



MERIDIAN
COOL SPRINGS

PROJECT OVERVIEW

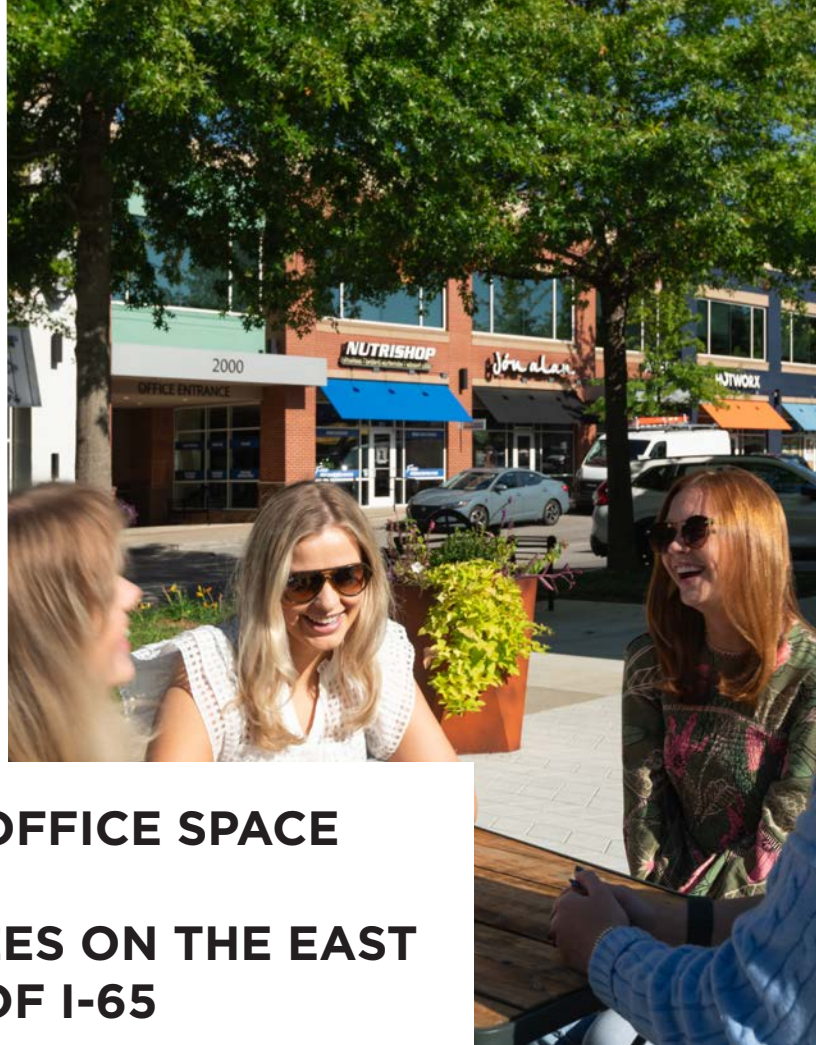
RETAIL & RESTAURANTS



BOYLE

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

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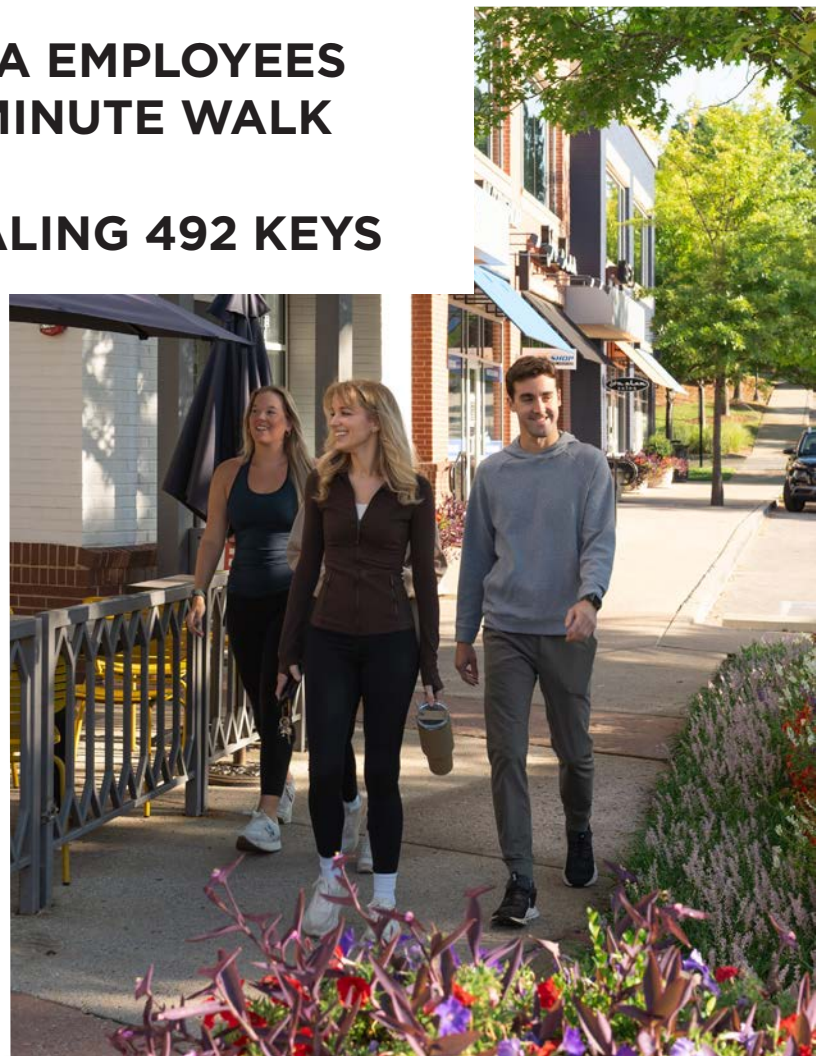


900K SF OF OFFICE SPACE

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

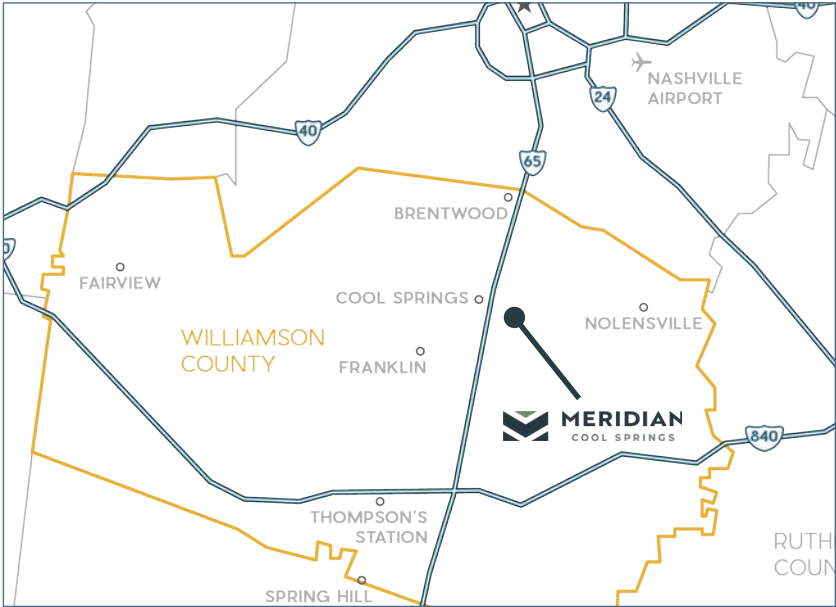
**5,000 CLASS A EMPLOYEES
WITHIN A 5 MINUTE WALK**

3 HOTELS TOTALING 492 KEYS





A VIBRANT, GROWING COMMUNITY



SURROUNDING COMMERCIAL



CAROTHERS BUILDING
500K SF
Approx. 2,500 employees

Approx. 2.6M SF of office space with estimated 13,000 employees on East side of I-65 within 1 mile

MERIDIAN OFFICE
900K SF
Approx. 5,000 employees

COOL SPRINGS GALLERIA
Belk JCPenney
Dillard's macy's

137,738 avg. daily traffic

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



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



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



1000 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED



1175 MERIDIAN BLVD.
RETAIL | RESTAURANT
LEASED



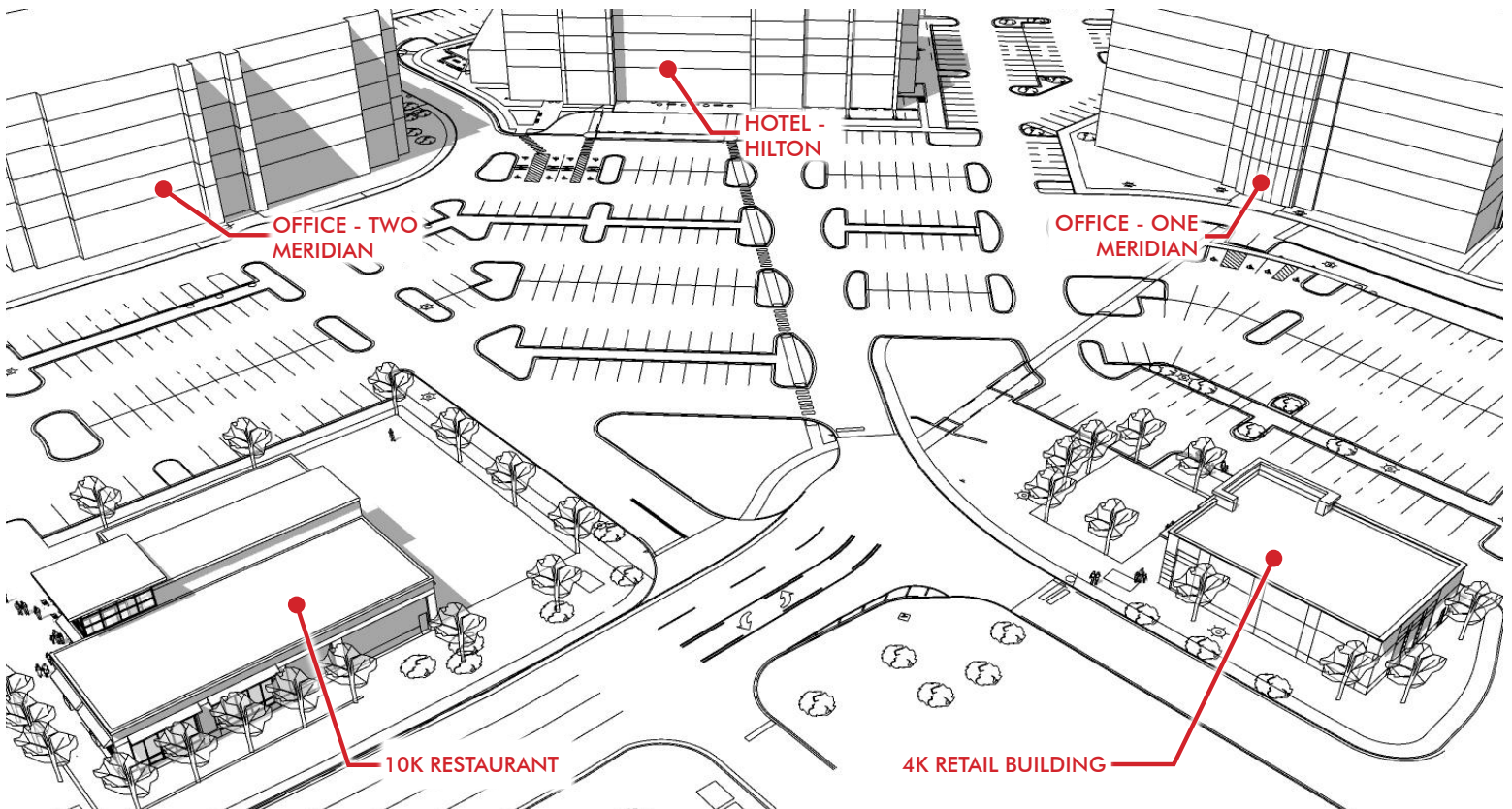
2000 MERIDIAN BLVD.
RETAIL | RESTAURANT
AVAILABLE OCT. 2026
SECOND GEN | 7236 SQ. FT.

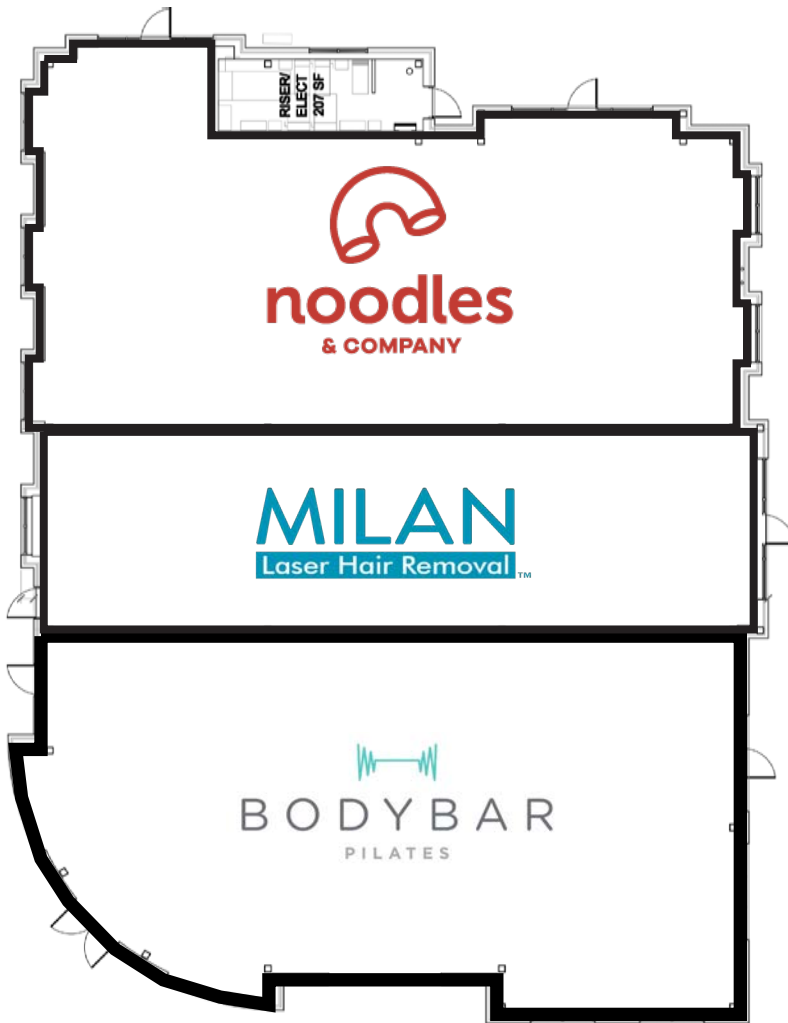


990 MERIDIAN BLVD.
RESTAURANT
1,400-4,700 SQUARE FEET
LEASED



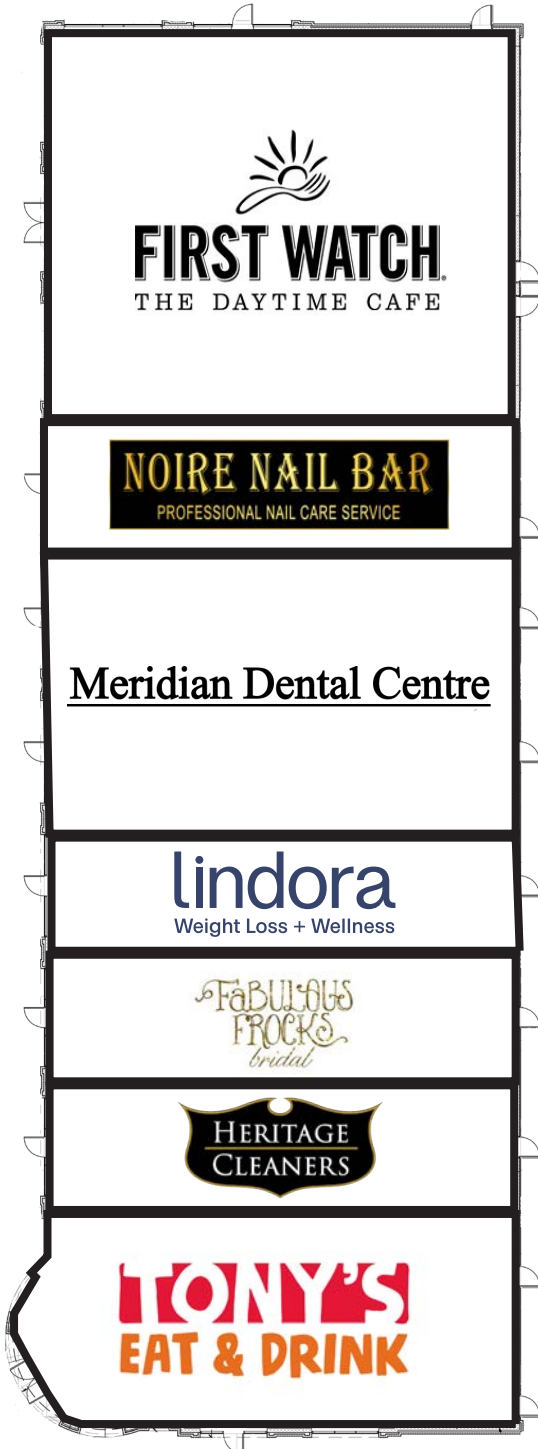
FUTURE RETAIL & RESTAURANT BUILDINGS





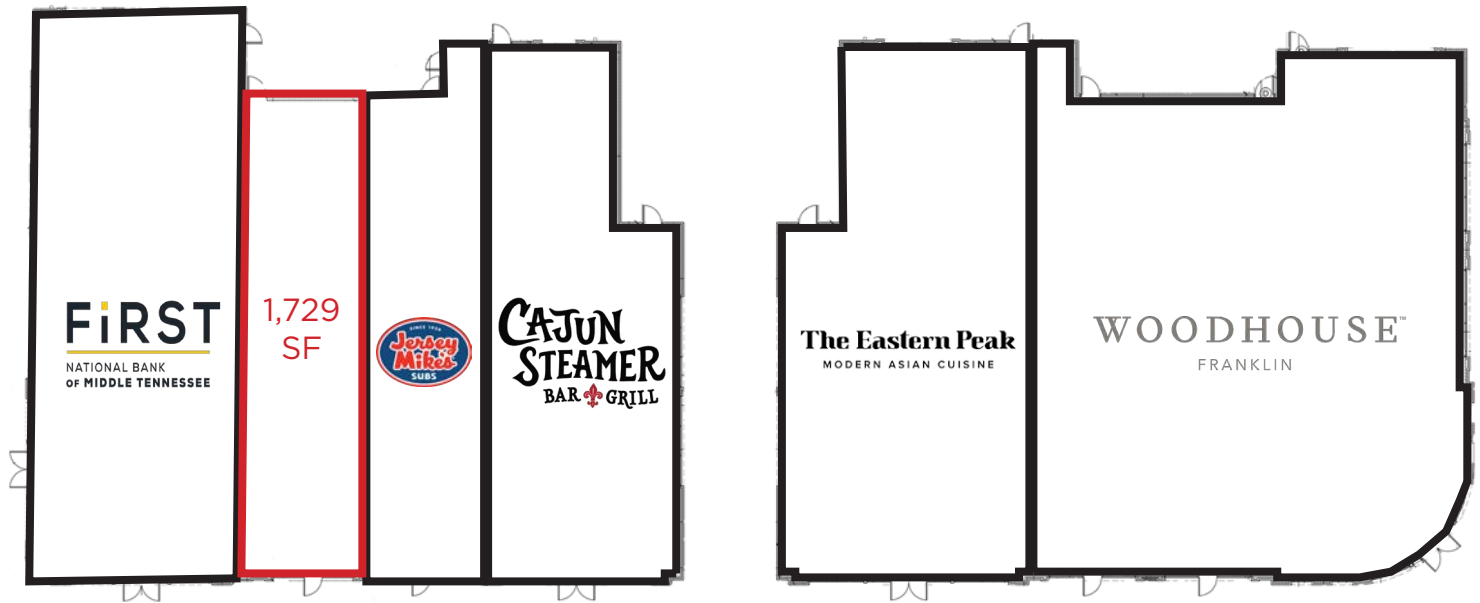
SUITE	TENANT	SQ. FT.
100	BodyBar Pilates	2,930
102	Milan Laser	1,605
104	Noodles & Co.	2,603





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



