



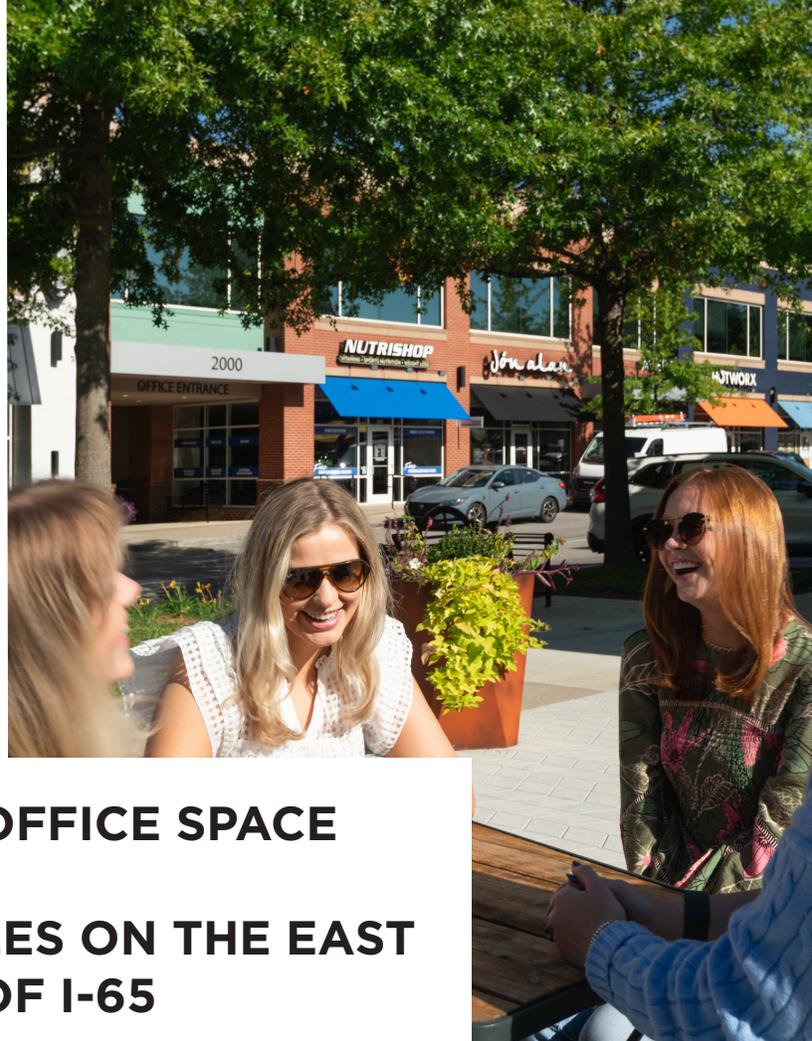
# MERIDIAN

COOL SPRINGS

## PROJECT OVERVIEW

RETAIL & RESTAURANTS



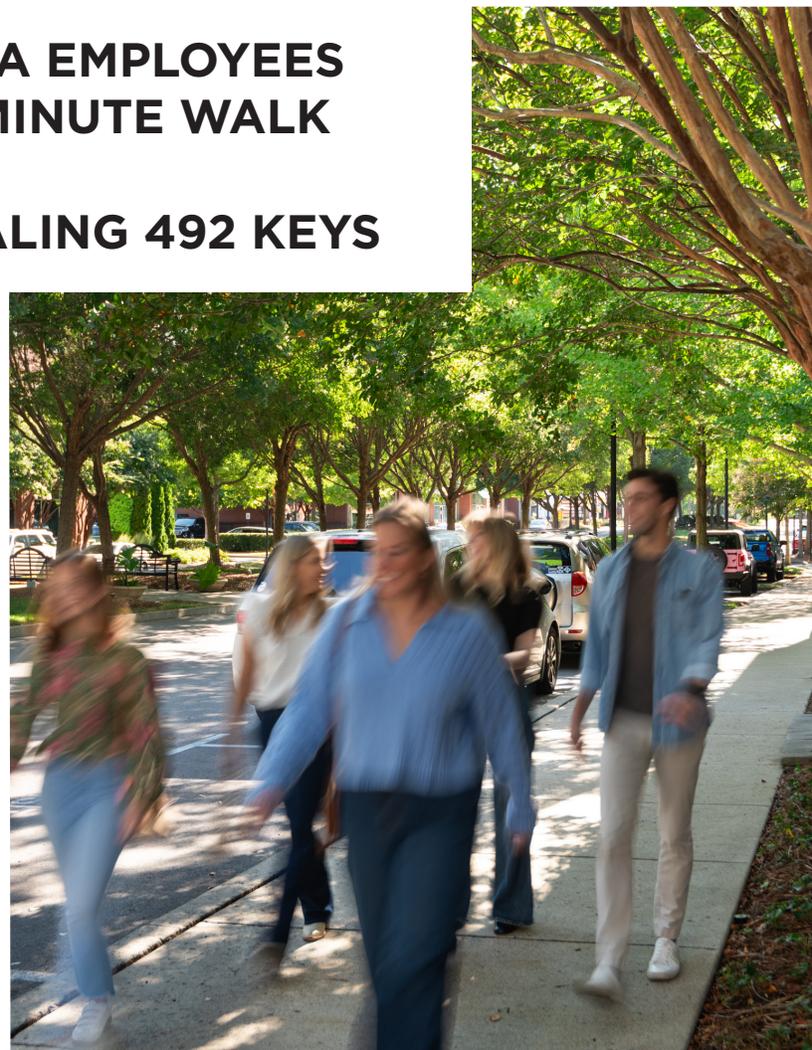


**900K SF OF OFFICE SPACE**

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

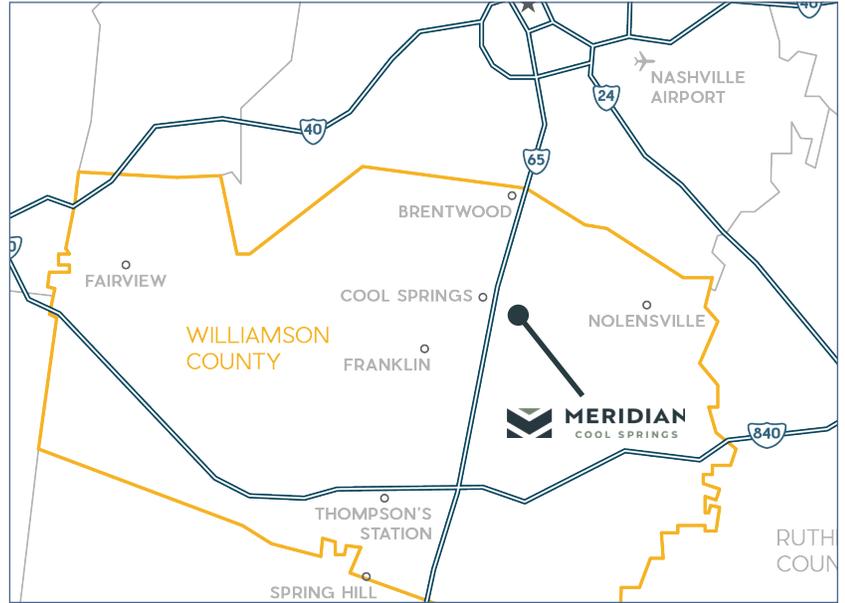
**5,000 CLASS A EMPLOYEES WITHIN A 5 MINUTE WALK**

**3 HOTELS TOTALING 492 KEYS**





# 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



## 2025 DEMOGRAPHICS

3 Mile 5 Mile

	3 Mile	5 Mile
<b>Population</b>		
2025 Estimate	42,081	101,315
<b>Total Households</b>		
2025 Estimate	18,078	40,144
<b>Average Household Income</b>		
2025 Estimate	\$165,442	\$194,415
<b>Median Age</b>		
	38.5	40.8
<b>Traffic Count</b>		
I-65	141,708	
Daily Visits	4,205	



**995 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
**AVAILABLE**  
**SUITE 100 | 2,930 SQ. FT.**



**1000 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
**LEASED**



**1175 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
**LEASED**



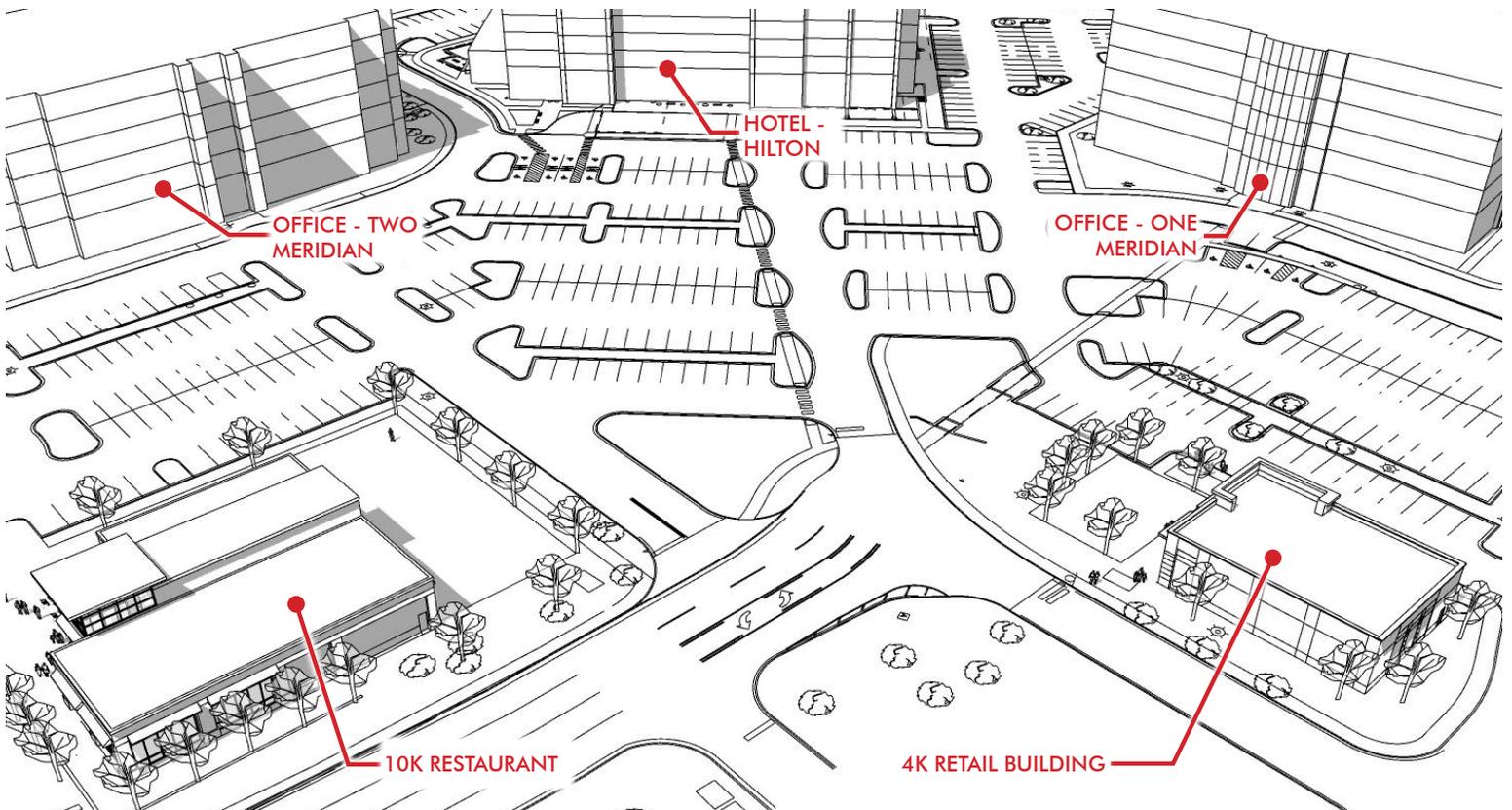
**2000 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
**LEASED**



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



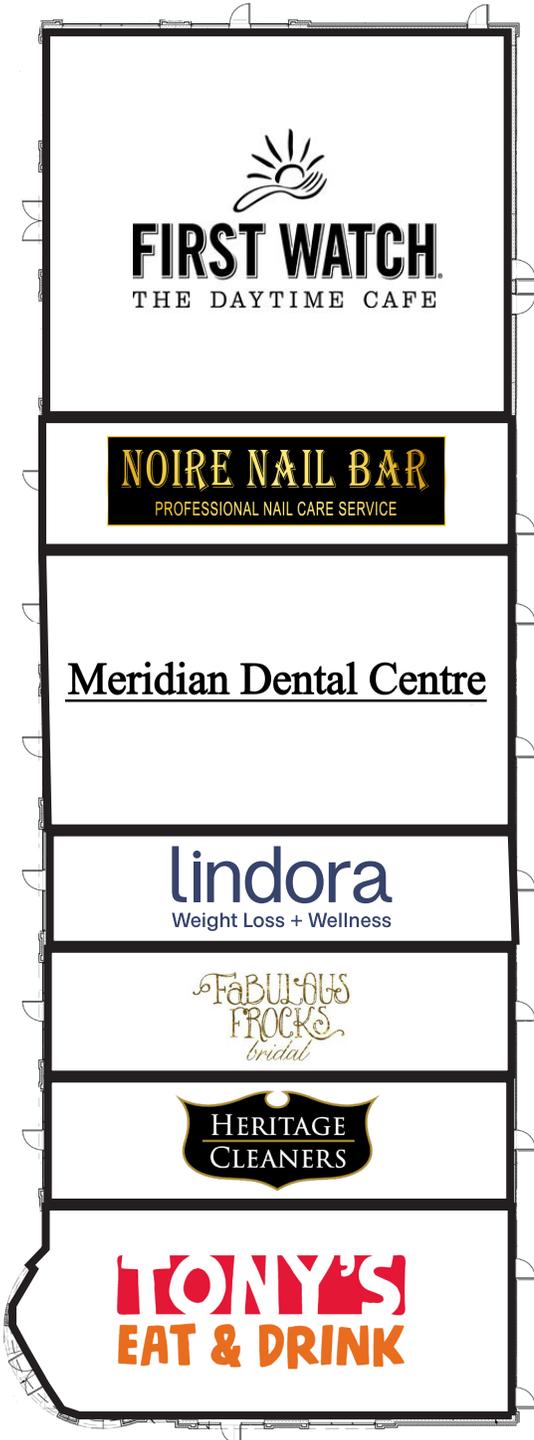
# FUTURE RETAIL & RESTAURANT BUILDINGS





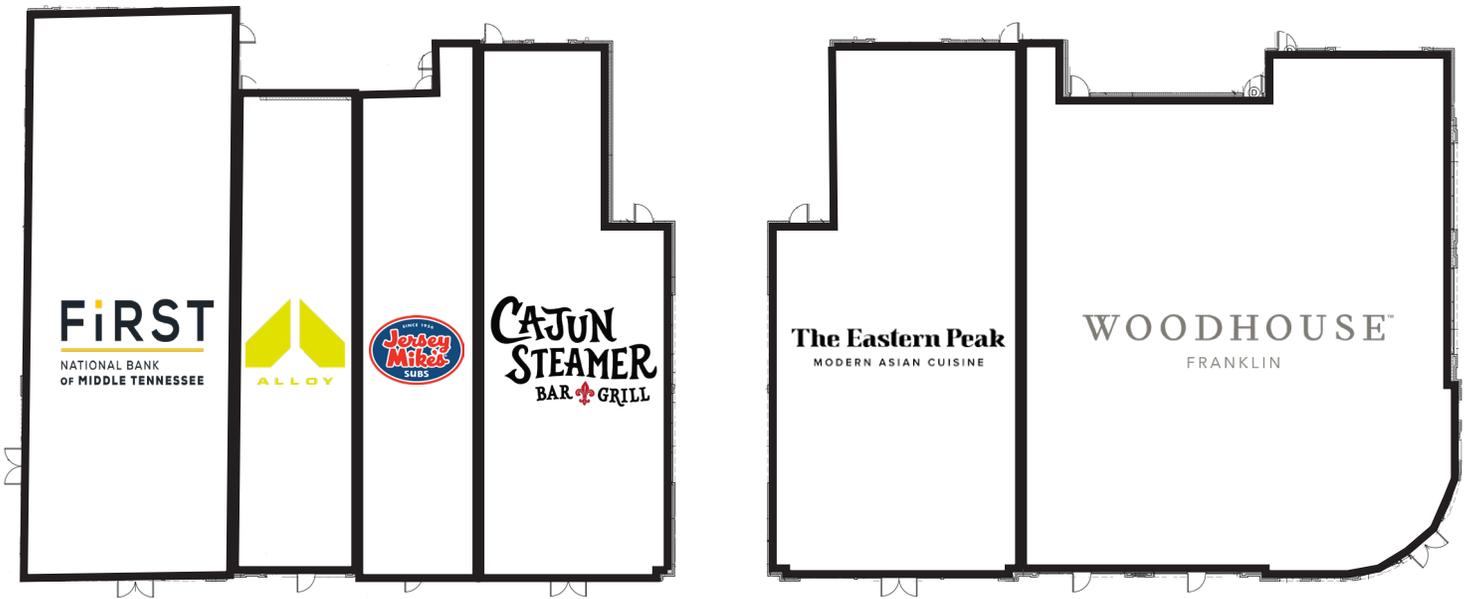
SUITE	TENANT	SQ. FT.
100	AVAILABLE	2,930
102	Milan Laser	1,605
104	Noodles & Co.	2,603





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



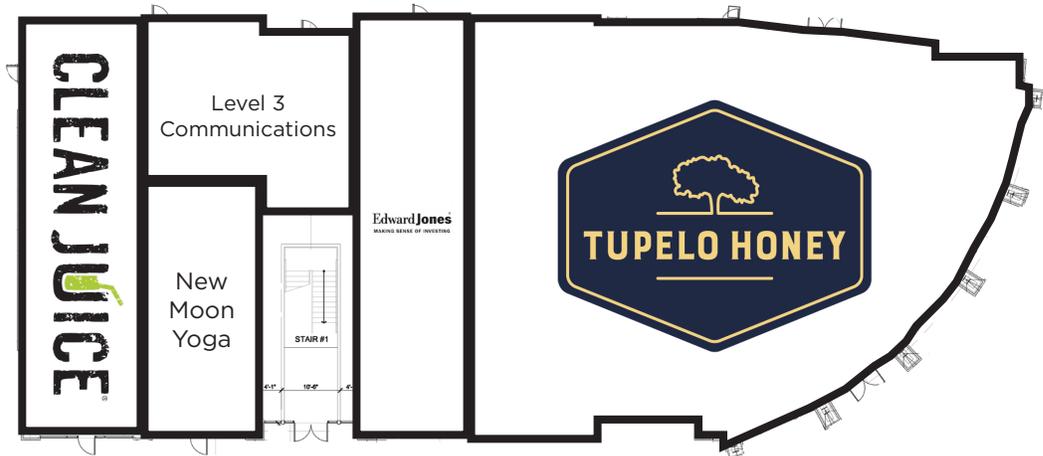


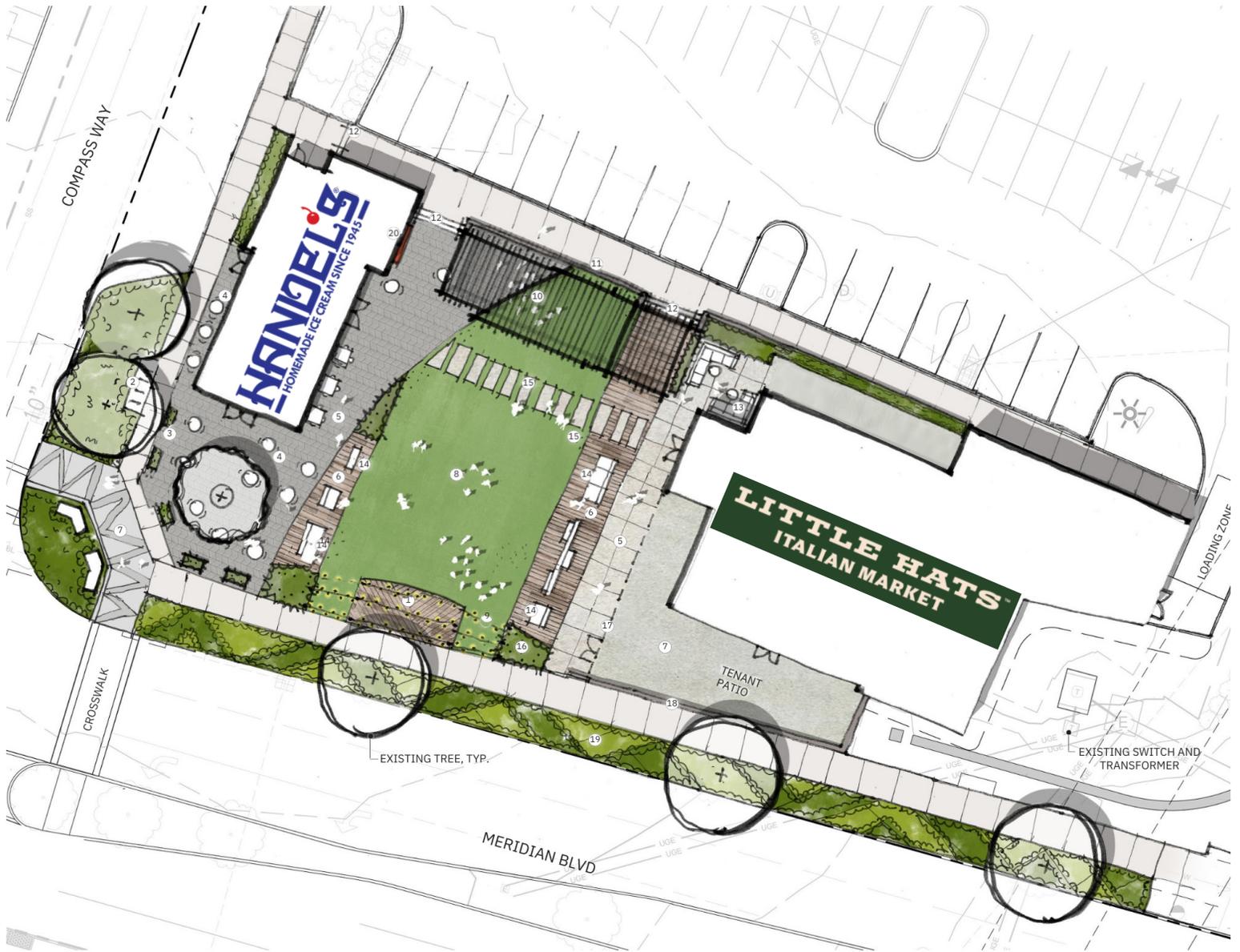
SUITE	TENANT	SQ. FT.
100	THE WOODHOUSE day spa	6,012
106	The Eastern Peak	3,503
108	Cajun Steamer	2,590
110	Jersey Mike's	1,605
112	Alloy Personal Training	1,729
114	First National Bank	3,257





SUITE	TENANT	SQ. FT.
100	Ugly Bagel	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





**990 MERIDIAN BLVD.**  
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