



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.



2023 DEMOGRAPHICS

| | 3 Mile | 5 Mile |
|---------------------------------|--------------|-----------|
| Population | | |
| 2023 Estimate | 38,335 | 96,216 |
| Total Households | | |
| 2023 Estimate | 15,216 | 35,963 |
| Average Household Income | | |
| 2023 Estimate | \$187,746 | \$194,436 |
| Median Age | | |
| | 41.3 | 41.2 |
| Daytime Population | | |
| | 66,521 | 128,574 |
| Traffic Count | | |
| 1-65 | 144,240 | |
| Moore's Lane | 18,616 | |
| Daily Visits | 4,732 | |

GRANT KINNETT

PH: 615-550-5582
GKINNETT@BOYLE.COM

BOYLE

2000 Meridian Blvd, Suite 250 • Franklin, TN 37067 • 615-550-5575 • Boyle.com

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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 | IMAGE STUDIOS | 10,000 |
| 8 | HOLLYWOOD NAILS | 1,600 |
| 9 | R&S FLOORING | 2,400 |
| 10 | AVAILABLE | 2,400 |

| SUITE | TENANT | SQ. FT. |
|-------|-------------------------------|---------|
| 11 | PRIME IV HYDRATION | 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 | WAX THE CITY | 1,741 |
| 17 | COOL SPRINGS FAMILY DENTISTRY | 1,915 |
| 18 | GREAT CLIPS | 1,200 |
| 19 | DICKEY'S BBQ | 1,600 |
| 20 | VISIONWORKS | 4,505 |

