



# MERIDIAN

COOL SPRINGS

## PROJECT OVERVIEW

RETAIL & RESTAURANTS



2000 Meridian Blvd, Suite 250 • Franklin, TN 37067 • 615-550-5575 • Boyle.com

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**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**

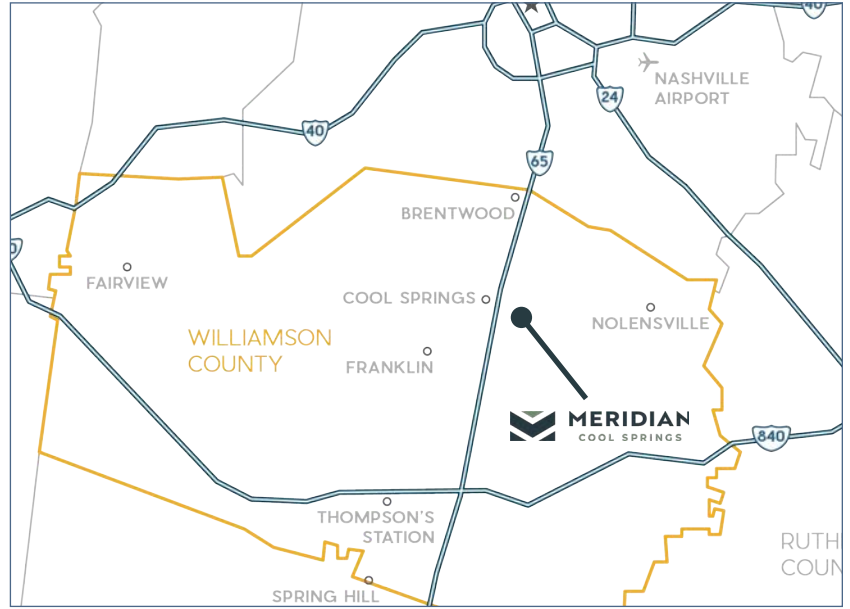






**MERIDIAN**  
COOL SPRINGS  
A BOYLE DEVELOPMENT

# 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



## 2023 DEMOGRAPHICS

	3 Mile	5 Mile
<b>Population</b>		
2023 Estimate	41,968	101,871
<b>Total Households</b>		
2023 Estimate	16,820	38,636
<b>Average Household Income</b>		
2023 Estimate	\$163,864	\$179,330
<b>Median Age</b>		
	38.8	40.7
<b>Traffic Count</b>		
I-65	135,534	
Daily Visits	3,862	



# MASTER PLAN



**2000 MERIDIAN**

- TUPELO HONEY
- jon alan SOLUTION
- NUTRISHOP
- NEW MOON YOGA
- Edward Jones
- CLEAN JUICE
- HOTWORX

**1000 MERIDIAN**

- FirstWatch THE DENTIST CO.
- Meridian Dental Centre
- FABULOUS FROCKS
- PEACE EYECARE
- HERITAGE
- TONY'S EAT & DRINK

**995 MERIDIAN**

- noodles & COMPANY
- PROFESSIONAL F45 Training

**ONSITE HOTELS**

- COURTYARD Marriott
- Residence Inn Marriott

**1175 MERIDIAN**

- Jersey Mike's
- Cajun Steamer
- The Eastern Peak
- WOODHOUSE FRANKLIN

**ONSITE HOTEL**

- Hilton

**Meridian Cool Springs Site Plan Summary**

Office Space	900K SF
Retail/Restaurant Space	70K SF
Hotels	492 Keys
Fitness	2,614 SF



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



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



**1175 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
4,948 SQUARE FEET  
**Space Available**



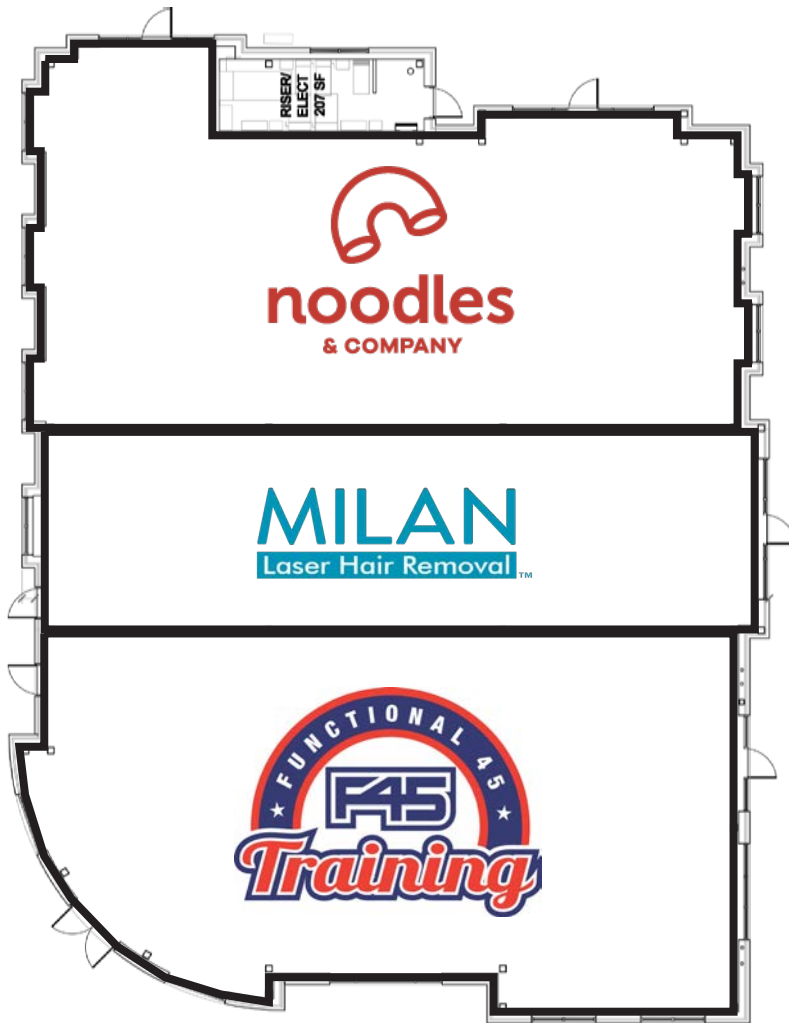
**2000 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
1,657-1,703 SQUARE FEET  
**LEASED**



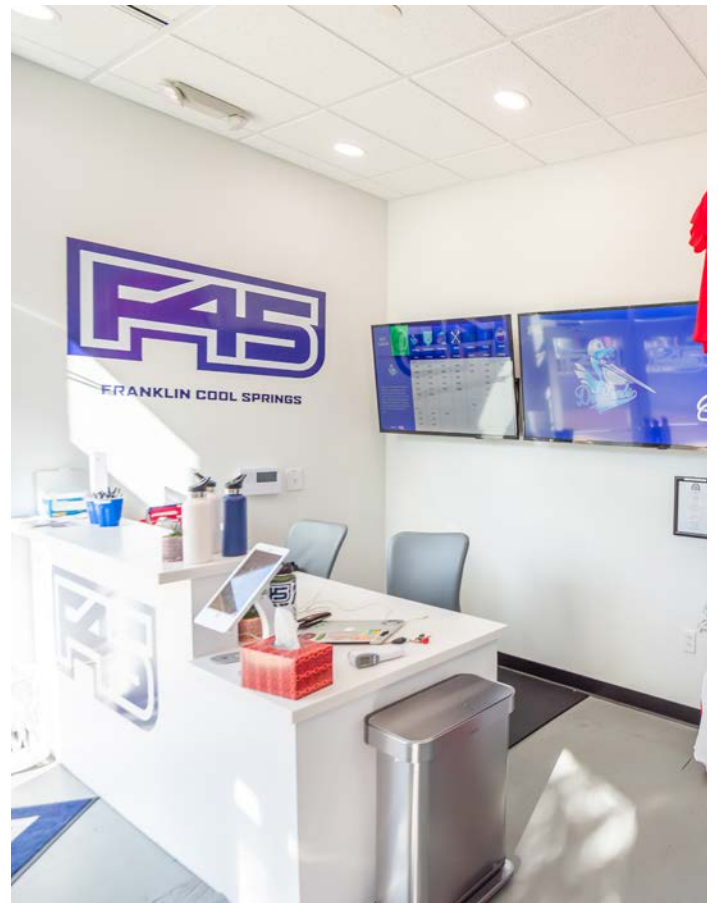
**990 MERIDIAN BLVD.**  
RESTAURANT  
**PROPOSED**

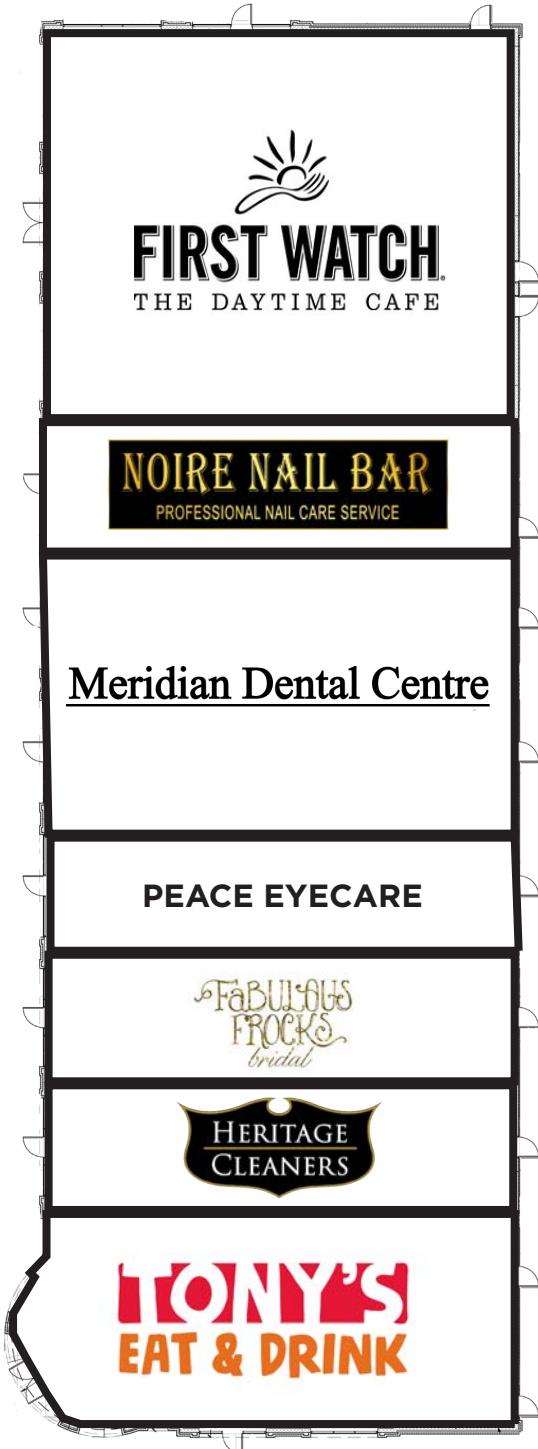






SUITE	TENANT	SQ. FT.
100	F-45	2,930
102	Milan Laser	1,605
104	Noodles & Co.	2,603

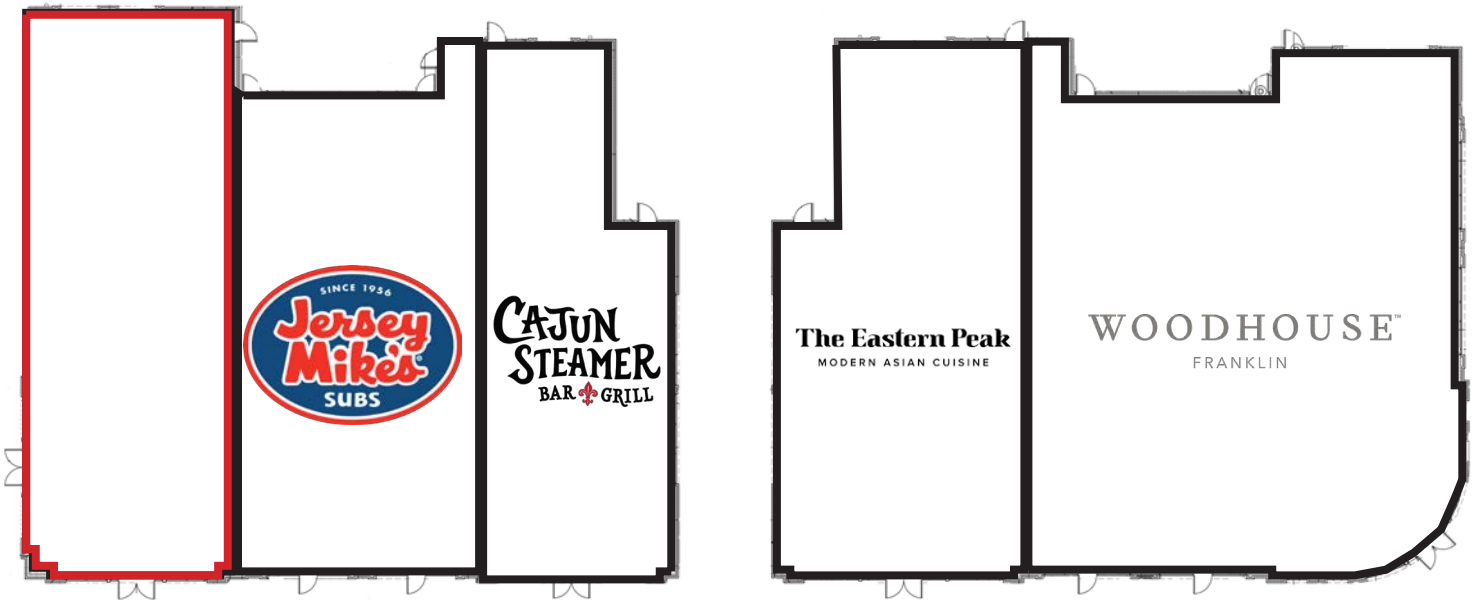




SUITE	TENANT	SQ. FT.
100	Tony's Eat and Drink	2,426
102	Heritage Cleaners	1,390
104	Fabulous Frocks	1,391
106	Peace Eyecare	1,438
108	Meridian Dental Centre	2,876
112	Noire Nail Salon	1,438
118	First Watch	4,235







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
<b>114</b>	<b>Available</b>	<b>4,948</b>







SUITE	TENANT	SQ. FT.
100	L&L Hawaiian BBQ	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. - PROPOSED

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