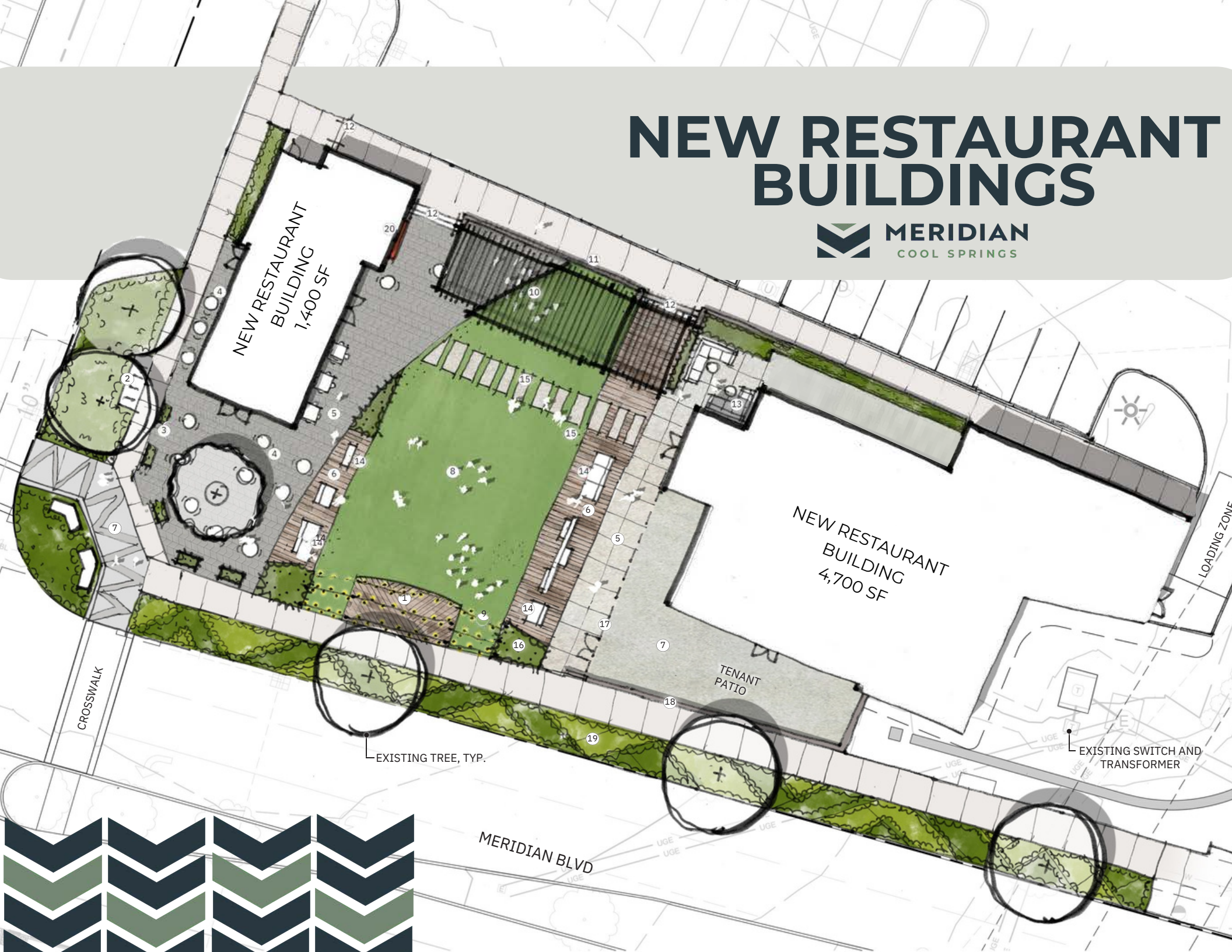


# NEW RESTAURANT BUILDINGS



NEW RESTAURANT  
BUILDING  
1,400 SF

NEW RESTAURANT  
BUILDING  
4,700 SF

TENANT  
PATIO

EXISTING TREE, TYP.

EXISTING SWITCH AND  
TRANSFORMER

MERIDIAN BLVD

LOADING ZONE

CROSSWALK







## Meridian Cool Springs

Meridian Cool Springs is a flourishing 60-acre commercial development nestled in the heart of the Cool Springs area of Franklin, Tennessee.

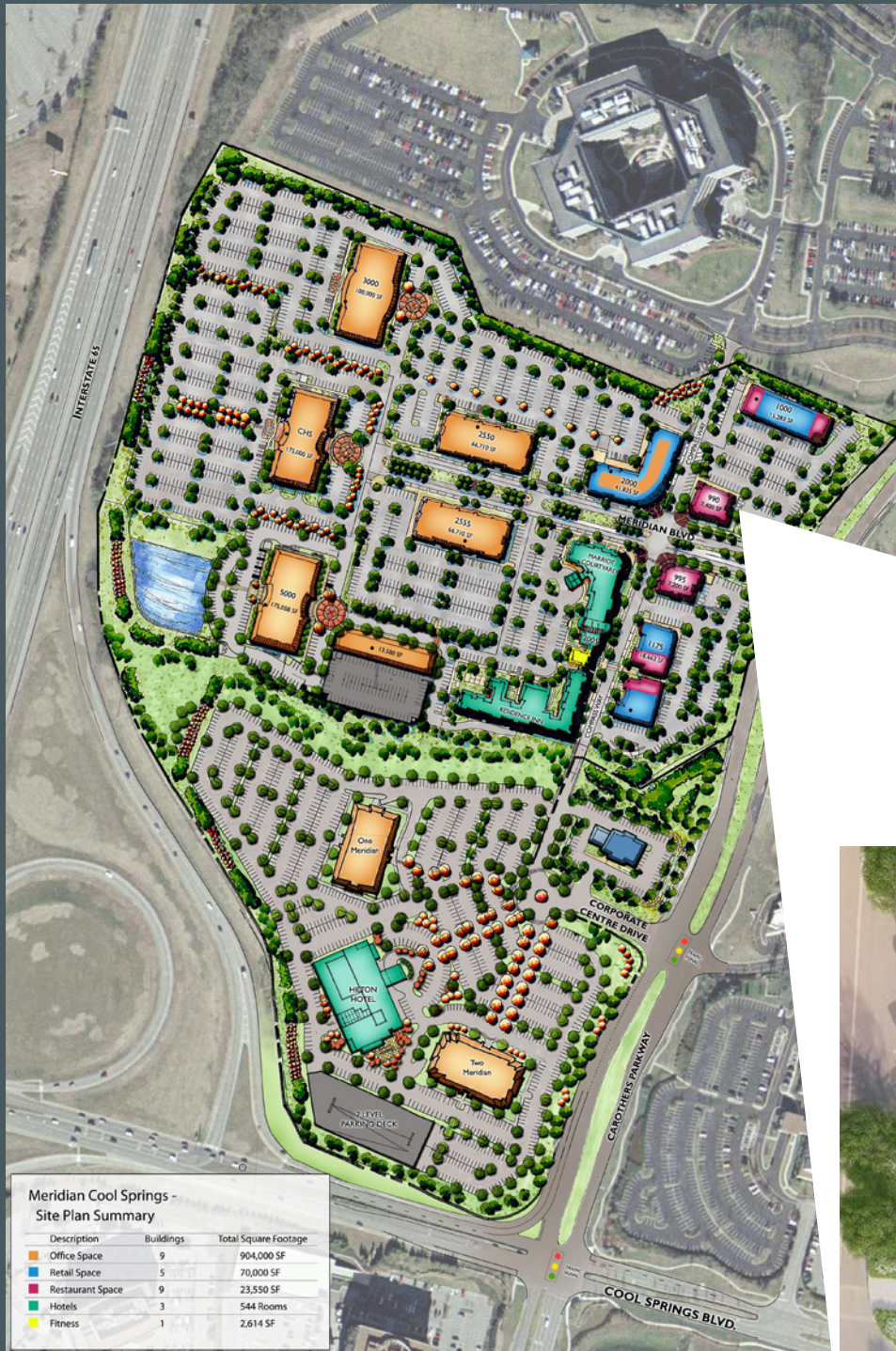
A centrally located, thriving district, Meridian is the first in the region to offer offices, retail and restaurants together in a walkable, well-landscaped setting, and it remains the benchmark for mixed-use properties in the Cool Springs community. With its carefully managed workspaces, a curated collection of businesses, and a campus that's readily accessible to drivers, cyclists and pedestrians, Meridian provides our community convenience without compromise and more productivity for our day.





**MERIDIAN**  
COOL SPRINGS

# 990 Pad - New Restaurant Buildings





# PROJECT OVERVIEW



900K SF OF OFFICE SPACE

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

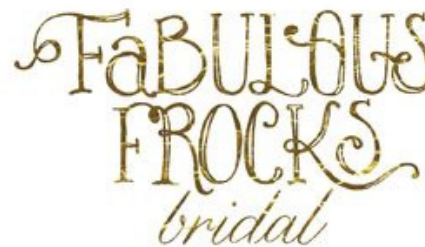
5,000 CLASS A EMPLOYEES WITHIN A 5 MINUTE WALK

3 HOTELS TOTALING 492 KEYS





# IN GOOD COMPANY

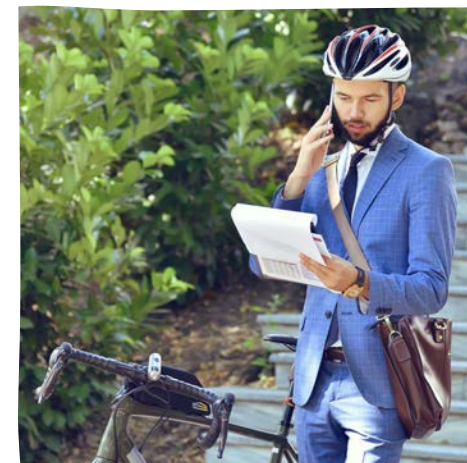


# DEMOGRAPHICS

## DEMOGRAPHICS

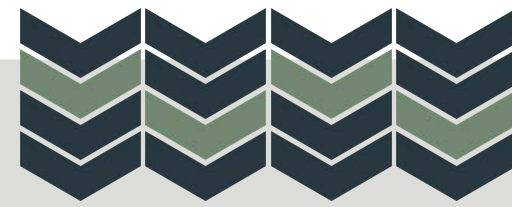
	3 MILE	5 MILE
POPULATION		
2023 ESTIMATE	41,968	101,871
TOTAL HOUSEHOLDS		
2023 ESTIMATE	16,820	38,636
AVERAGE HOUSEHOLD INCOME		
2023 ESTIMATE	\$163,864	\$179,330
MEDIAN AGE		
	38.8	40.7
TRAFFIC COUNT		
1-65	135,534	
DAILY VISITS	3,862	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography





# SURROUNDING COMMERCIAL





# 990 Pad - Site Plan



THESE NEW  
RESTAURANT  
BUILDINGS ARE  
STRATEGICALLY  
LOCATED AT THE  
ENTRANCE OF  
MERIDIAN FOR HIGH  
VISIBILITY FROM  
CAROTHERS PKWY

VISIBLE  
STOREFRONTS ON  
BOTH SIDES OF THE  
BUILDING

CONVENIENT  
PARKING





# 990 Pad - New Amenity Park





# 990 Pad - Dynamic Open Space





# 990 Pad - Closer Look





# 990 Pad - Closer Look







## OUR TEAM

**Interested in leasing retail space in Meridian Cool Springs?** Please contact one of our agents directly.



**Mark Traylor**

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**Grant Kinnett**

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