



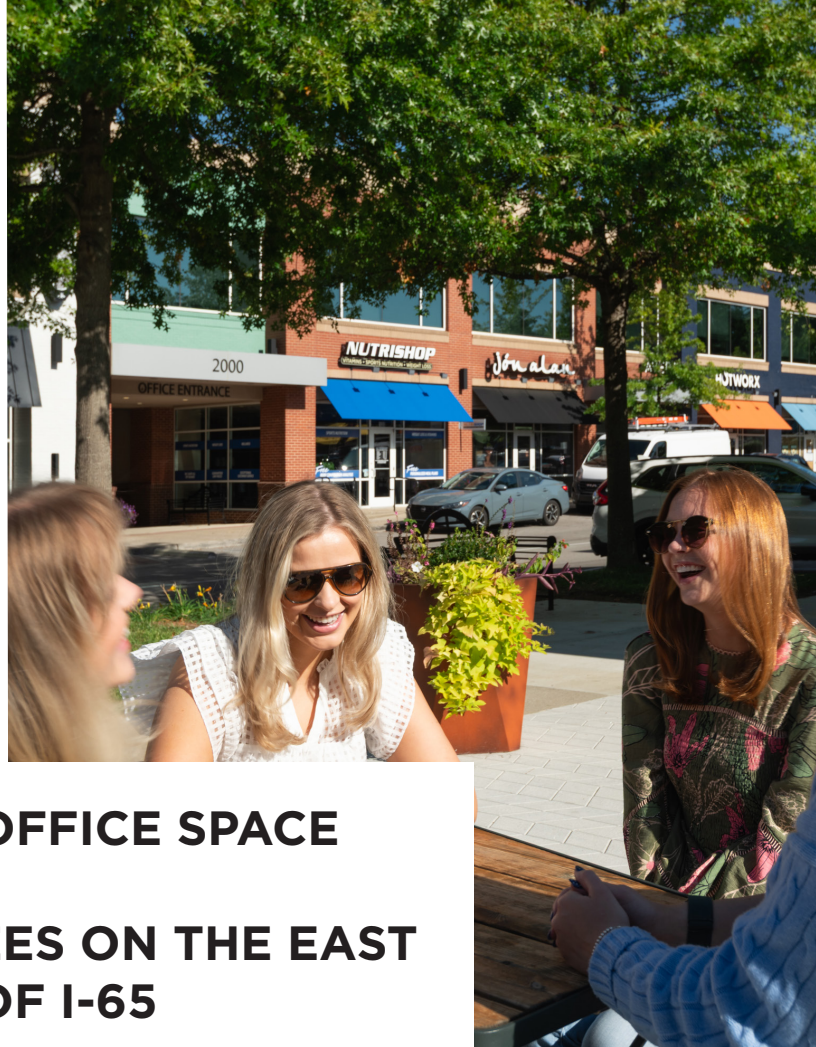
MERIDIAN

COOL SPRINGS

PROJECT OVERVIEW

RETAIL & RESTAURANTS





900K SF OF OFFICE SPACE
**13,000 EMPLOYEES ON THE EAST
SIDE OF I-65**

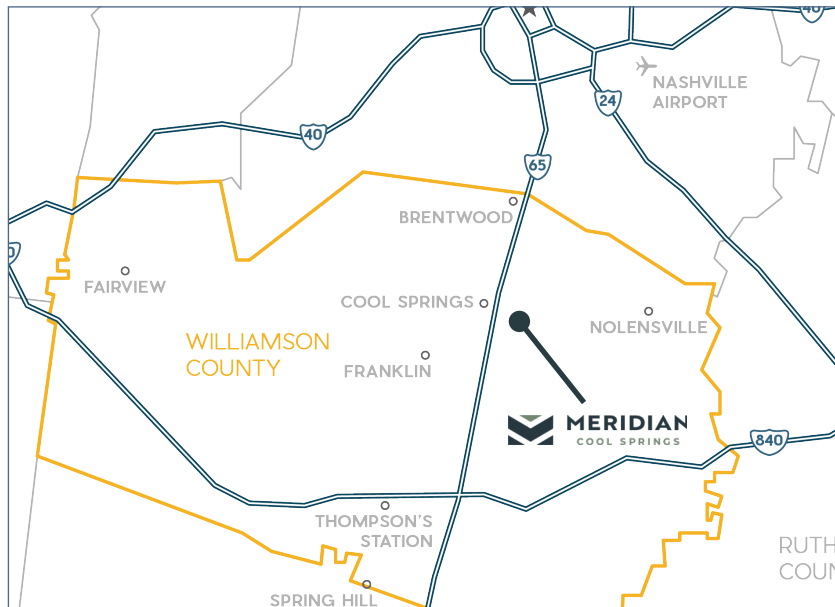
**5,000 CLASS A EMPLOYEES
WITHIN A 5 MINUTE WALK**

3 HOTELS TOTALING 492 KEYS





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

Trade Area Housing Stats West of I-65

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

Carothers Pkwy. - 22,568 avg. daily traffic

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



137,738 avg. daily traffic



2025 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2025 Estimate	42,081	101,315
Total Households		
2025 Estimate	18,078	40,144
Average Household Income		
2025 Estimate	\$165,442	\$194,415
Median Age		
	38.5	40.8
Traffic Count		
I-65	141,708	
Daily Visits	4,205	

MASTER PLAN



2000 MERIDIAN

1000 MERIDIAN

980/990 MERIDIAN

995 MERIDIAN

1175 MERIDIAN

FUTURE RETAIL

FUTURE RESTAURANT

MERIDIAN COOL SPRINGS

- Office
- Retail & Restaurant
- Mixed Use (Office Over Retail)
- Hotel
- Parking Deck

NUTRISHOP
HEALTHY. FRESH. NUTRITION. ANYTIME.

jon alan
salon

CLEAN JUICE

HOTWORX
24 HOUR INFRARED FITNESS STUDIO

Edward Jones
MAKING SENSE OF INVESTING

NEW MOON
YOGA

UGLY BAE!

FIRST WATCH
FABULOUS PROCKS

Meridian Dental Centre
Dental Care for the Whole Family

HONEY'S
EAT & DRINK

HERITANCE
CLEANERS

lindora
Weight Loss • Wellness

HANDELS
HOMEMADE ICE CREAM SINCE 1945

LITTLE HATS
ITALIAN MARKET

noodles
& COMPANY

MILAN
Laser Hair Removal

Jersey Mike's
SUBS

WOODHOUSE
FRANKLIN

FIRST
NATIONAL BANK
OF MIDDLE TENNESSEE

The Eastern Peak
MODERN ASIAN CUISINE

CAYEN
STEAMER
SEAFOOD



ONE MERIDIAN

CORPORATE CENTRE DR

HILTON

TWO MERIDIAN

PARKING DECK

INTERSTATE 65

MERIDIAN BLVD

SPENCER CREEK

COMPASS WAY

CAROTHERS PKWY

MARRIOTT COURTYARD

RESIDENCE INN

PARKING DECK

5000

5005

4000

2550

2555

3000

1000

990

980

995

1175

1175

995 MERIDIAN BLVD.
RETAIL | RESTAURANT
AVAILABLE
SUITE 100 | 2,930 SQ. FT.



1000 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED



1175 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED



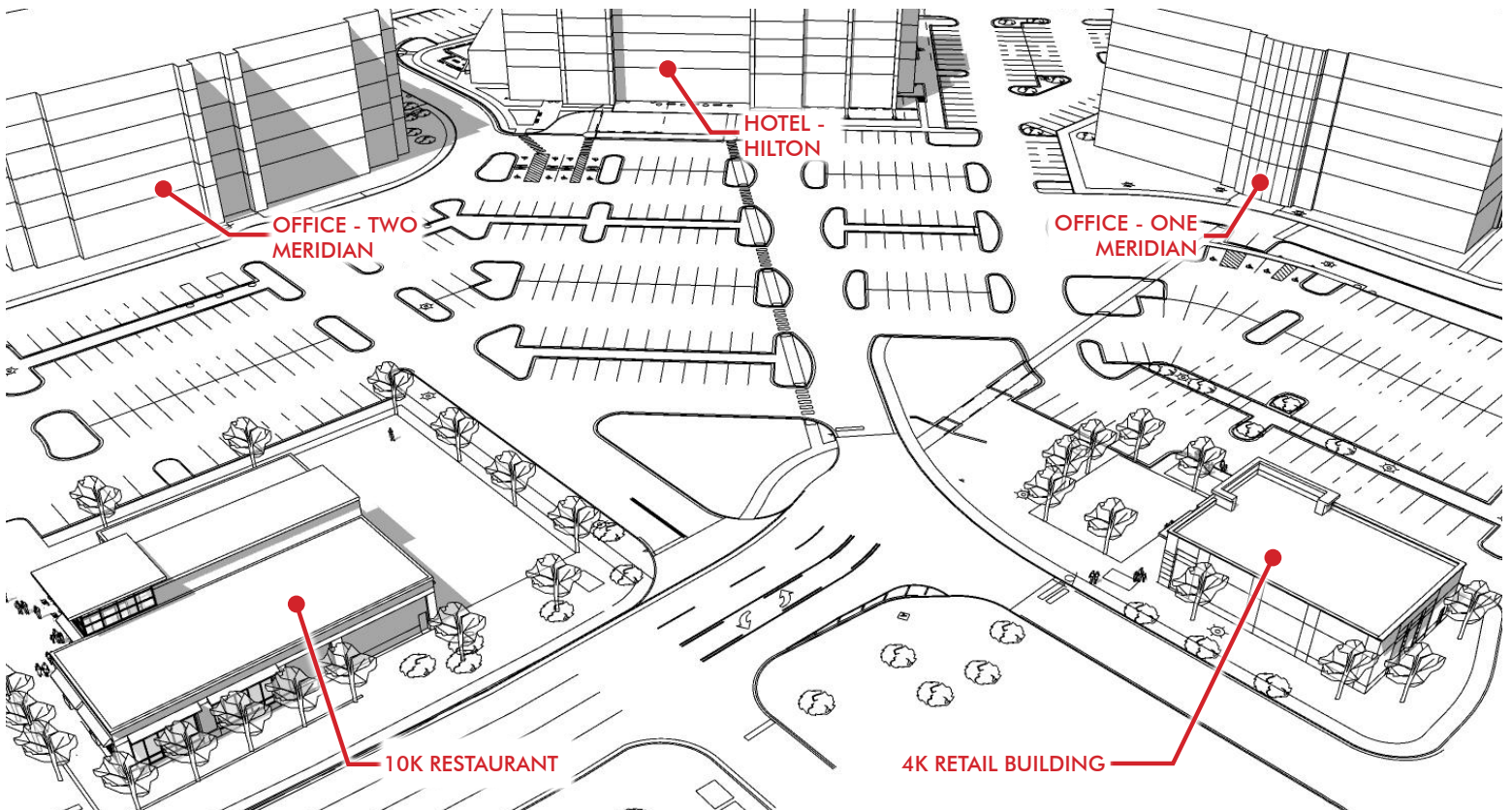
2000 MERIDIAN BLVD.
RETAIL | RESTAURANT
AVAILABLE OCT. 2026
SECOND GEN | 7236 SQ. FT.

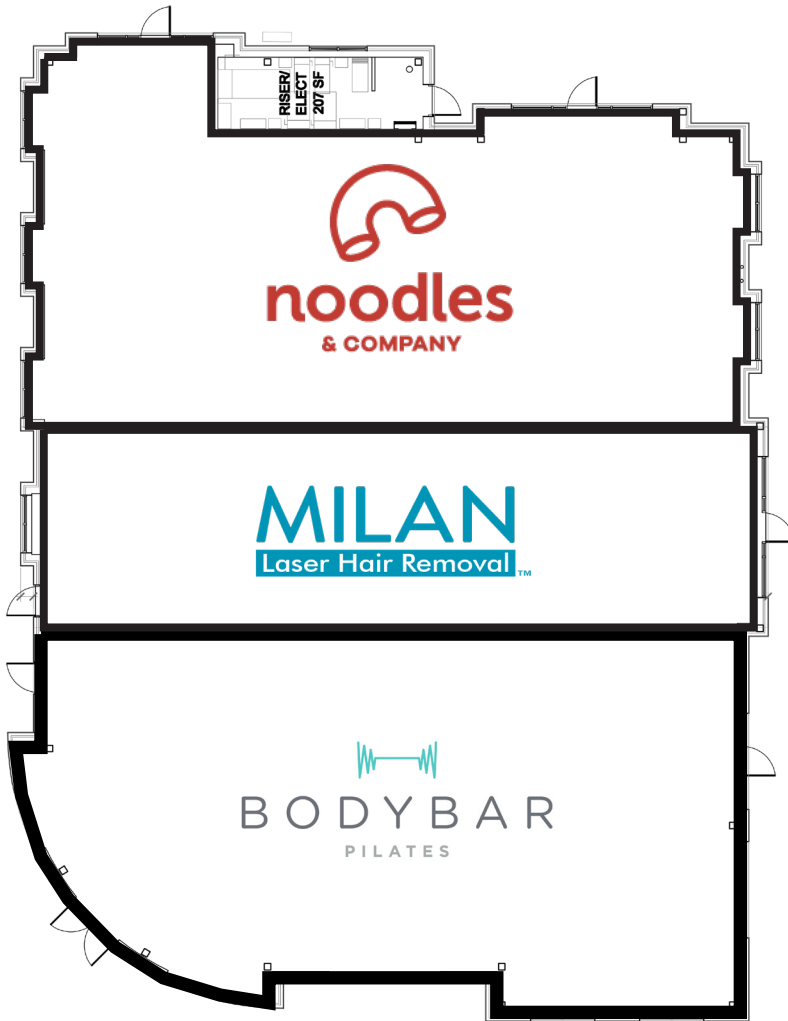


990 MERIDIAN BLVD.
RESTAURANT
1,400-4,700 SQUARE FEET
LEASED



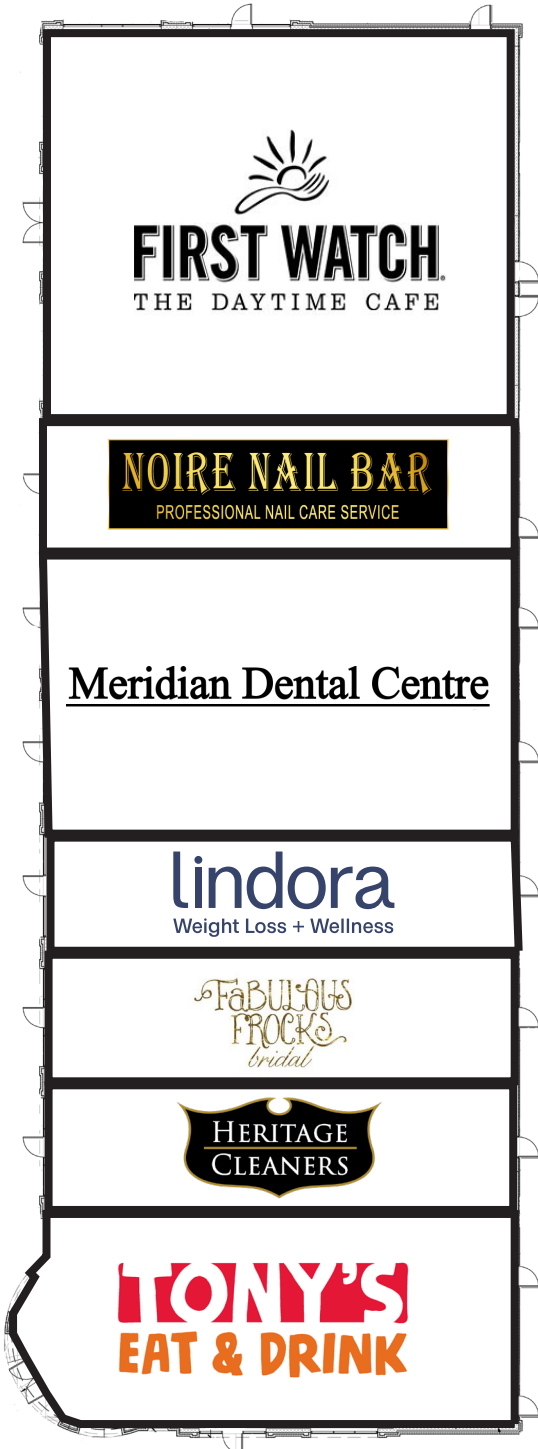
FUTURE RETAIL & RESTAURANT BUILDINGS





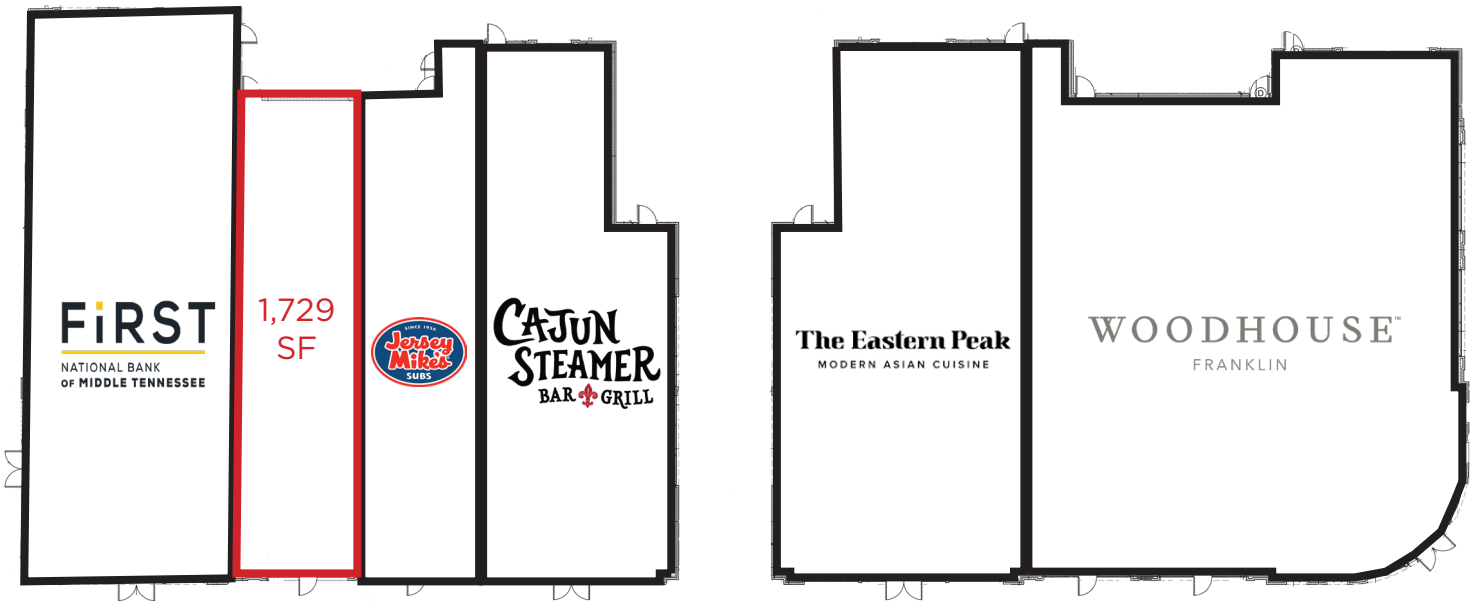
SUITE	TENANT	SQ. FT.
100	BodyBar Pilates	2,930
102	Milan Laser	1,605
104	Noodles & Co.	2,603





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



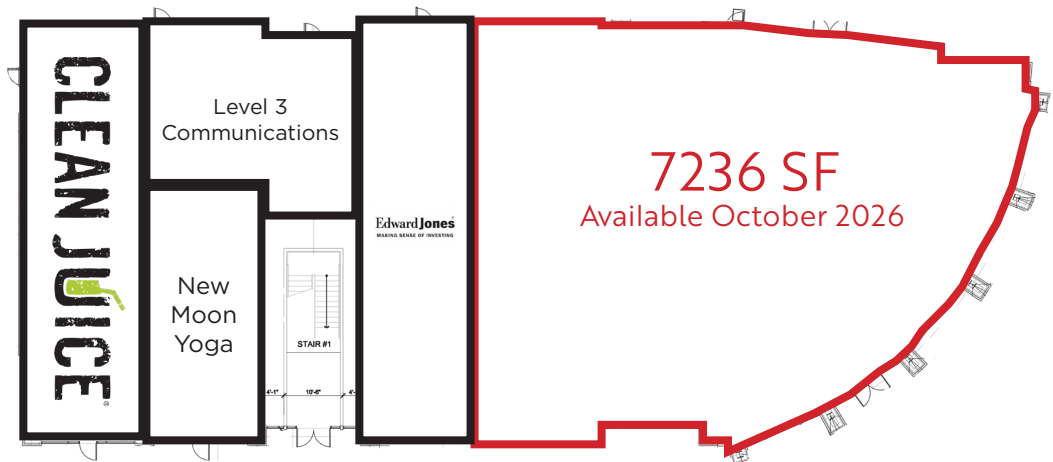


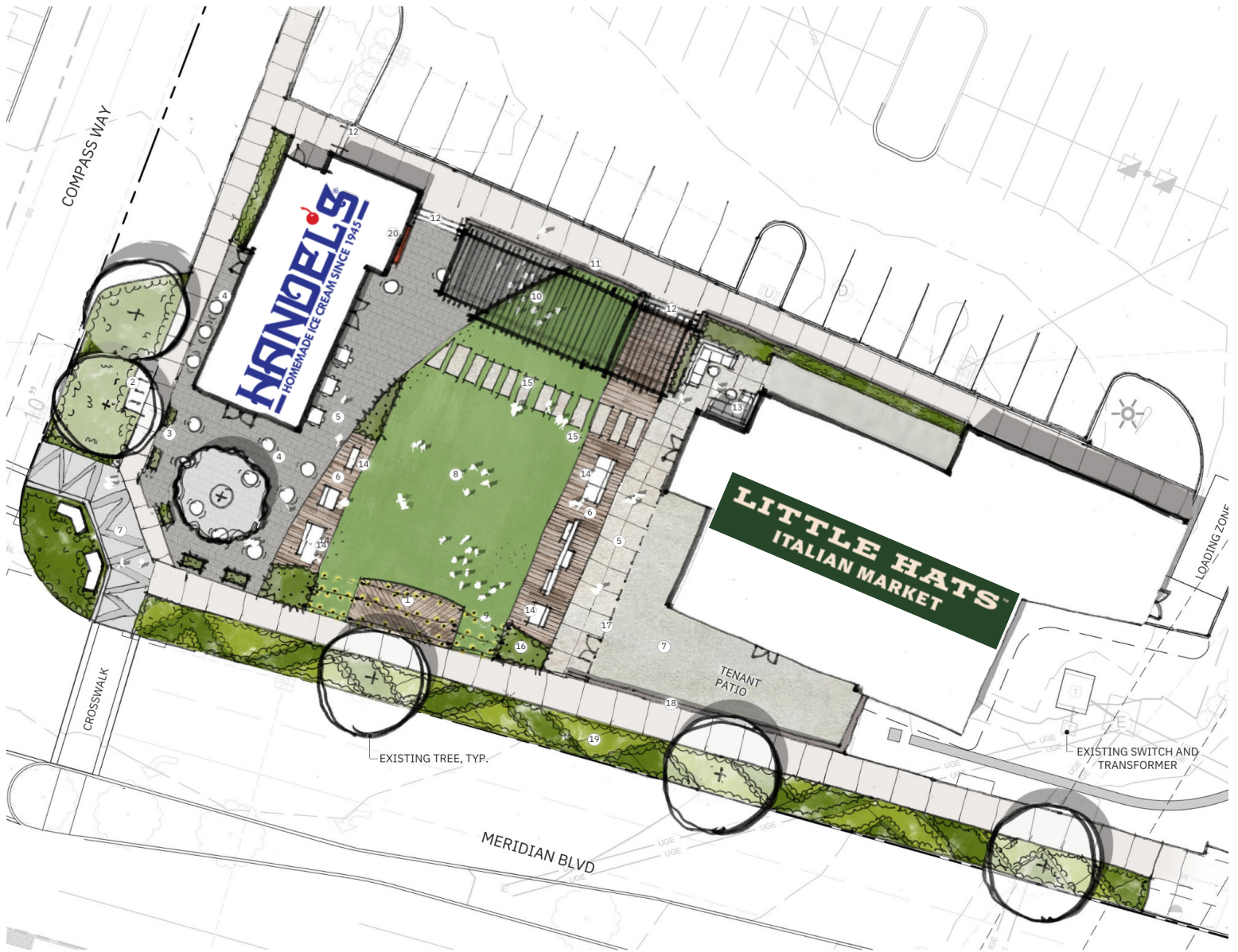
SUITE	TENANT	SQ. FT.
100	THE WOODHOUSE day spa	6,012
106	The Eastern Peak	3,503
108	Cajun Steamer	2,590
110	Jersey Mike's	1,605
112	AVAILABLE	1,729
114	First National Bank	3,257





SUITE	TENANT	SQ. FT.
100	Ugly Bagel	1,656
104	J'on Alan Aveda Salon	4,161
106	HOTWORX	1,703
108	Nutrishop	1,702
110	AVAILABLE	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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