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.

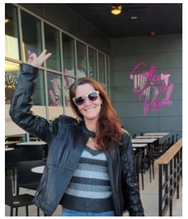
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McEwen Northside enhances the day-to-day lifestyle of those who work, live, and shop there, allowing companies that call McEwen Northside home to successfully recruit and retain employees.

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 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





10
ACRES

BEAUTIFULLY DESIGNED GREEN SPACE

314
ROOMS

BUSINESS-CLASS HOTELS





770
LUXURY

APARTMENTS

126
THOUSAND

SQ. FT. RESTAURANT & RETAIL SPACE



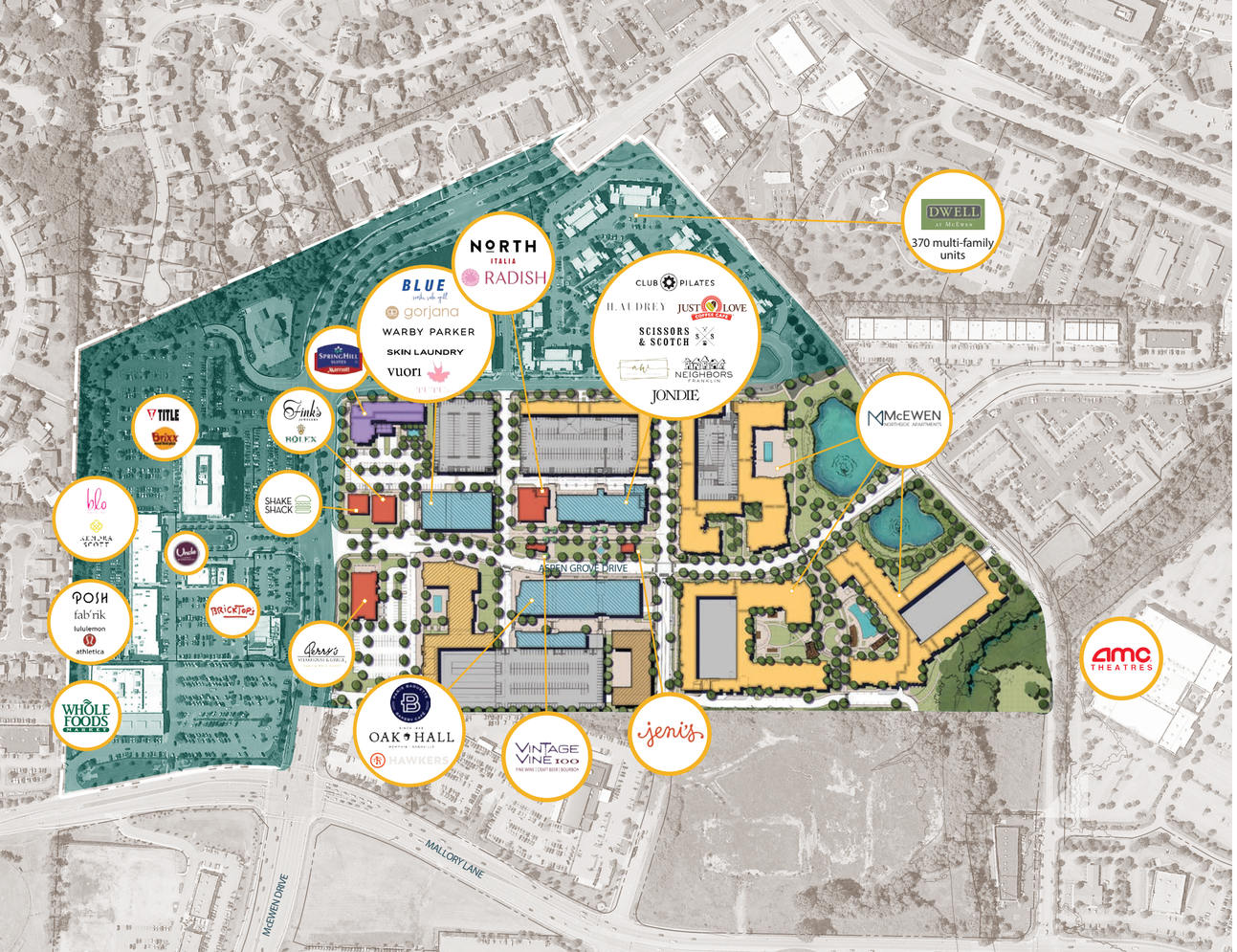


740
THOUSAND

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.









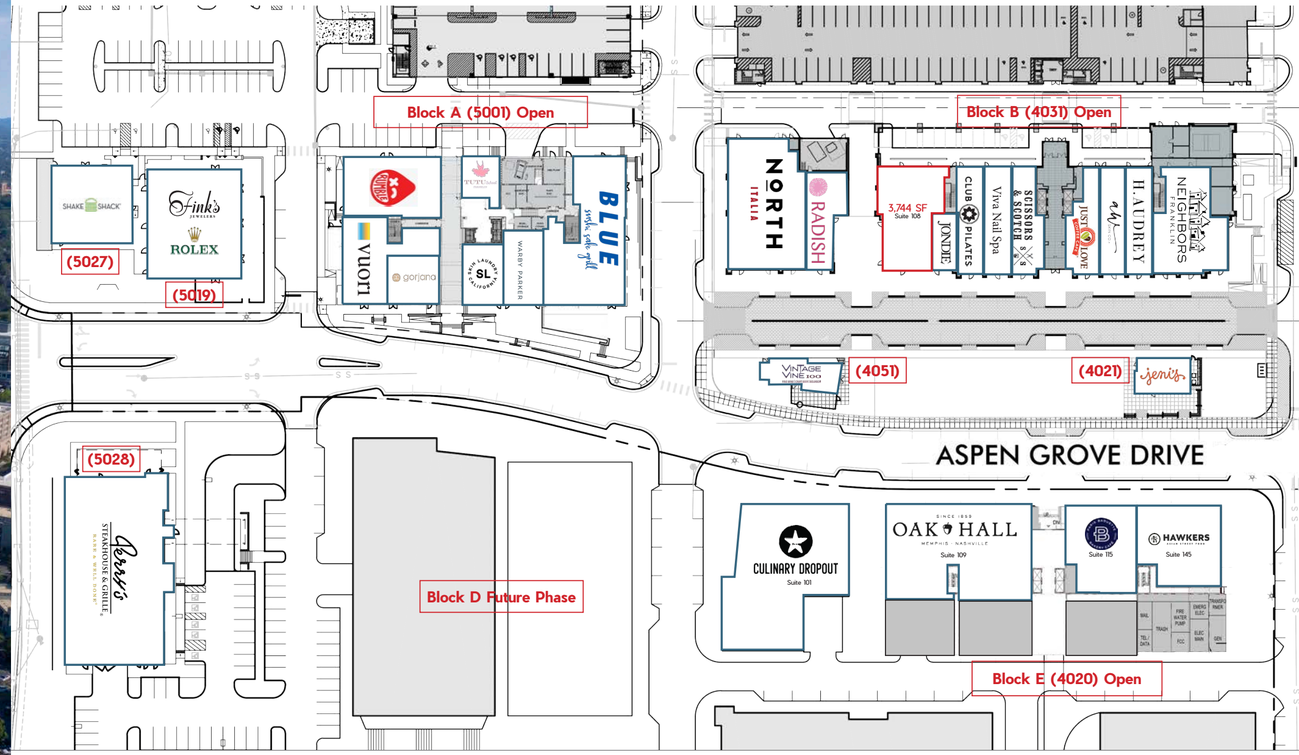




MEET THE NEIGHBORS

- DINING
- BEAUTY, SALON, & SPAS
- BOUTIQUES
- FITNESS





A THOUGHTFULLY PLANNED DISTRICT



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	10 MILE
POPULATION				
ESTIMATED 2026	47,177	108,517	152,853	258,987
PROJECTED 2031	49,201	112,189	158,679	265,543
HOUSEHOLDS				
ESTIMATED 2026	21,235	43,957	59,542	100,036
PROJECTED 2031	22,703	46,533	63,247	103,513
AVERAGE HH INCOME				
ESTIMATED 2026	$162,421	$191,649	$211,872	$204,041
PROJECTED 2031	$161,648	$191,029	$210,955	$204,607
TOTAL BUSINESSES	6,795	9,189	13,503	17,837
TOTAL EMPLOYEES	73,710	89,973	135,813	162,922

2026, SitesUSA Demographic source: Applie Geographic Solutions











BLOCK A & B



BLOCK E



"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



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