure (Most anchor tenants present for over 20 years).
- Consistent high retail sales per square foot for anchor and shop tenants.
- 1.54 million visitors to the shopping center per year.
- Interstate visibility with immediate access off of I-65 off ramp.



2022 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2022 Estimate	38,313	96,291
Total Households		
2022 Estimate	15,130	35,803
Average Household Income		
2022 Estimate	\$134,633	\$138,667
Median Age		
	41.3	41.3
Daytime Population		
	66,521	128,574
Traffic Count		
1-65	150,059	
Moore's Lane	25,980	
Daily Visits	4,852	

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SUITE	TENANT	SQ. FT.
1	MICHAEL'S	19,350
2	MATTRESS FIRM	8,000
3	JASMINE THAI & SUSHI	2,727
4	GUITAR CENTER	12,019
5	PETSMART	26,408
6	PUBLIX	54,380
7	AVAILABLE	10,000
8	HOLLYWOOD NAILS	1,600
9	R&S FLOORING	2,400
10	AVAILABLE 1/1/2024	2,400

SUITE	TENANT	SQ. FT.
11	SALLY BEAUTY SUPPLY	1,700
12	BOOT BARN	12,016
13	ADVANCE AUTO PARTS	13,185
14	NEW BRAND CLEANERS	1,200
15	FUJI JAPANESE RESTAURANT	1,875
16	AVAILABLE	1,741
17	COOL SPRINGS FAMILY DENTISTRY	1,915
18	GREAT CLIPS	1,200
19	DICKEY'S BBQ	1,600
20	VISIONWORKS	4,505



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10,000 SF AVAILABLE



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