



McEWEN

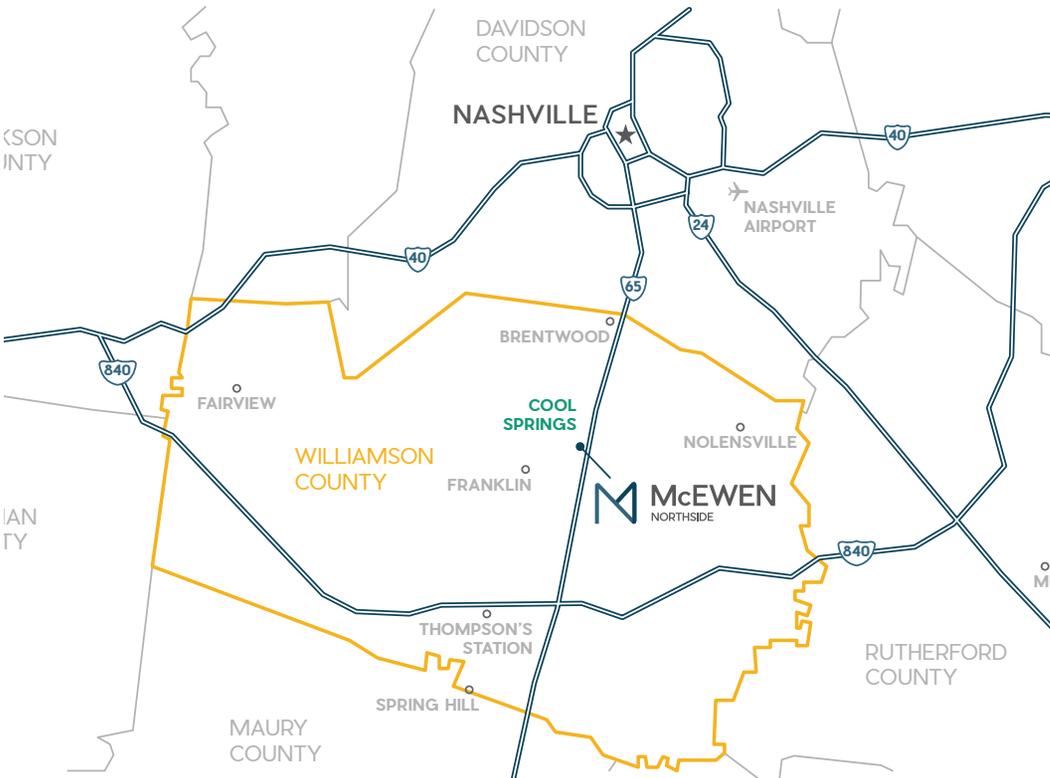
NORTHSIDE

Project Overview
Retail + Restaurants





PROJECT OVERVIEW



45
ACRES

mixed-use environment

10
ACRES

beautifully designed green space

740
THOUSAND

sq. ft. Class A office space

126
THOUSAND

sq. ft. restaurant & retail space

314
ROOMS

business-class hotels

770
LUXURY

apartments

REGIONAL RETAIL HUB



Cool Springs Class A/B Office Daytime Population

Class	SF	1 person / 250 SF
A	6,421,183	25,685
B	2,572,867	10,290
Total	8,994,050	35,975

IN THE CORE OF COOL SPRINGS ACTIVITY

DEMOGRAPHICS

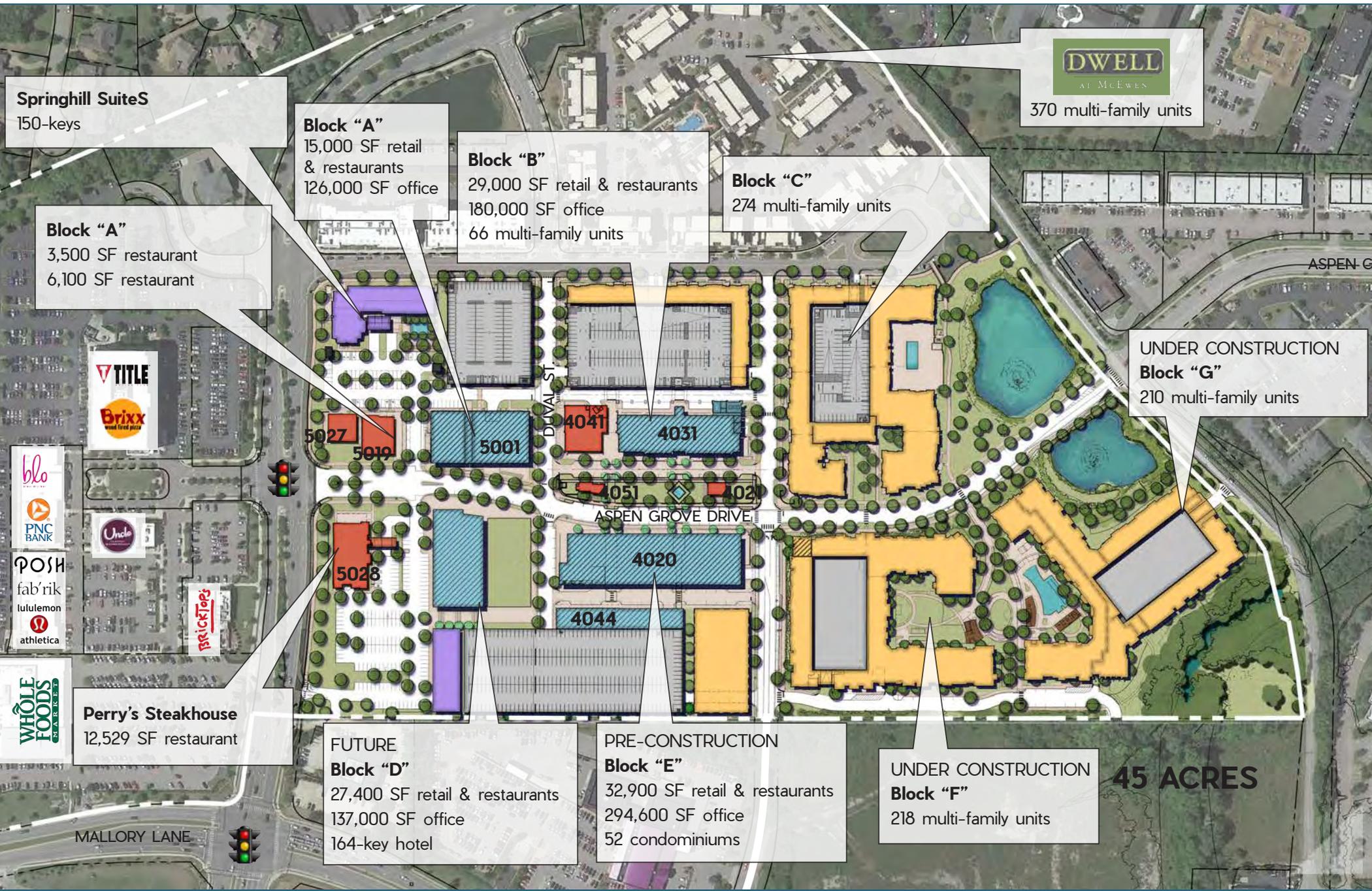
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	20 MIN.
POPULATION				
ESTIMATED 2023	48,296	110,297	151,110	197,924
PROJECTED 2028	53,315	123,866	169,383	220,281
HOUSEHOLDS				
ESTIMATED 2023	19,957	42,386	56,182	75,635
PROJECTED 2028	23,106	49,874	66,018	87,134
AVERAGE HH INCOME				
ESTIMATED 2023	\$145,207	\$167,731	\$189,868	\$187,556
PROJECTED 2028	\$131,002	\$150,601	\$172,322	\$174,285
TOTAL BUSINESSES	6,383	8,954	12,687	16,823
TOTAL EMPLOYEES	66,236	84,337	122,618	162,789



A VIBRANT, GROWING COMMUNITY



MASTER PLAN



A THOUGHTFULLY PLANNED DISTRICT



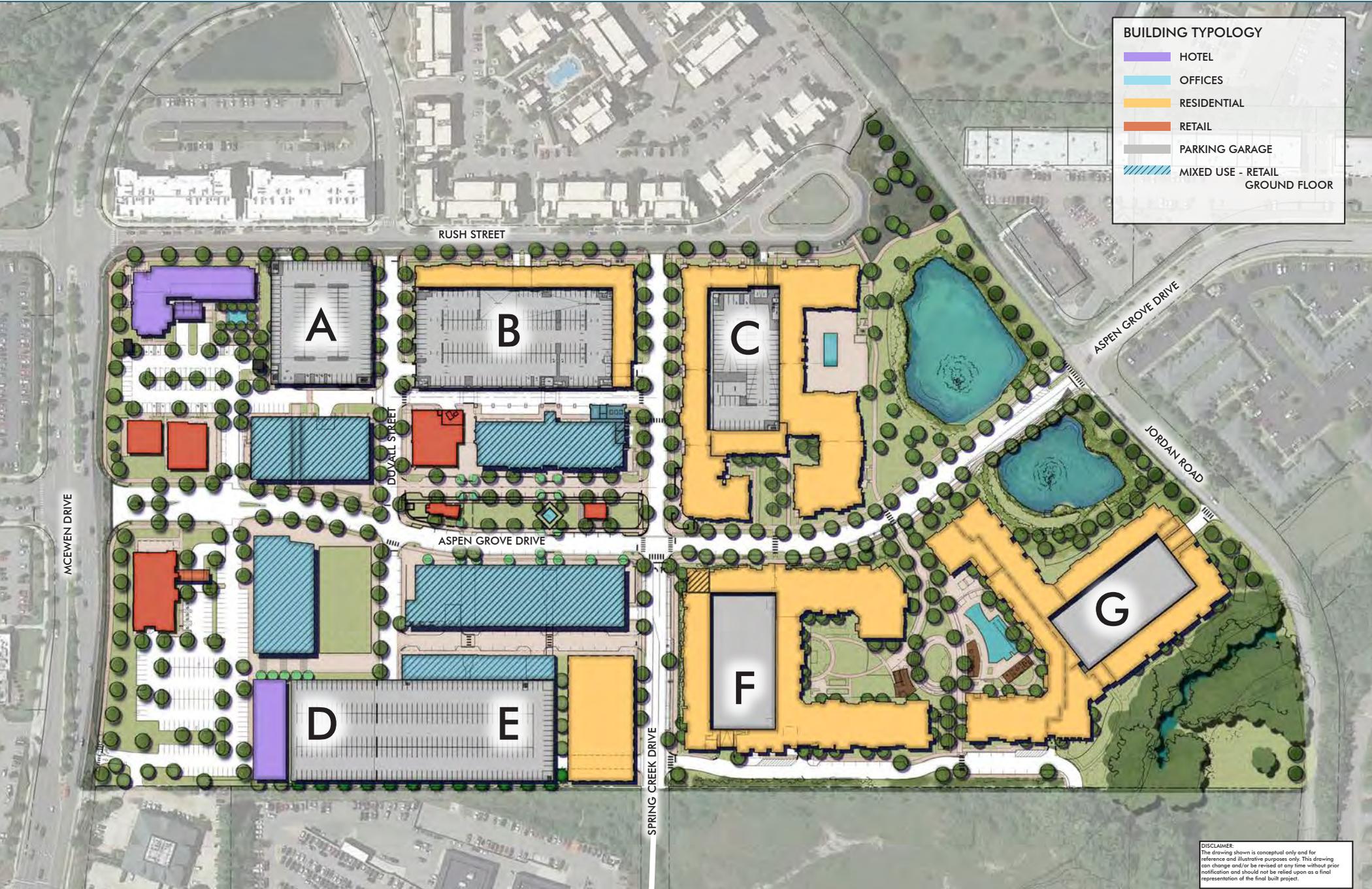
MASTER PLAN



A THOUGHTFULLY PLANNED DISTRICT



MASTER PLAN



BUILDING TYPOLOGY	
	HOTEL
	OFFICES
	RESIDENTIAL
	RETAIL
	PARKING GARAGE
	MIXED USE - RETAIL GROUND FLOOR

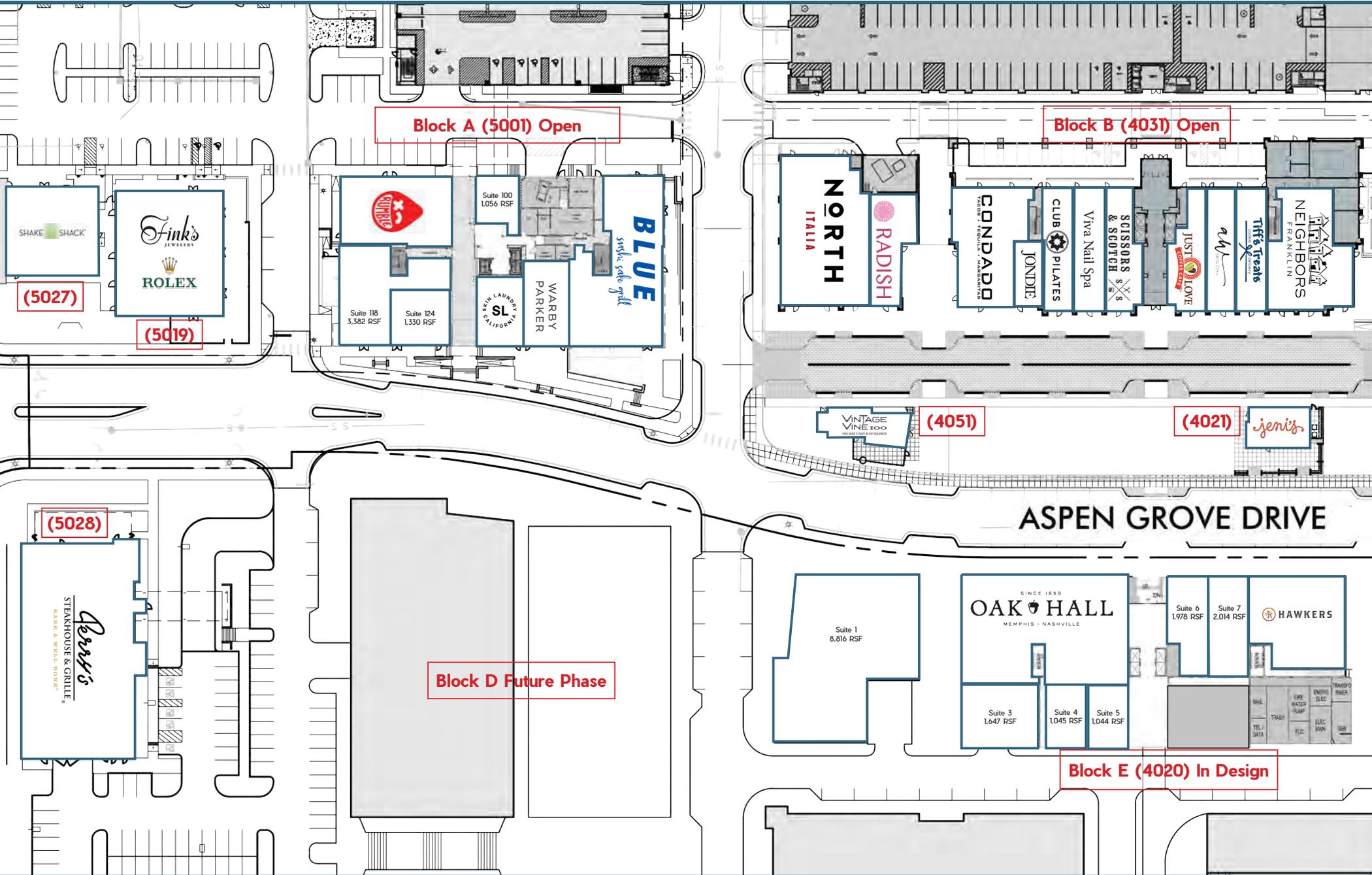
DISCLAIMER:
The drawing shown is conceptual only and for reference and illustrative purposes only. This drawing can change and/or be revised at any time without prior notification and should not be relied upon as a final representation of the final built project.

A THOUGHTFULLY PLANNED DISTRICT





MASTER PLAN



A THOUGHTFULLY PLANNED DISTRICT



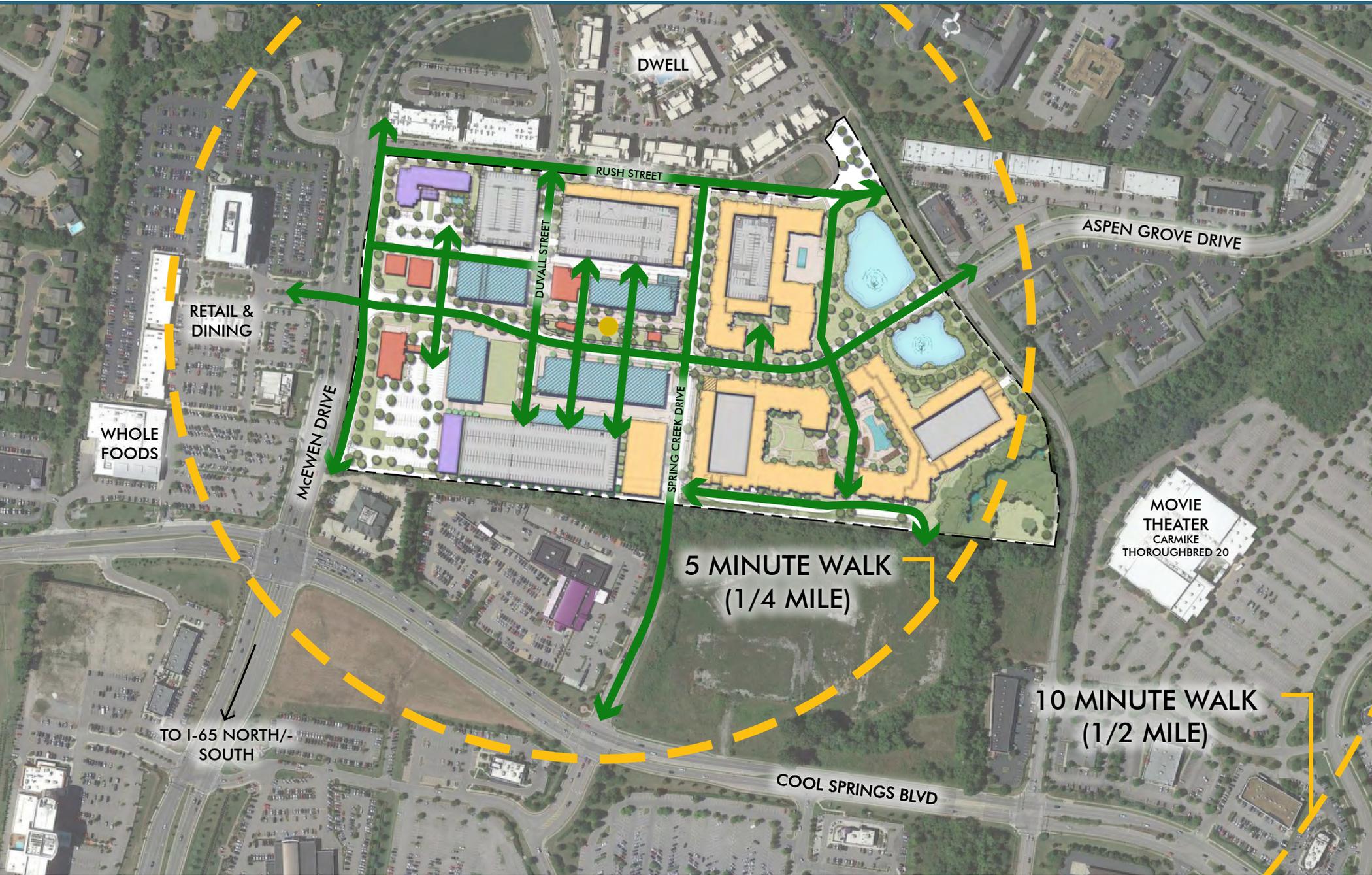
ACCESSIBLE

ROAD KEY

-  INTERSTATE
-  MAJOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  LOCAL



WALKABLE



A PLAN THAT INSPIRES CONNECTION

BLOCK A



BLOCK A OFFICE & GROUND FLOOR RETAIL

BLOCK B



BLOCK B OFFICE & GROUND FLOOR RETAIL

BLOCKS B AND C



BLOCK B OFFICE & RETAIL, BLOCK C MULTI-FAMILY



BLOCK E



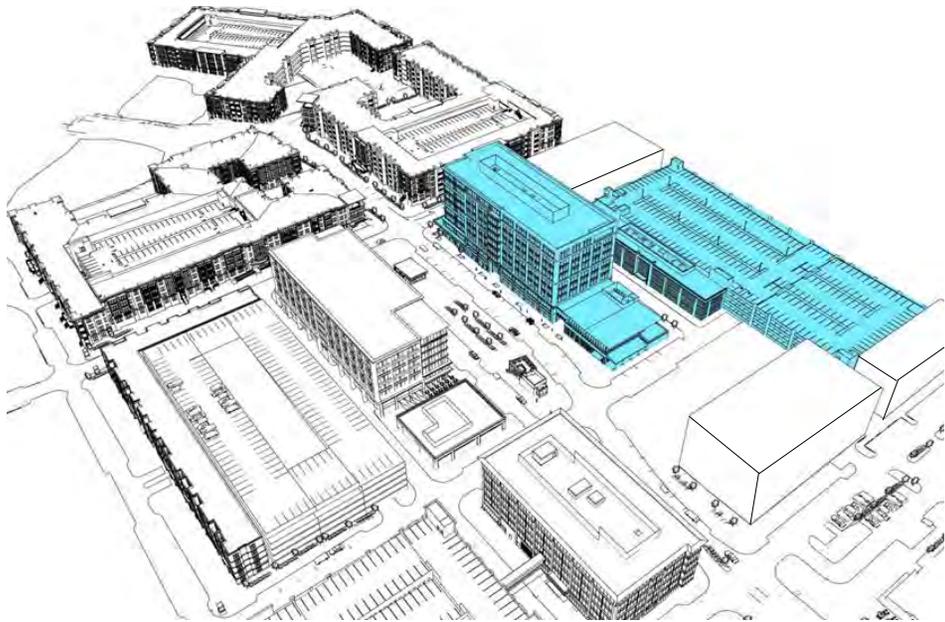
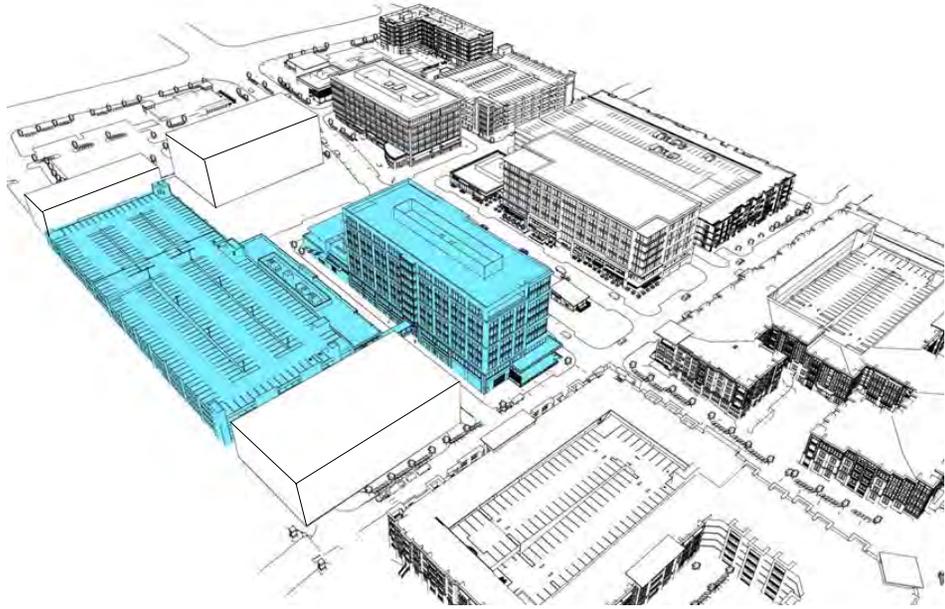
BLOCK E OFFICE & GROUND FLOOR RETAIL



BLOCK E 9-STORY 280K OFFICE OVER GROUND FLOOR AMENITY SPACE



BLOCK E





AN STREET FARE
HAWKERS

the HAT BOX

mollie greene

HALL

food



FARE

ASIAN STREET FARE

HAWKERS

HAWKERS

CAR MAT BOX

molle green

Boutique

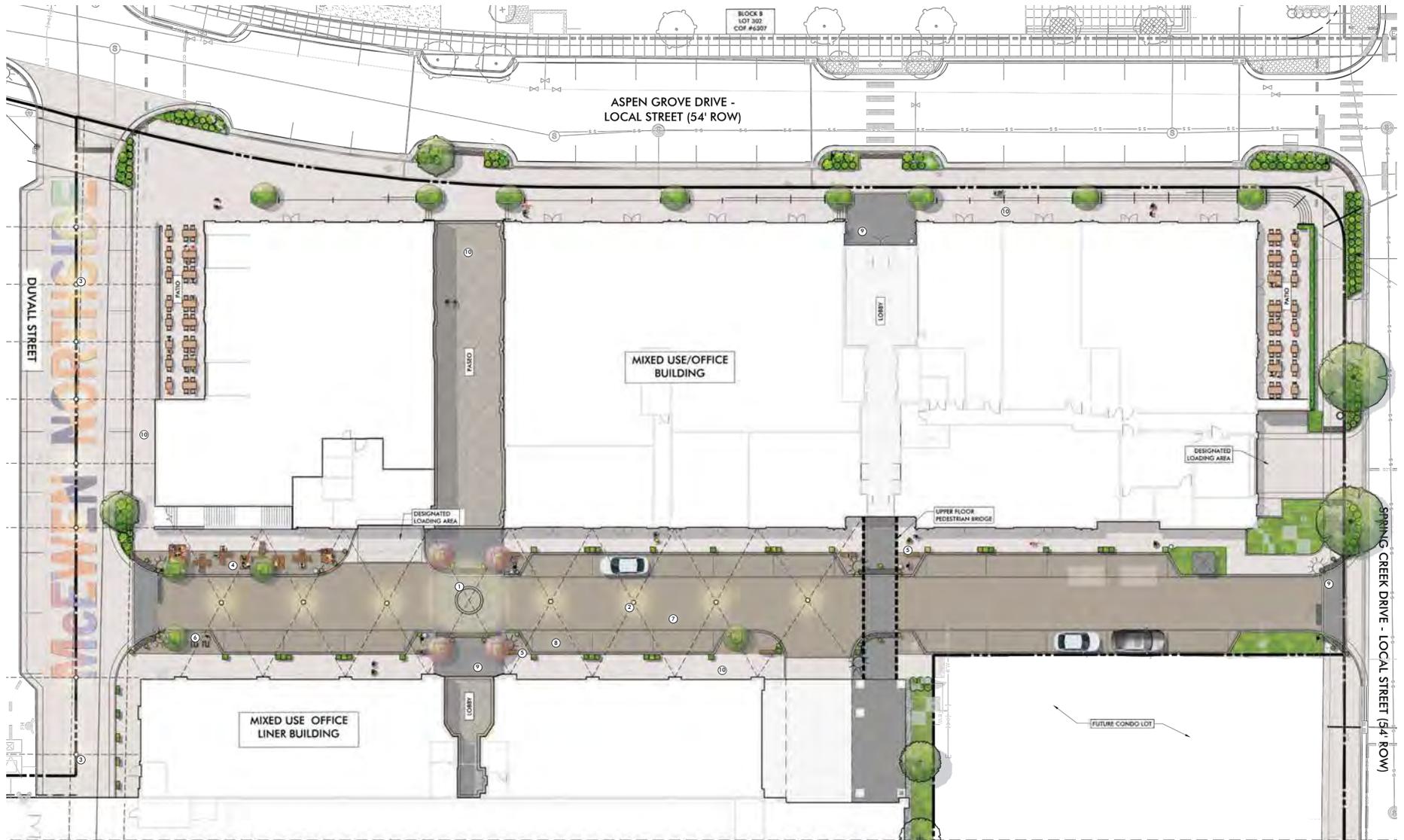




BLOCK E ACTIVATED STREETSCAPE



BLOCK E STREETScape PLAN



- KEY:
- | | | | |
|---|---------------------------------|-------------------|-------------------|
| ① STRUCTURA AURA RING AND STRING LIGHTS | ⑩ VESTRE SITE FURNISHINGS | ④ PAVEMENT TYPE 1 | ⑮ SCORED CONCRETE |
| ② CATENARY AND STRING LIGHTS | ⑪ BENCHES | ⑤ PAVEMENT TYPE 2 | |
| ③ DUVALL STREET CATENARY AND STRING LIGHTS FOR FUTURE PHASE | ⑬ LANDSCAPE FORMS FLO BIKE RACK | ⑥ PAVEMENT TYPE 3 | |

A THOUGHTFULLY PLANNED DISTRICT

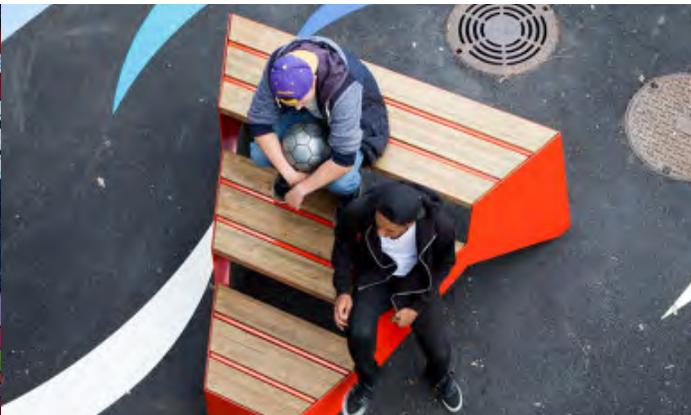


DYNAMIC OPEN SPACE

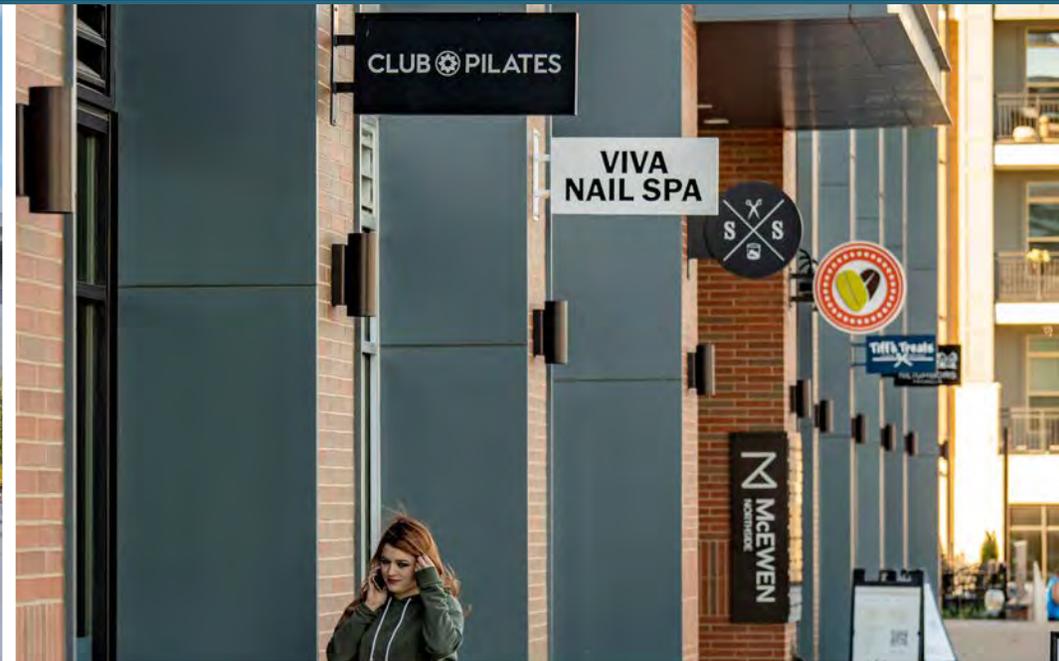




INTERACTIVE PUBLIC ART



LIFESTYLE



LIFESTYLE



INSPIRED COMMUNITIES INSPIRE CONNECTION

Vibrant communities that stand the test of time. Homes that draw you in, and surroundings that beckon you out. Work environments that engage employees and foster collaboration, with open space that nurtures creativity. Retail shops that delight and eating experiences to savor. Boyle mixed-use communities blend walkability, livability, and workability within some of Middle Tennessee's most desirable locations.

BOYLE
Building community since 1933.



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



BOYLE

BOYLE INVESTMENT CO • BOYLE.COM • 615-550-5575
MARK TRAYLOR • MTRAYLOR@BOYLE.COM
GRANT KINNETT • GKINNETT@BOYLE.COM


NORTHWOOD RAVIN
Signature Apartment Homes
DEVELOPMENT • CONSTRUCTION • MANAGEMENT