



COMMONS *at* COOL SPRINGS

UP TO ±47,000 SF OF EXCEPTIONAL RETAIL
AND OFFICE SPACE AVAILABLE FOR LEASE

E MCEWEN DR & CAROTHERS PKWY, FRANKLIN, TN 37067

CBRE

In the Heart of Nashville's Retail Epicenter

Commons at Cool Springs is your opportunity to secure a location in the epicenter of one of the most affluent markets in the sunbelt. The Cool Springs/Franklin submarket is Nashville's strongest suburban retail node and represents a "first look" and "must have" location for any retailer doing business in the MSA. The Cool Springs/Franklin submarket comprises over 13 million square feet of retail space anchored by Cool Springs Galleria, a 1.2 million square foot super-regional mall, and boasts a "who's who" list of top retailers. This retail concentration is supported by some of the most affluent neighborhoods in the region, 6.6 million square feet of class A office space occupied by over 40 corporate headquarters, and a healthy stock of luxury hotels. Given these submarket fundamentals, rental rates have been on a steady ascent for nearly three decades and tenant retention is incredibly strong.

Delivering early 2027



±4.06 ACRES

Mixed-use environment



±47,000 SF

Of prime retail, dining, and office space



±206 DEDICATED

Parking spots



POWERHOUSE SUBMARKET

13M SF retail, 40+ Corporate HQs, 6.6M SF Class A office



EXCEPTIONAL VISIBILITY

Along Carothers Parkway with a traffic count of 18,401 vehicles per day



Where Lifestyle Meets Retail

Just 18 miles south of Nashville, the Franklin/Cool Springs submarket, which sits within Williamson County, has emerged as one of the most desirable places to live, work, and invest in the country. Known for its historic charm, exceptional schools, and high quality of life, Cool Springs/Franklin attracts affluent professionals, executives, and families.

The city's blend of small-town warmth and modern conveniences, coupled with Tennessee's business-friendly environment and lack of state income tax, has fueled its rapid growth. With a booming economy, a strong corporate presence, and a vibrant cultural scene, Cool Springs/Franklin continues to be a magnet for those seeking upscale living with easy access to the energy and opportunities of nearby Nashville.



OVER



40
HOTELS



200
RETAILERS & RESTAURANTS



RANKED



TOP 5
SOUTH'S BEST CITIES
FROM SOUTHERN LIVING
MAGAZINE

Amenity-rich submarket with over 40 hotels and 200 restaurants/retailers including Cool Springs Galleria

Home to more than 60,000 employers including corporate headquarters for over 40 companies

Surrounded by Nashville's most affluent communities including Brentwood to the north and Franklin to the south

The anchor of the I-65 South Corridor

#1 rated public school system in middle TN



Trade Area by the Numbers

269,000

Estimated Area Population

\$736,000

Median Home Value

\$182k

Average Household Income

62%

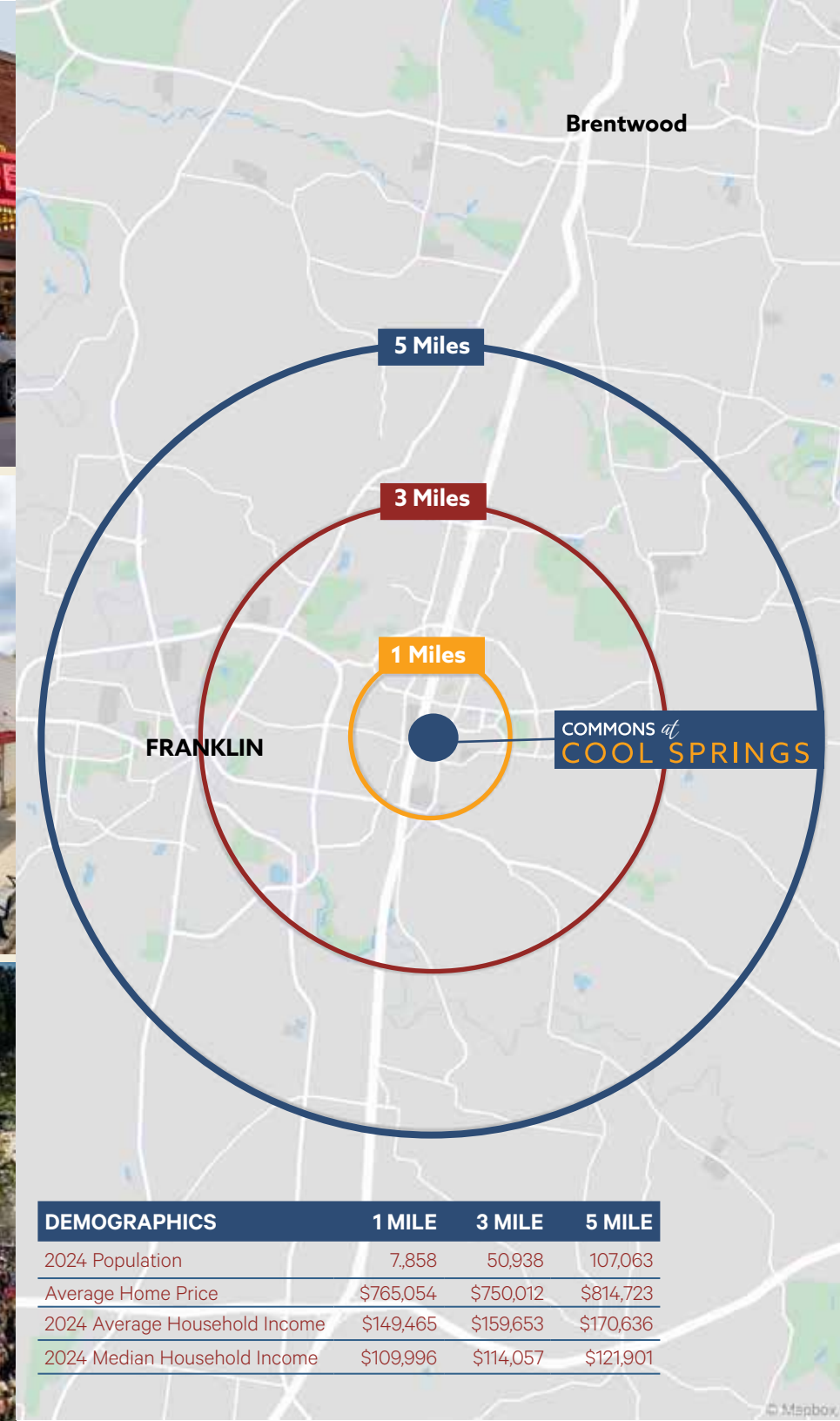
Bachelor's Degree or Higher

2.1%

Unemployment Rate

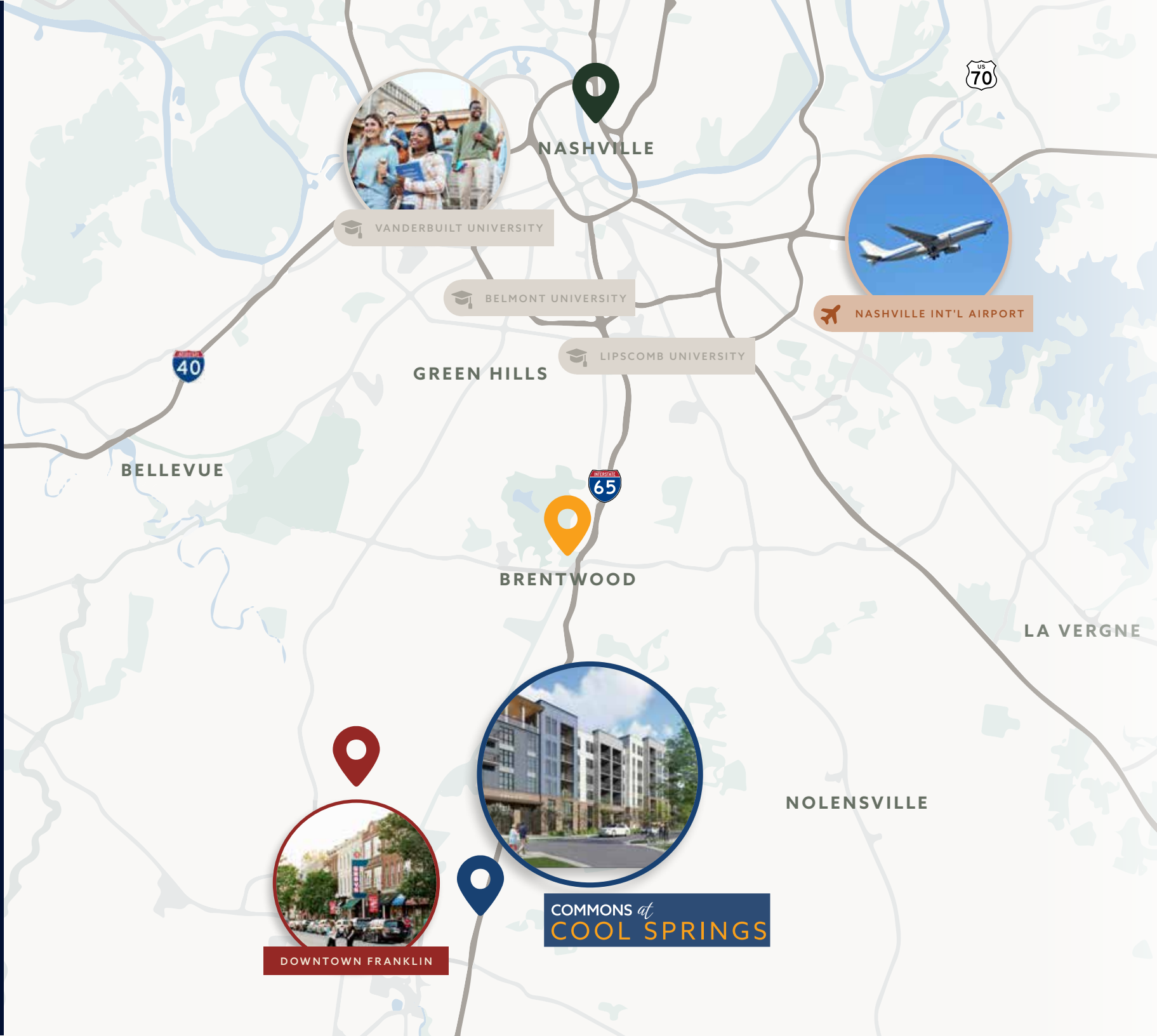
12 of the 25

Largest publicly traded companies in the Nashville region are in Williamson County, including 5 of the top 10



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population | 7,858 | 50,938 | 107,063 |
| Average Home Price | \$765,054 | \$750,012 | \$814,723 |
| 2024 Average Household Income | \$149,465 | \$159,653 | \$170,636 |
| 2024 Median Household Income | \$109,996 | \$114,057 | \$121,901 |

Ideally Located



 NASHVILLE INT'L AIRPORT



 VANDERBILT UNIVERSITY

 BELMONT UNIVERSITY

 LIPSCOMB UNIVERSITY



COMMONS *at*
COOL SPRINGS



DOWNTOWN FRANKLIN

 **0.5 MILES**
to Interstate 65

 **7 MILES**
to Brentwood

 **4 MILES**
to Downtown Franklin

 **18 MILES**
to Downtown Nashville

Burgeoning Mixed-use District

McEwen Northside

CLUB PILATES[®] NEIGHBORS FRANKLIN

BLUE STEAKHOUSE & GRILLE Perry's

CONDADO JEMIS Fink's Tiff's Treats

RADISH SHAKE SHACK JUST LOVE COFFEE CAFE

Meridian Cool Springs

FIRST WATCH THE EASTSIDE CAFE LITTLE HATS ITALIAN MARKET

CAJUN STEAMER BAR & GRILL HANDEL'S

THE WOODHOUSE CLEAN JUICE

The Eastern Peak noodles TUPelo HONEY

ICONIC EAT & DRINK

Canteen on Carothers

CUAR Penne Pazzo

SCOUT'S BARBERSHOP Dog House

barre3

Factory at Franklin

Anita's GREYS

Two Hands LIONEST COFFEE ROASTERS

JEMIS catch OTAKU FARMEN

Made in SOUTH JUDITH BRIGHT

McEwen Southside

WHOLE FOODS WLO MOOYAH

BRICKTOPS fab'rik pure barre

Allen OVME STRETCH

FLOWER CHILL



Nissan North America HQ

MARS Petcare HQ



COMMONS at COOL SPRINGS

Liberty Station

ALDO'S sēk BBB

ROW HOUSE vida flo VUI'S KITCHEN

HARPER

DUNKIN'

PIZZA EXPRESS CHIP POTEN

LIFETIME

STARBUCKS CRICKET FIELD CHICKS

JUICE BAR

Site Plan



CAROTHERS PARKWAY

Traffic Counts



146,194 VPD

I-65



12,558 VPD

E MCEWEN DR

613

PROJECTED
RESIDENTIAL UNITS

E MCEWEN DR

COMMONS *at*
COOL SPRINGS



18,401 VPD

CAROTHERS PKWY

770

PROJECTED
RESIDENTIAL UNITS

424

RESIDENTIAL UNITS

328

RESIDENTIAL UNITS



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Contact Us

For leasing inquiries or more information, please reach out.

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