

MCEWENNORTHSIDE.COM

# McEWEN NORTHSIDE

## RETAIL OVERVIEW



4020 ASPEN GROVE  
FRANKLIN, TN 37067

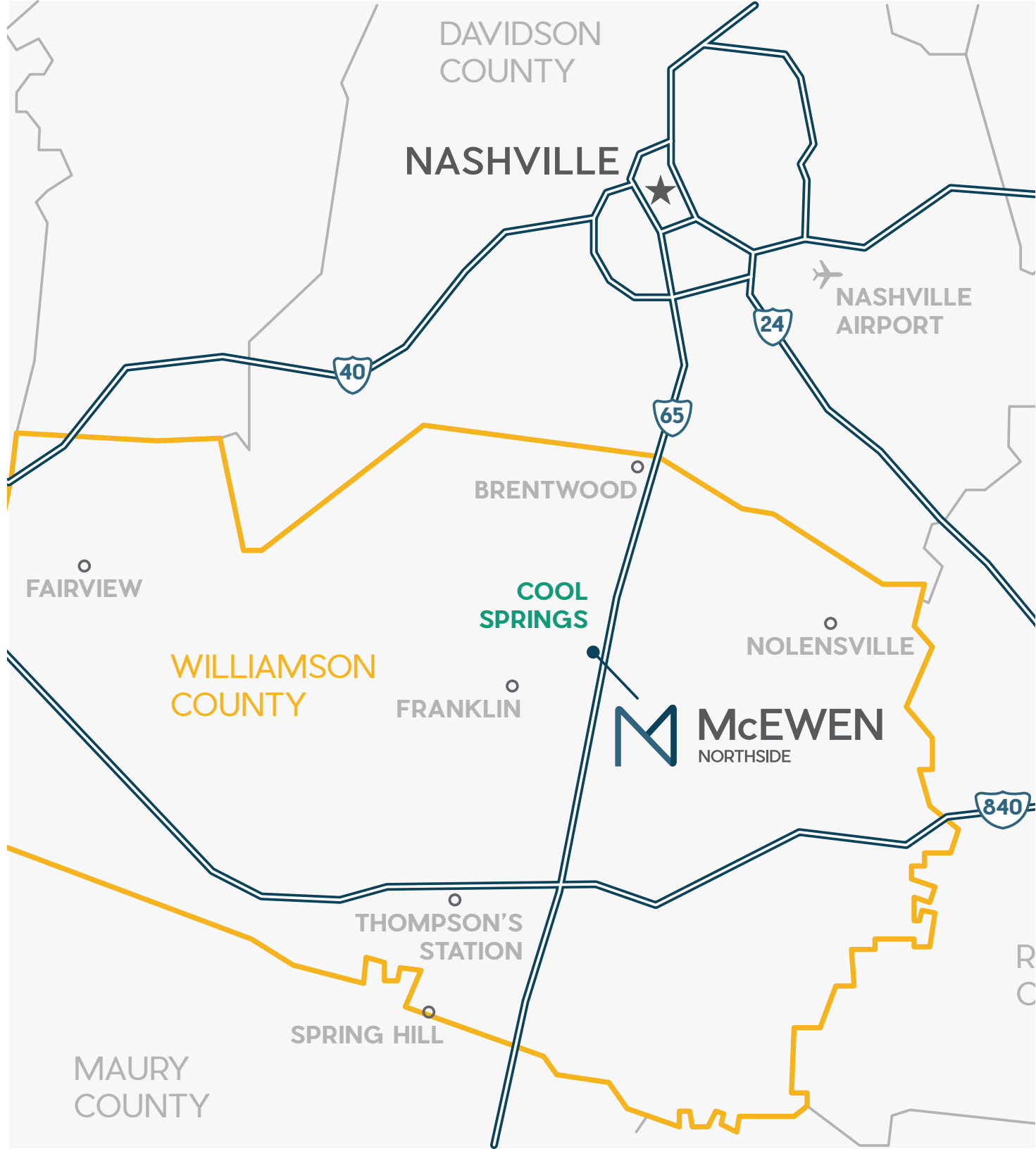
## McEWEN NORTHSIDE

McEwen Northside is a walkable, urban community in the core of Cool Springs, one of the most desirable and thriving retail markets in the country. The district's thoughtful design brings together business, residential, retail, restaurants, hotel, and interactive green spaces to foster connection and community, in a market known for its high disposable income. It's distinguishing urban shopping and eating experiences makes McEwen Northside a destination that active and affluent consumers of all ages will visit time and again. Attracting a curated list of benchmark brands and new-to-Nashville concepts, McEwen Northside is an urban hot spot in the core of a leading suburban market.

4020 Aspen Grove Dr.  
Franklin, TN 37067

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McEwen Northside enhances the day-to-day lifestyle of those who work, live, and shop there, allowing companies that call McEwen Northside home to successfully recruit and retain employees.

#### Carefully curated Walkable, Urban Mixed-Use Environment

- 740,000 SF Class A office
- Business class hotel with meeting space
- Over 126,000 SF retail/restaurants
- 770 apartments available for employees

#### Strategic Location

- Convenient and easily accessible, McEwen Northside is surrounded by amenities and services that enhance the business environment
- Located near the I-65 interstate with multiple points of ingress/ingress

#### Numerous Points of Ingress/Egress

- Urban experience in the suburban Cool Springs submarket
- Located on the west side of McEwen Drive and I-65 interchange, distanced from the traffic congestion on the east side

#### New, State-of-the-Art Building

- Highly efficient 31K SF floorplates
- Well-appointed, Class A public area finishes
- Bike storage, showers and locker facility
- Ground floor restaurant and retail
- Latest technology integration and energy efficient building systems (HVAC, Elevators, lighting, windows)
- Large tenant conference/meeting facility

#### Parking

- Free tenant and visitor parking
- Well-planned, convenient parking garage with multiple points of access and only 4 levels

#### Abundant, Thoughtfully Designed Green Space

- Iconic Central Green space in center of campus
- Upwards of 10 acres of community and greenspace

45  
ACRES

MIXED-USE  
ENVIRONMENT



314  
ROOMS

BUSINESS-CLASS  
HOTELS



126  
THOUSAND

SQ. FT.  
RESTAURANT &  
RETAIL SPACE



10  
ACRES

BEAUTIFULLY  
DESIGNED  
GREEN SPACE

770  
LUXURY

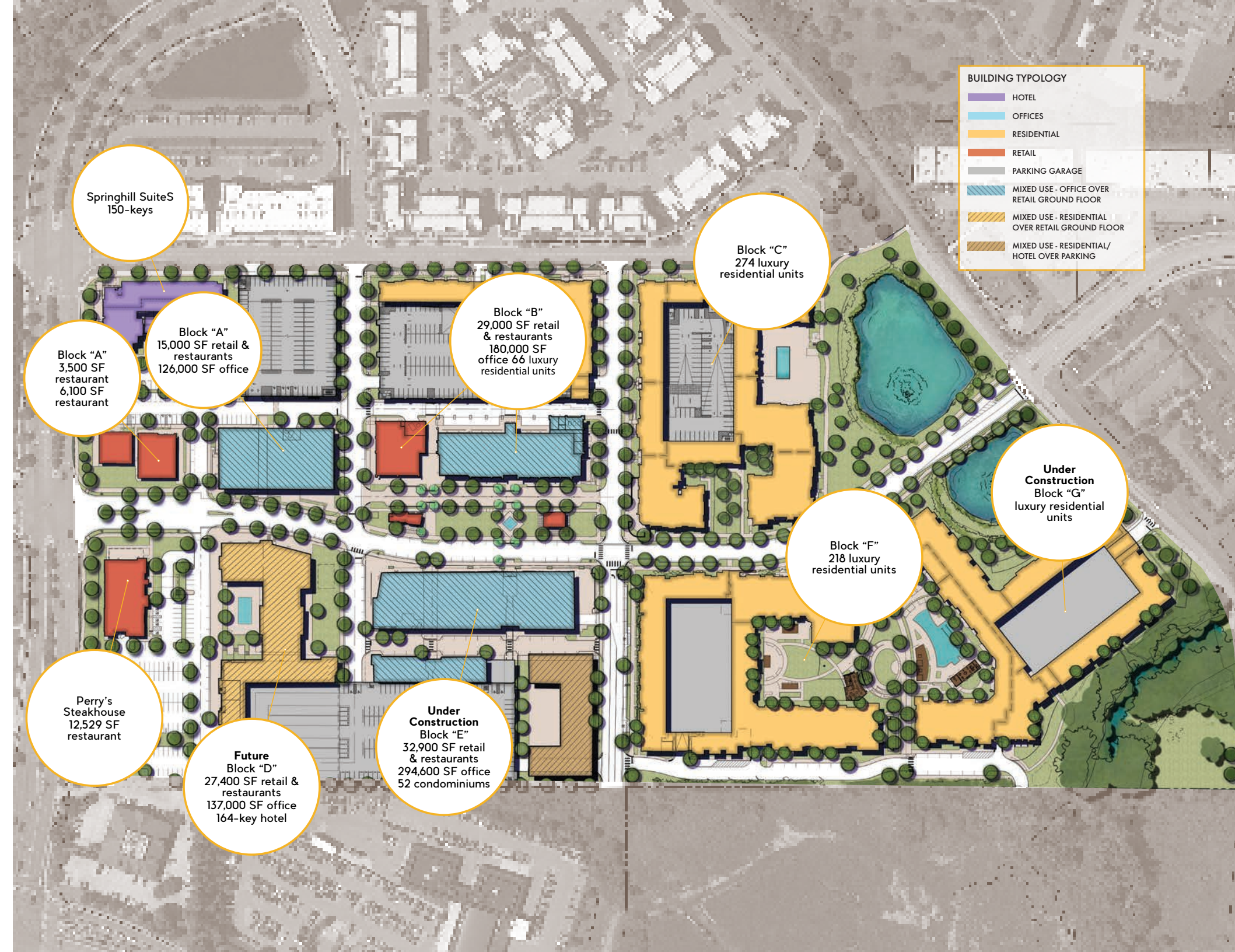
APARTMENTS

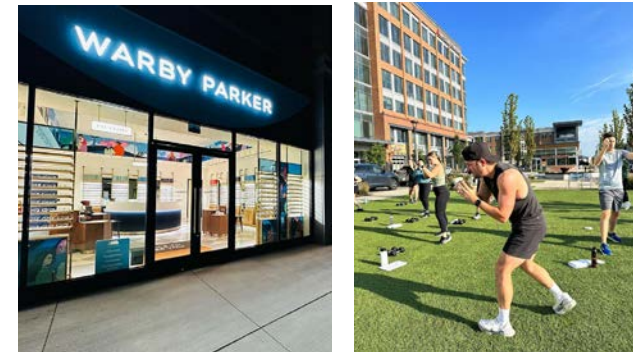
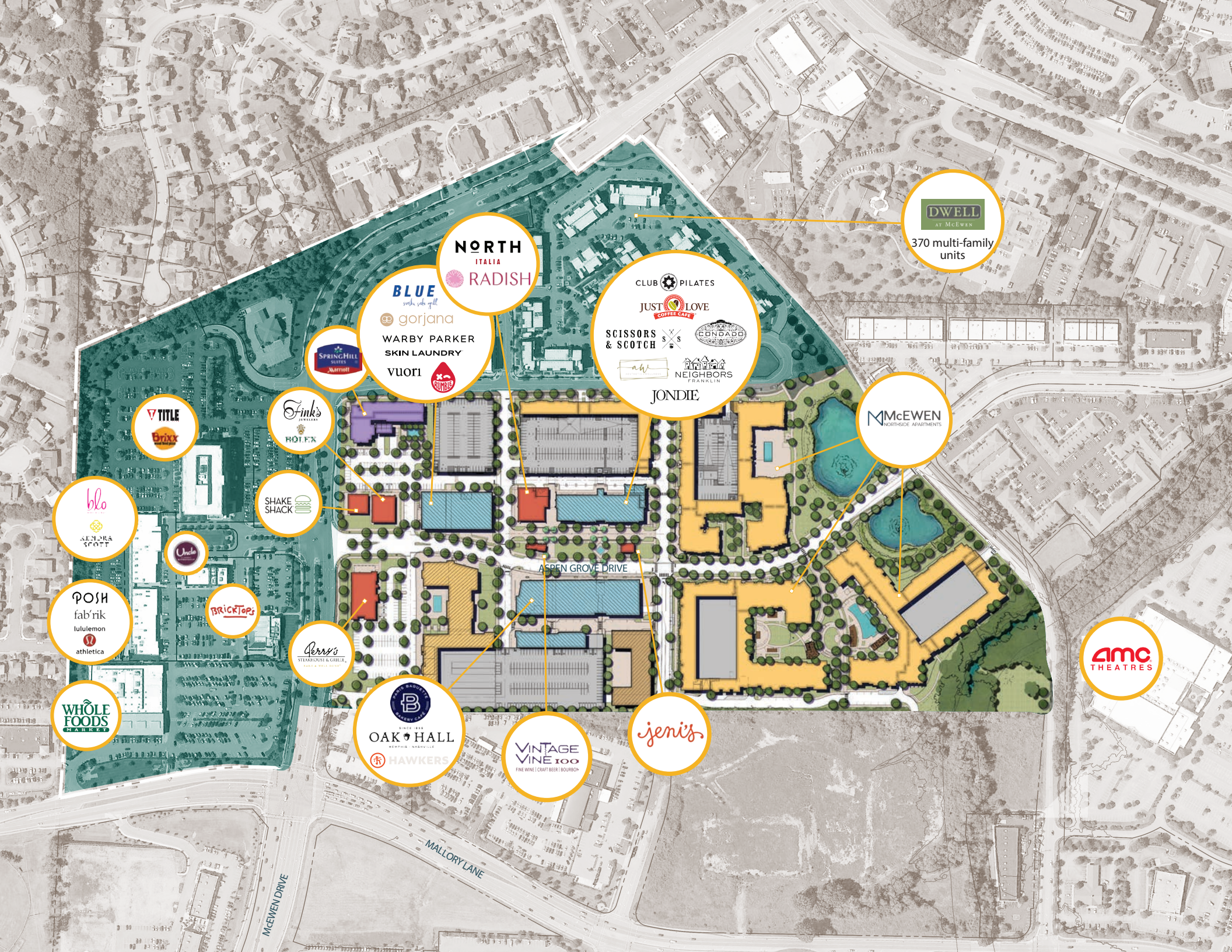
740  
THOUSAND

SQ. FT. CLASS A  
OFFICE SPACE



“As we began exploring ways to thoughtfully expand our family-owned business to the Franklin market, McEwen Northside presented us with an opportunity to provide our world-class style offerings and extraordinary service at a uniquely urban shopping destination—with stores and restaurants that are sure to keep both our existing clients and new visitors coming back again and again,” said Oak Hall President Will Levy.





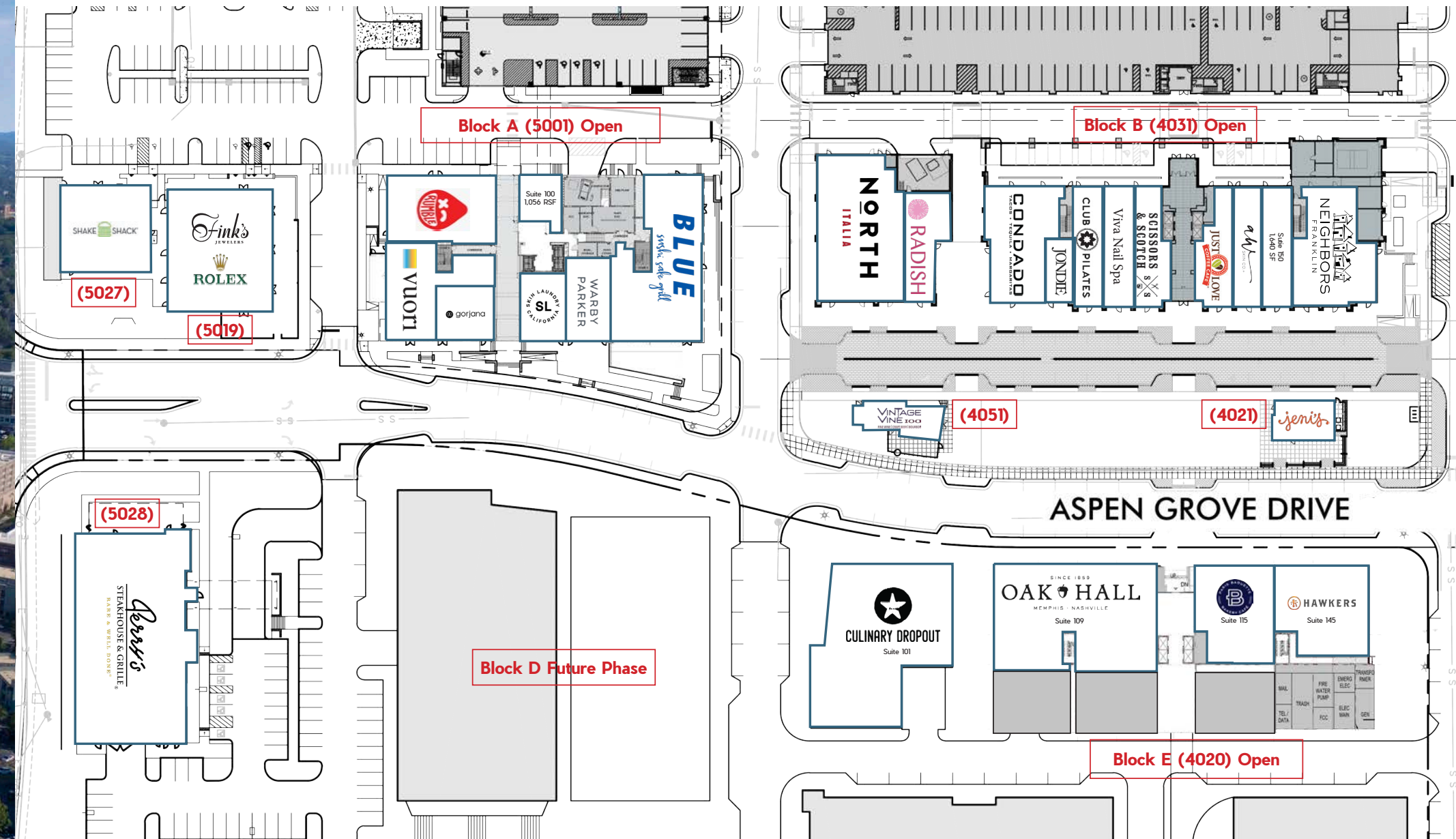
## MEET THE NEIGHBORS

DINING

BEAUTY, SALON, & SPAS

BOUTIQUES

FITNESS



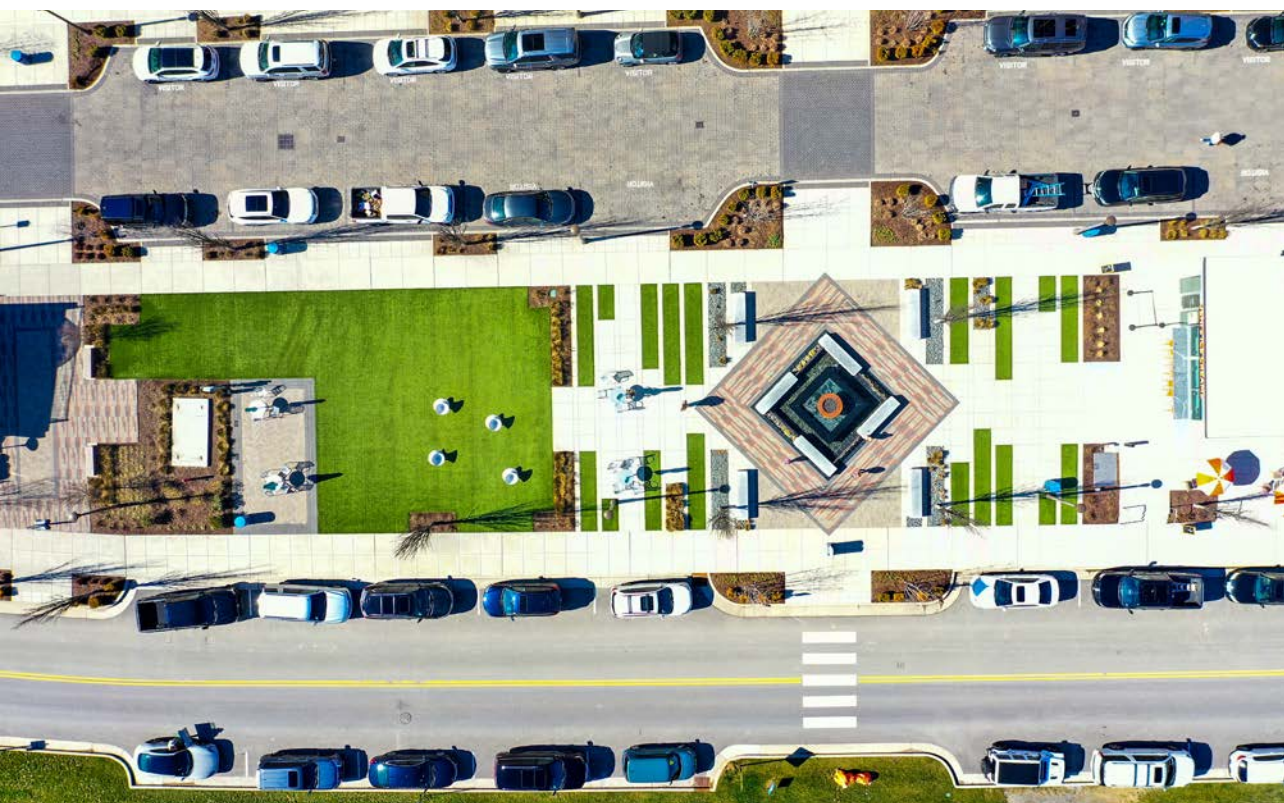
**A THOUGHTFULLY  
PLANNED DISTRICT**



# DEMOGRAPHICS

|                   | 3 MILE    | 5 MILE    | 7 MILE    | 20 MIN.   |
|-------------------|-----------|-----------|-----------|-----------|
| POPULATION        |           |           |           |           |
| ESTIMATED 2024    | 47,857    | 109,668   | 152,374   | 131,978   |
| PROJECTED 2029    | 51,668    | 117,279   | 163,415   | 139,461   |
| HOUSEHOLDS        |           |           |           |           |
| ESTIMATED 2024    | 20,910    | 43,698    | 58,608    | 52,847    |
| PROJECTED 2029    | 22,958    | 47,564    | 63,959    | 56,452    |
| AVERAGE HH INCOME |           |           |           |           |
| ESTIMATED 2024    | \$156,139 | \$177,745 | \$200,533 | \$185,701 |
| PROJECTED 2029    | \$163,293 | \$185,980 | \$210,391 | \$195,011 |
| TOTAL BUSINESSES  | 6,544     | 8,861     | 13,176    | 13,438    |
| TOTAL EMPLOYEES   | 68,781    | 83,766    | 128,136   | 139,190   |

2024, SitesUSA Demographic source: Applie Geographic Solutions



BLOCK A & B





BLOCK E





9-STORY 280K  
OFFICE OVER  
GROUND FLOOR  
AMENITY SPACE



“With each addition to McEwen Northside, our focus is on enhancing the district’s well-earned reputation as a place for friends, families and co-workers to enjoy time together,” Phil Fawcett, managing partner of Boyle Investment Company, said in a news release “In the busy hub that is Cool Springs, McEwen Northside is proud to present our residents and neighbors with opportunities for both work and play, including a truly unique mix of shopping and eating experiences, and we believe Block E will only strengthen McEwen Northside’s offerings as a premiere destination district.”





FESTIVAL STREET



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# Find Your New Space In An Extraordinary Place



NORTHWOOD  
INVESTORS



**BOYLE**

  
NORTHWOOD RAVIN  
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