



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

## GRANT KINNETT

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



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	AVAILABLE	1,600
20	VISIONWORKS	4,505



