



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.



2025 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2025 Estimate	38,561	95,807
Total Households		
2025 Estimate	16,333	37,609
Average Household Income		
2025 Estimate	\$189,249	\$206,531
Median Age	40.1	41.1
Daytime Population	65,951	123,944
Traffic Count		
1-65	69,395	
Moore's Lane	20,326	
Daily Visits	5,798	

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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	THE DESIGNERY	1,915
18	GREAT CLIPS	1,200
19	DICKEYS BBQ	1,600
20	VISIONWORKS	4,505

