



MERIDIAN

COOL SPRINGS

PROJECT OVERVIEW

RETAIL & RESTAURANTS



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

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900K SF OF OFFICE SPACE

**13,000 EMPLOYEES ON THE EAST
SIDE OF I-65**

**5,000 CLASS A EMPLOYEES
WITHIN A 5 MINUTE WALK**

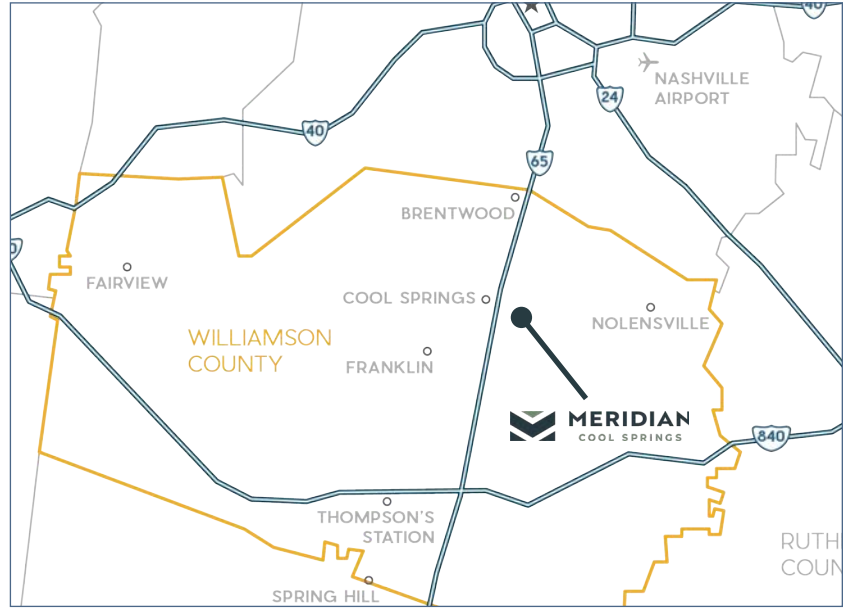
3 HOTELS TOTALING 492 KEYS





MERIDIAN
COOL SPRINGS
A BOYLE DEVELOPMENT

A VIBRANT, GROWING COMMUNITY



SURROUNDING COMMERCIAL



SURROUNDING RESIDENTIAL

1/2 mile to Brentwood



Approx. 2,000 apartment units in Trade Area East of I-65

Trade Area Housing Stats East of I-65

Est. Population: 53K
 Ave. Household Income: \$200K
 Median Home Value: \$442K
 69% of Homes Over \$500K

Carothers Pkwy. - 22,568 avg. daily traffic

Cool Springs Blvd. - 18,240 avg. daily traffic



Trade Area Housing Stats West of I-65

Est. Population: 61K
 Avg. Household Income: \$135K
 Median Home Value: \$382K
 35% of Homes Over \$500K

137,738 avg. daily traffic



2023 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2023 Estimate	41,968	101,871
Total Households		
2023 Estimate	16,820	38,636
Average Household Income		
2023 Estimate	\$163,864	\$179,330
Median Age		
	38.8	40.7
Traffic Count		
I-65	135,534	
Daily Visits	3,862	

MASTER PLAN



2000 MERIDIAN

- TUPELO HONEY
- jon alan
- NUTRISHOP
- Edward Jones
- CLEAN JUICE
- HOTWORX

1000 MERIDIAN

- FirstWatch
- FABULOUS FROCKS
- HERITAGE
- Meridian Dental Centre
- PEACE EYECARE
- TONY'S EAT & DRINK

995 MERIDIAN

- noodles & COMPANY
- PS Training

ONSITE HOTELS

- COURTYARD Marriott
- Residence Inn Marriott

1175 MERIDIAN

- Jersey Mikes SUBS
- Carlin Steamer
- The Eastern Peak
- WOODHOUSE FRANKLIN

ONSITE HOTEL

- Hilton

Meridian Cool Springs Site Plan Summary	
Office Space	900K SF
Retail/Restaurant Space	70K SF
Hotels	492 Keys
Fitness	2,614 SF

995 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED



1000 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED



1175 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED

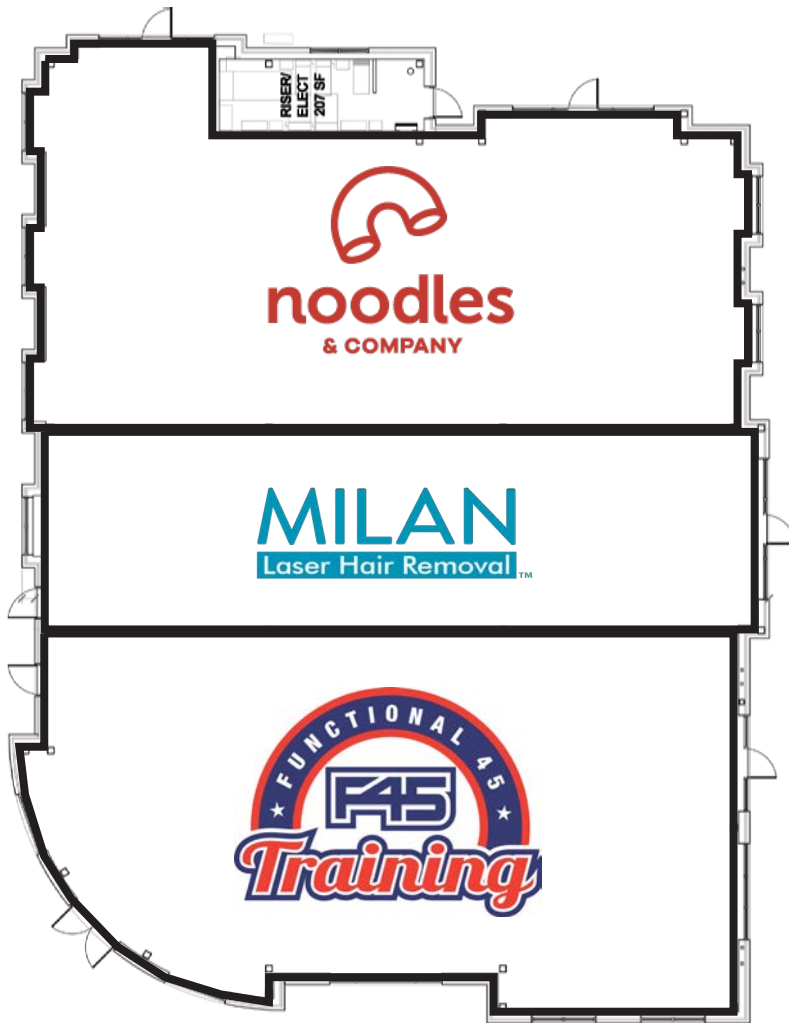


2000 MERIDIAN BLVD.
RETAIL | RESTAURANT
AVAILABLE



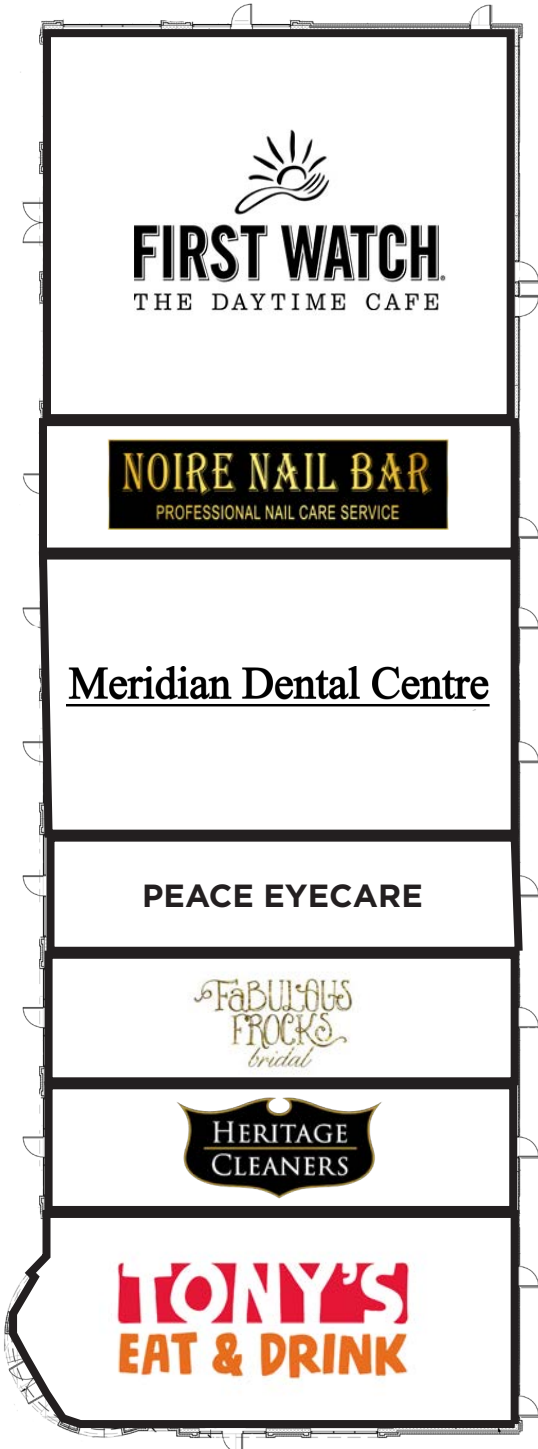
990 MERIDIAN BLVD.
RESTAURANT
1,400-4,700 SQUARE FEET
LEASED





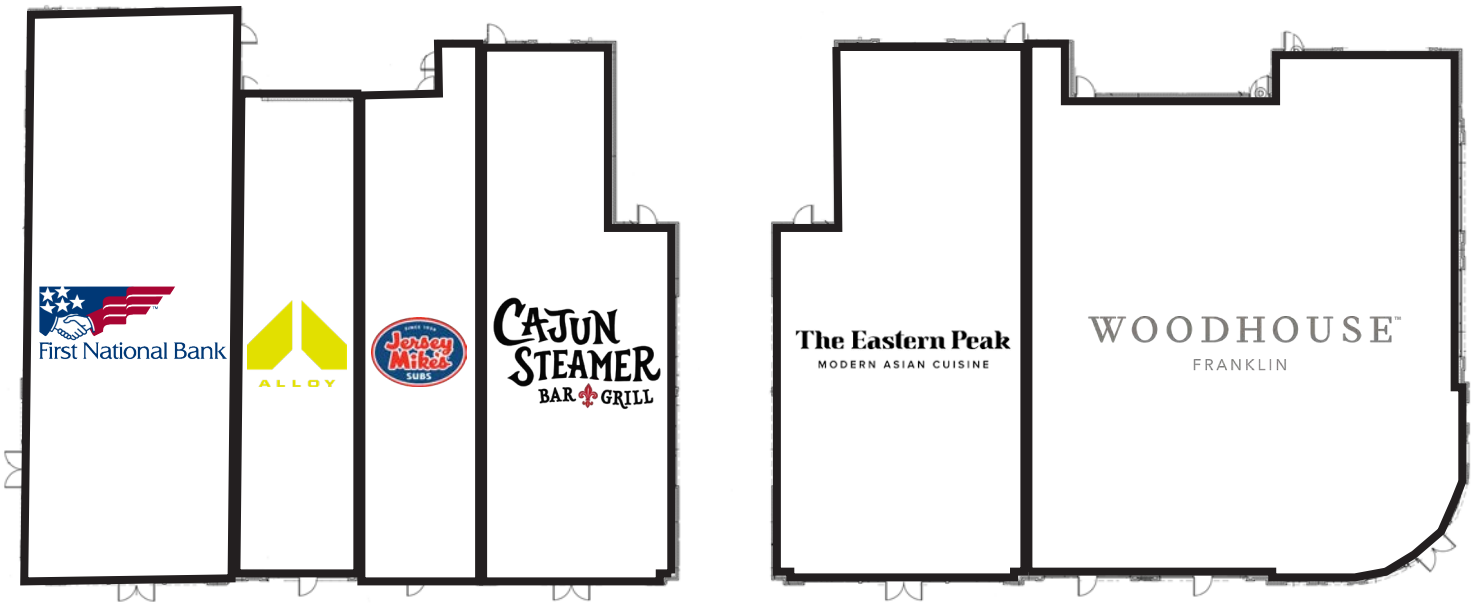
SUITE	TENANT	SQ. FT.
100	F-45	2,930
102	Milan Laser	1,605
104	Noodles & Co.	2,603





SUITE	TENANT	SQ. FT.
100	Tony's Eat and Drink	2,426
102	Heritage Cleaners	1,390
104	Fabulous Frocks	1,391
106	Peace Eyecare	1,438
108	Meridian Dental Centre	2,876
112	Noire Nail Salon	1,438
118	First Watch	4,235



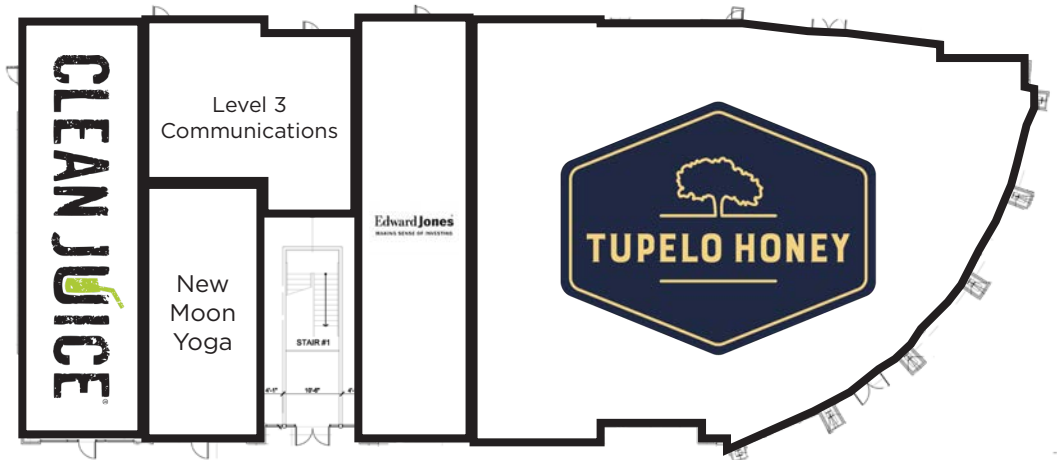


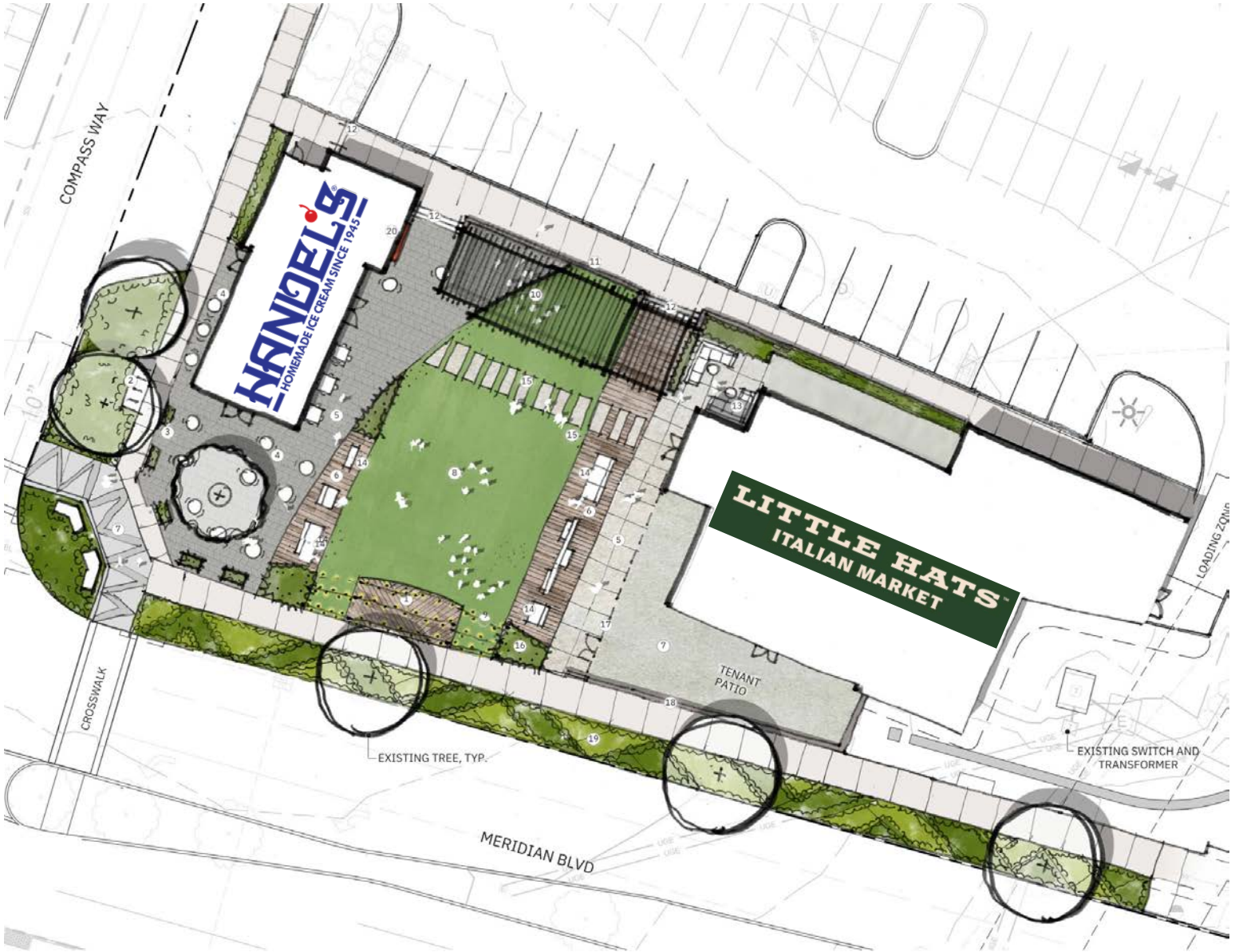
SUITE	TENANT	SQ. FT.
100	THE WOODHOUSE day spa	6,012
106	The Eastern Peak	3,503
108	Cajun Steamer	2,590
110	Jersey Mike's	1,605
112	Alloy Personal Training	1,729
114	First National Bank	3,257





SUITE	TENANT	SQ. FT.
100	AVAILABLE	1,656
104	J'on Alan Aveda Salon	4,161
106	HOTWORX	1,703
108	Nutrishop	1,702
110	Tupelo Honey Cafe	7,236
116	Edward Jones	1,038
118	New Moon Yoga	1,243
119	Level 3 Communications	588
120	Clean Juice	1,657





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