

## 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.
- 3.1 million visitors to the shopping center per year.
- Interstate visibility with immediate access off of I-65 off ramp.

## **GRANT KINNETT**

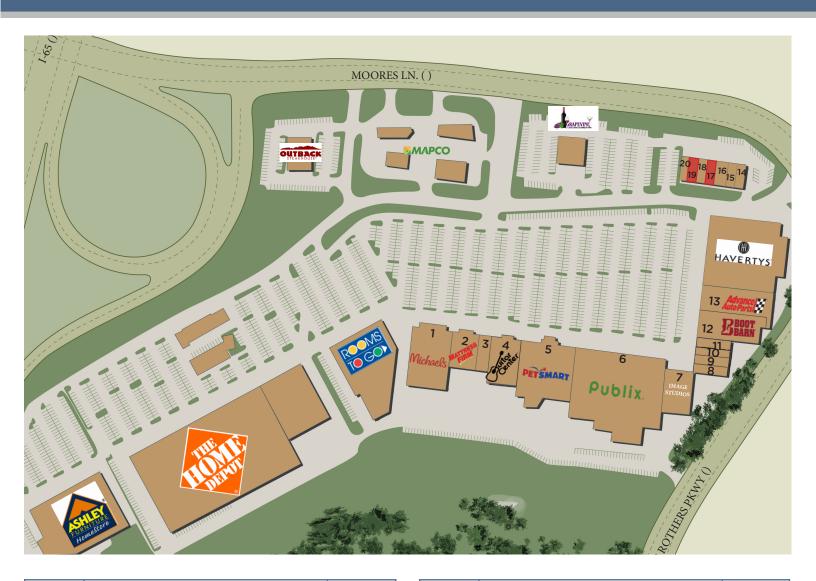
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2024 DEMOGRAPHICS				
	3 Mile	5 Mile		
Population				
2024 Estimate	38,245	96,470		
Total Households				
2024 Estimate	16,091	37,851		
Average Household Income				
2024 Estimate	\$188,571	\$205,236		
Median Age				
	39.8	41.0		
Daytime Population				
	65,951	123,944		
Traffic Count				
1-65	145,574			
Moore's Lane	21,432			
Daily Visits	4,862			

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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	NASHCARDS	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	AVAILABLE	1,915
18	GREAT CLIPS	1,200
19	AVAILABLE	1,600
20	VISIONWORKS	4,505











