



MERIDIAN
COOL SPRINGS

AVAILABLE RESTAURANT LOCATIONS



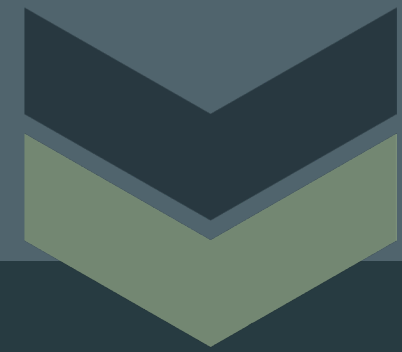
2000 Meridian Boulevard

Meridian Cool Springs is a centrally located, walkable mixed-use destination that brings together office, retail, dining, and hospitality in the heart of Franklin's Cool Springs corridor. Its carefully curated mix of restaurants, services, and specialty retail creates a vibrant, everyday energy that reflects the people who work, gather, and pass through it. With direct access to I-65, a strong daytime population, and an established reputation as the benchmark mixed-use environment in the market, Meridian's retail experience is rooted in accessibility, quality, and connection—making it a place people rely on, return to, and enjoy as part of their everyday routine.

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“Our passion for good food and a welcoming atmosphere is at the heart of everything we do,” said Andrew Dodd, Operating Partner of Little Hats “We’re excited to bring the delicious dishes and curated goods that our customers know and love to Meridian Cool Springs, a location that echoes our *love for the community.*”

900K
SF OF OFFICE SPACE



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



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



492
TOTAL KEYS AMONG 3
ONSITE HOTELS



available restaurant locations



Meridian Cool Springs is positioned within a highly desirable trade area defined by affluence, stability, and sustained growth. The surrounding community is well-established yet continues to attract new households, particularly professionals and families drawn to the area's quality of life. Residents are highly educated, career-oriented, and predominantly engaged in professional and white-collar industries, reinforcing the market's long-term strength. Strong daytime activity further elevates the site, with a significant concentration of nearby employment supporting consistent daily engagement and demand.

MERIDIAN COOL SPRINGS DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	41,287	99,740	169,244
TOTAL HOUSEHOLDS	17,832	39,743	64,964
AVERAGE HOUSEHOLD INCOME	\$167,136	\$196,481	\$203,724
MEDIAN AGE	38.5	40.9	41.2
AVERAGE DAYTIME DEMOGRAPHICS	72,144	108,374	184,787

SECOND GENERATION RESTAURANT SPACE

Available October 2026

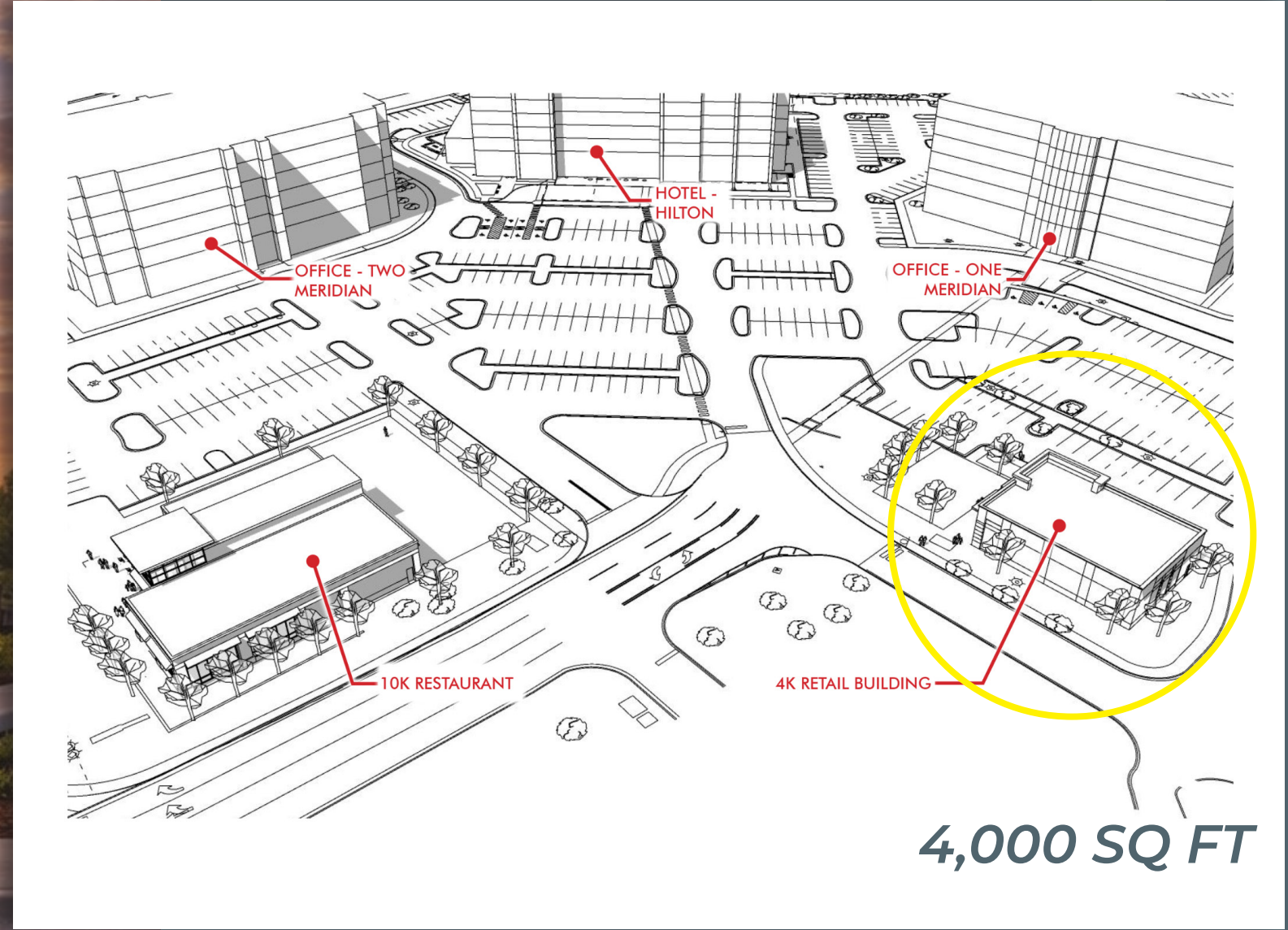


7,236 SQ FT



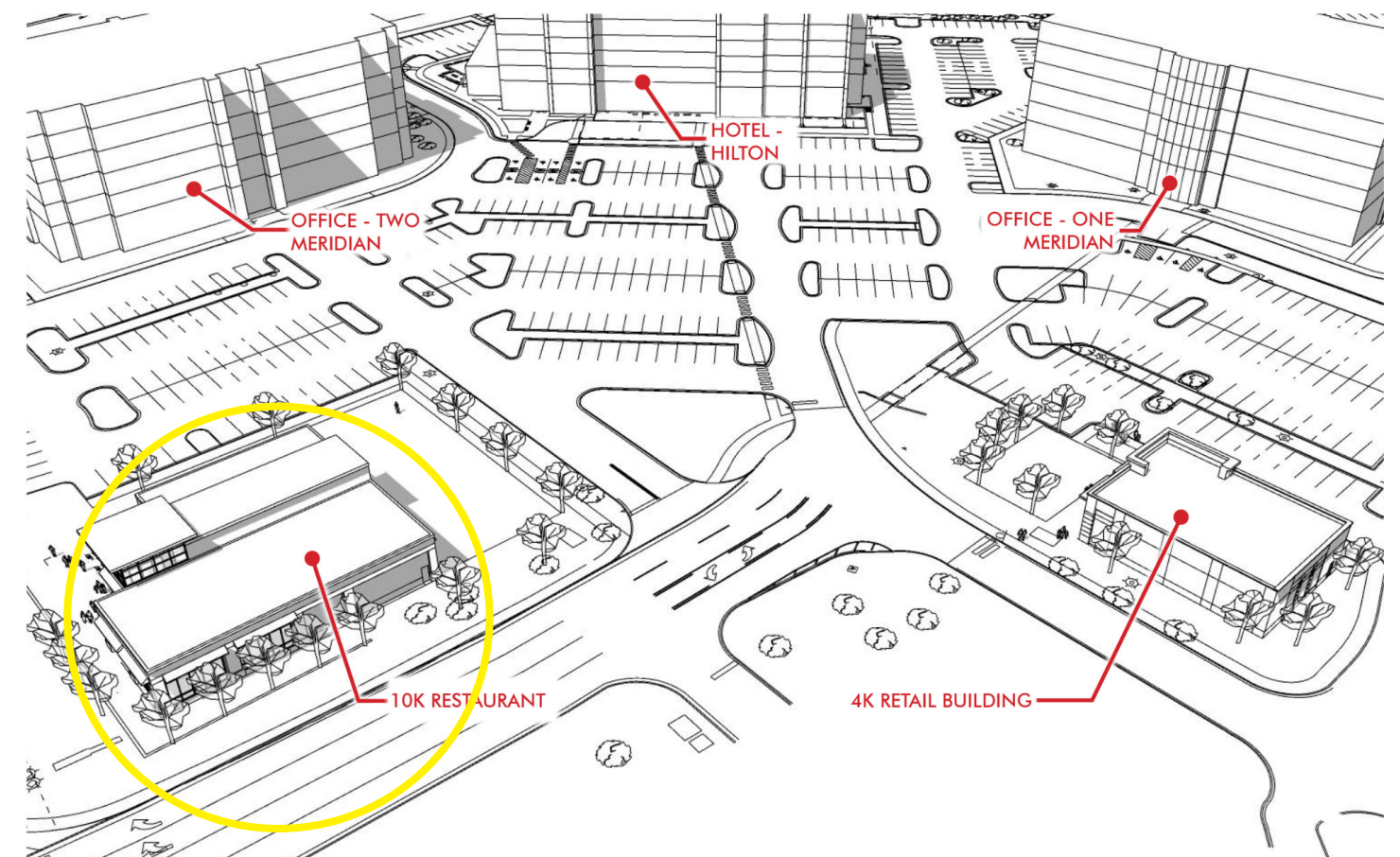
Available Now for Pre-Lease

NEW STAND ALONE RESTAURANT SPACE



NEW STAND ALONE RESTAURANT SPACE

Available Now for Pre-Lease



10,000 SQ FT





MERIDIAN

COOL SPRINGS



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A COMMUNITY *by*
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