



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**

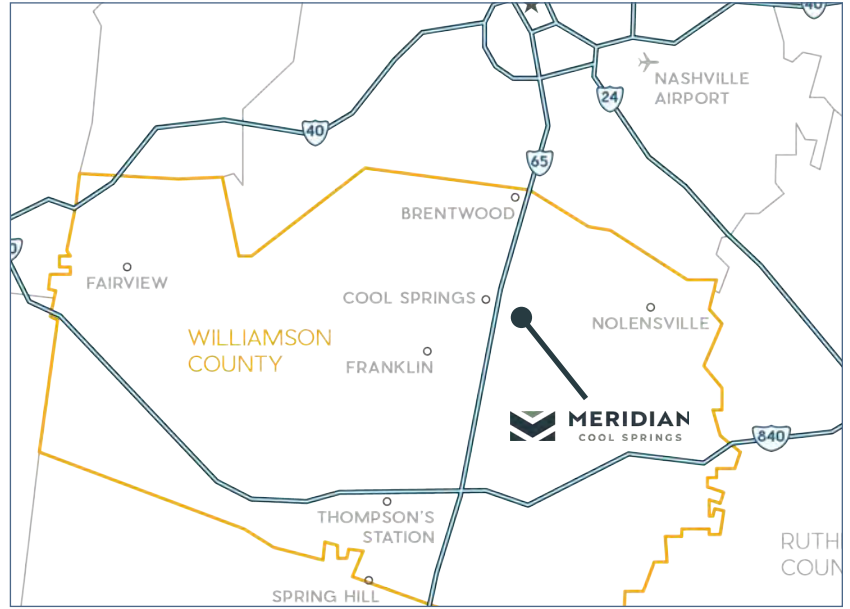
3 HOTELS TOTALING 492 KEYS





MERIDIAN
COOL SPRINGS
A BOYLE DEVELOPMENT

A VIBRANT, GROWING COMMUNITY



SURROUNDING COMMERCIAL



SURROUNDING RESIDENTIAL

1/2 mile to Brentwood



imt
RESIDENTIAL
860 units



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



MERIDIAN
COOL SPRINGS

Cool Springs Blvd. - 18,240 avg. daily traffic



137,738 avg. daily traffic

Trade Area Housing Stats West of I-65

Est. Population: 61K
Ave. Household Income: \$135K
Median Home Value: \$382K
35% of Homes Over \$500K



2024 DEMOGRAPHICS

3 Mile 5 Mile

	3 Mile	5 Mile
Population		
2024 Estimate	41,946	101,470
Total Households		
2024 Estimate	17,917	40,178
Average Household Income		
2024 Estimate	\$165,830	\$193,234
Median Age		
	38.3	40.7
Traffic Count		
I-65	141,708	
Daily Visits	4,205	

MASTER PLAN



2000 MERIDIAN

- TUPELO HONEY
- jon alan
- NUTRISHOP
- Edward Jones
- CLEAN JUICE
- HOTWORX

1000 MERIDIAN

- FIRST WATCH
- Meridian Dental Centre
- FABULOUS FROCKS
- HERITAGE CLEANERS
- 1000

990 MERIDIAN

- HANDY'S
- 990

980 MERIDIAN

- LITTLE HATS
- ITALIAN MARKET
- 980

ONSITE HOTELS

- COURTYARD
- Residence INN

995 MERIDIAN

- 1175
- 1175
- noodles & COMPANY
- MILAN

1175 MERIDIAN

- 1175
- 1175
- FiRST
- The Eastern Peak
- WOODHOUSE

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
AVAILABLE



1000 MERIDIAN BLVD.
RETAIL | RESTAURANT
AVAILABLE



1175 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED



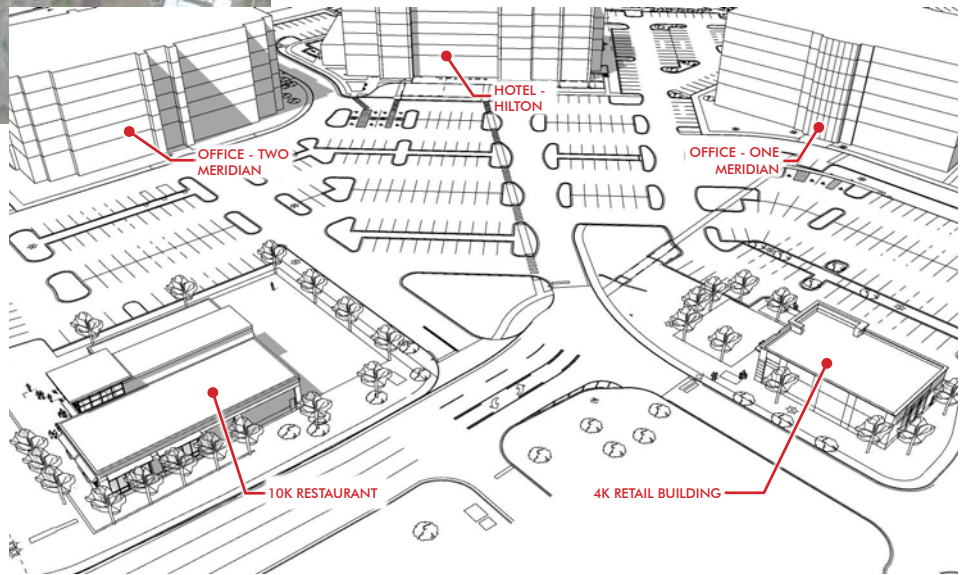
2000 MERIDIAN BLVD.
RETAIL | RESTAURANT
AVAILABLE

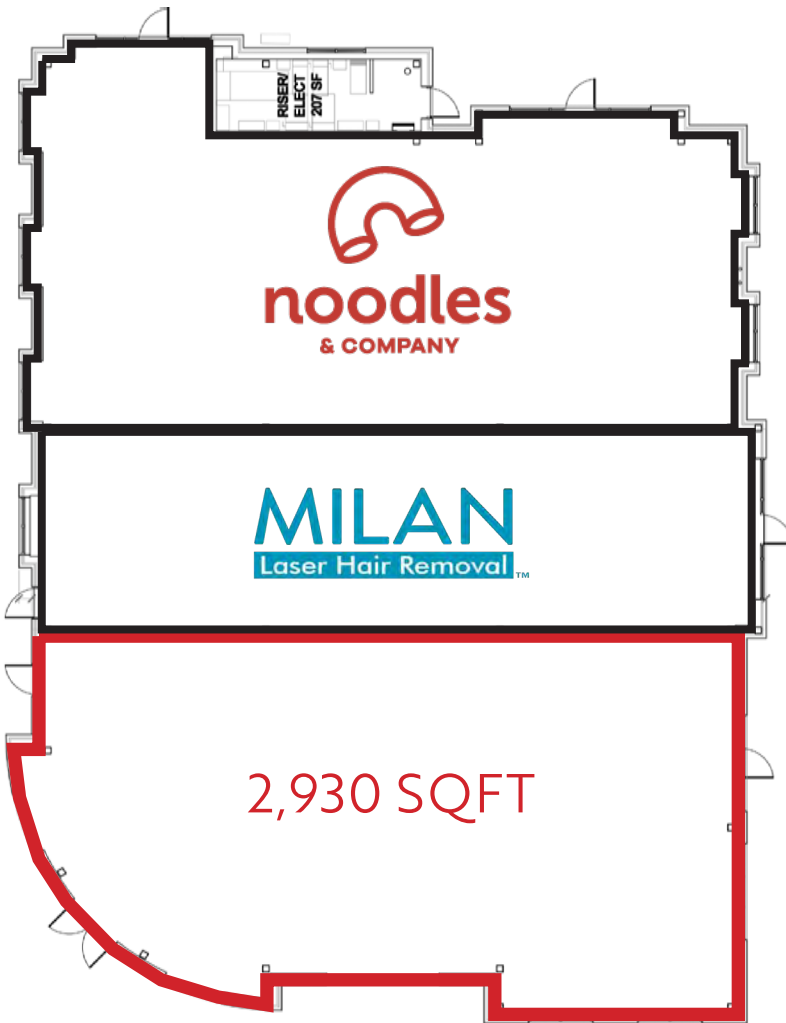


990 MERIDIAN BLVD.
RESTAURANT
1,400-4,700 SQUARE FEET
LEASED



FUTURE RETAIL & RESTAURANT BUILDINGS





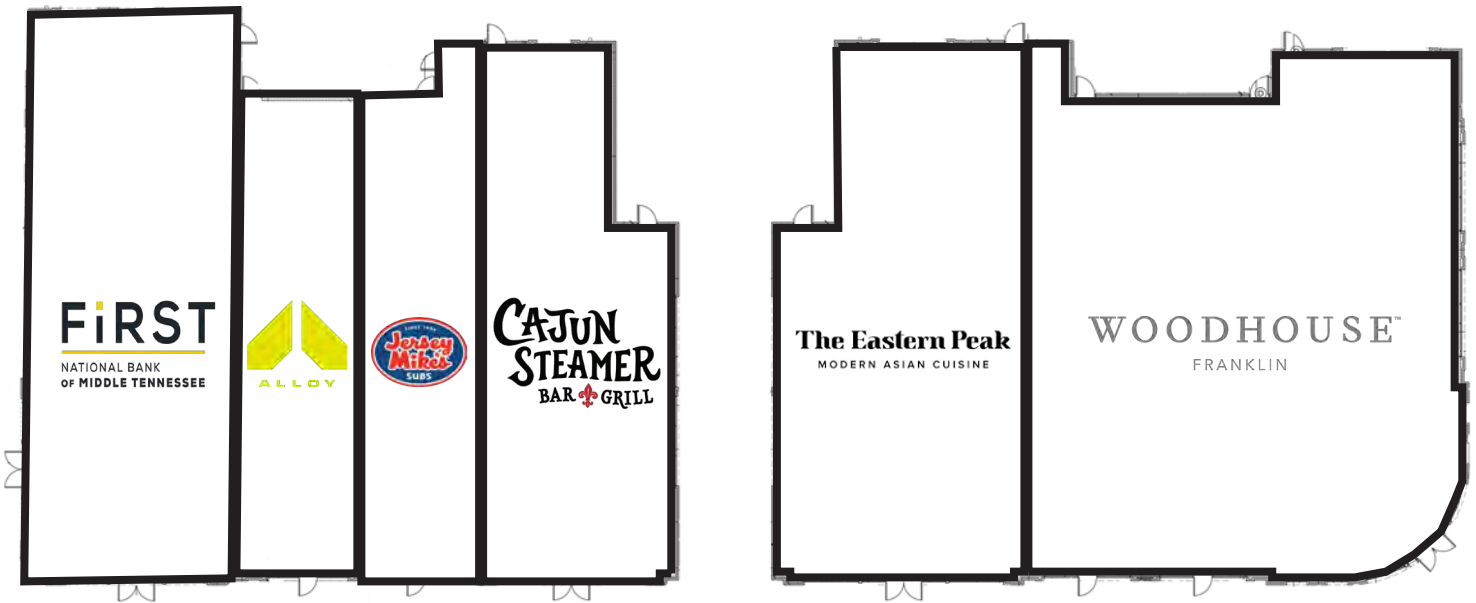
SUITE	TENANT	SQ. FT.
100	AVAILABLE	2,930
102	Milan Laser	1,605
104	Noodles & Co.	2,603





SUITE	TENANT	SQ. FT.
100	Tony's Eat and Drink	2,426
102	Heritage Cleaners	1,390
104	Fabulous Frocks	1,391
106	AVAILABLE 2/1/25	1,438
108	Meridian Dental Centre	2,876
112	Noire Nail Salon	1,438
118	First Watch	4,235



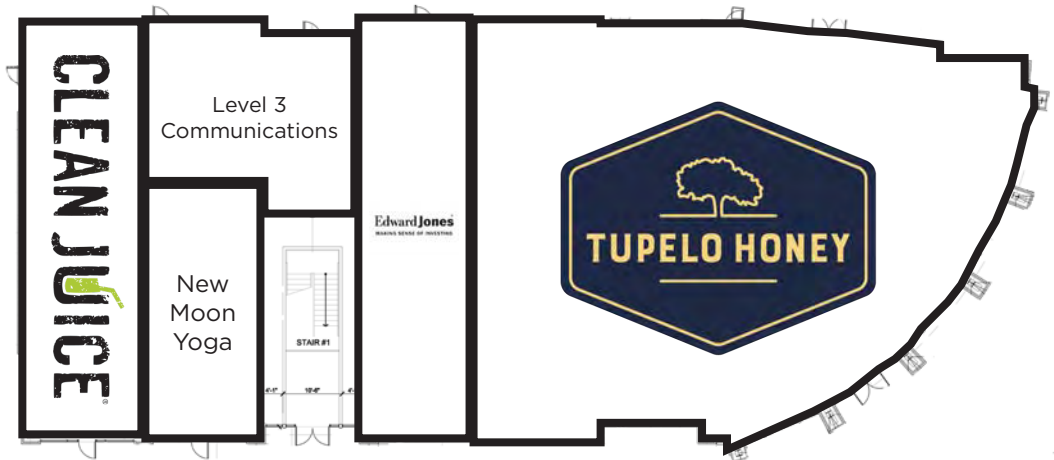


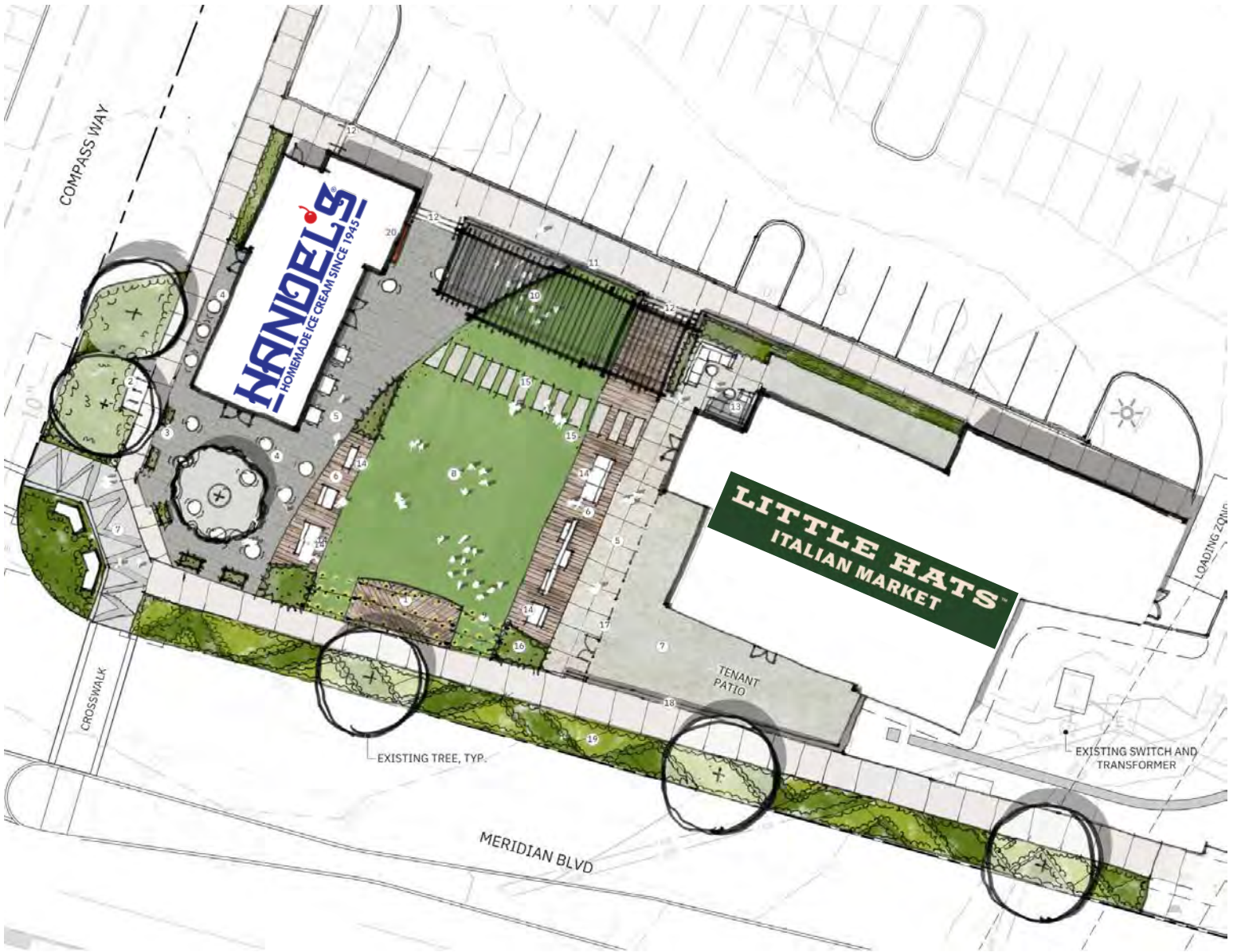
SUITE	TENANT	SQ. FT.
100	THE WOODHOUSE day spa	6,012
106	The Eastern Peak	3,503
108	Cajun Steamer	2,590
110	Jersey Mike's	1,605
112	Alloy Personal Training	1,729
114	First National Bank	3,257





SUITE	TENANT	SQ. FT.
100	AVAILABLE	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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