

THOROUGHbred VILLAGE

545 Cool Springs Boulevard, Franklin, Tennessee 37067



+/- 6,270 sf AVAILABLE
+/- 1,980 sf & +/- 1,754 sf COMING AVAILABLE

- ±269,302 square feet
- Traffic count is ±23,164 vehicles per day Cool Springs Blvd. / ±18,318 Mallory Lane
- Located in the Heart of Cool Springs

CURRENT TENANTS:

Trader Joes, PGA Superstore, TJ Maxx, Office Depot, Starbucks, Sun & Ski, Burlington Coat Factory, Ann Taylor Loft, Athleta, Carrabba's, Drake's, Chico's, Cosmetic Market, The Tile Shop, Crumble Cookie, European Wax, GameStop, Fleet Feet, Music & Arts, Jared's Jewelers, Mathnasium, Nothing Bundt Cakes, Which Wich, Oreck Vacuums, Studio One Twenty, The Joint Chiropractic, Veterinary Emergency Group, Fleet Feet, GNC, Glamour Nashville, Ombre Nails, Element Massage, Newks, and more..

For more information and personal showing contact:

Jon Dudor | BROOKSIDE PROPERTIES INC.

2002 Richard Jones Rd, Ste C-200 | Nashville, TN 37215

Cell: 615.587.6231 | Office: 615.467.3430 | E-Mail: jdudor@brooksideproperties.com



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Demographics:	2025 Average Household Income	2025 Population	2025 Number of Households
1 MILE:	\$120,459	7,269	3,598
3 MILES:	\$160,540	44,161	18,126
5 MILES:	\$187,773	108,213	41,093

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TENANT LEGEND			
THOROUGHbred VILLAGE			
BUILDING A	16,574 S.F.	539 COOL SPRINGS BLVD.	
A-125	2,841 S.F.		
A-126	5,400 S.F.		
A-115	3,558 S.F.		
A-110	1,800 S.F.		
A-105	1,162 S.F.		
A-100	1,754 S.F.		
BUILDING B	30,579 S.F.	545 COOL SPRINGS BLVD	
190	8,363 S.F.		
190	16,097 S.F.		
185	2,000 S.F.		
180	1,688 S.F.		
175	1,900 S.F.		
BUILDING C	30,000 S.F.	545 COOL SPRINGS BLVD	
175	30,000 S.F.	T.J. MAXX	
BUILDING D	29,000 S.F.	545 COOL SPRINGS BLVD	
165	4,500 S.F.		
160	4,200 S.F.		
158	4,070 S.F.		
155	5,211 S.F.		
BUILDING E	40,000 S.F.	545 COOL SPRINGS BLVD	
150	40,000 S.F.		
BUILDING F	6,300 S.F.	545 COOL SPRINGS BLVD	
145	5,472 S.F.	PREMISES	
140	828 S.F.		
BUILDING G	36,041 S.F.	545 COOL SPRINGS BLVD	
115	13,033 S.F.	TRADER JOES	
117	18,147 S.F.		
120	1,980 S.F.		
125	1,863 S.F.		
130	1,051 S.F.		
BUILDING H	16,219 S.F.	545 COOL SPRINGS BLVD	
105	16,219 S.F.		
BUILDING J	31,554 S.F.	545 COOL SPRINGS BLVD	
100	31,554 S.F.		
BUILDING K	5,800 S.F.	549 COOL SPRINGS BLVD	
100	5,800 S.F.		
BUILDING L	16,844 S.F.	535 COOL SPRINGS BLVD	
100	4,857 S.F.		
110	2,885 S.F.		
115	3,829 S.F.		
120	4,333 S.F.		
125	1,438 S.F.		
BUILDING M	12,490 S.F.	553 COOL SPRINGS BLVD	
100 & 105	4,400 S.F.		
110	8,090 S.F.		
BUILDING N	2,193 S.F.	555 COOL SPRINGS BLVD	
110	2,193 S.F.		

THOROUGHbred VILLAGE TOTAL = 264,664 S.F.

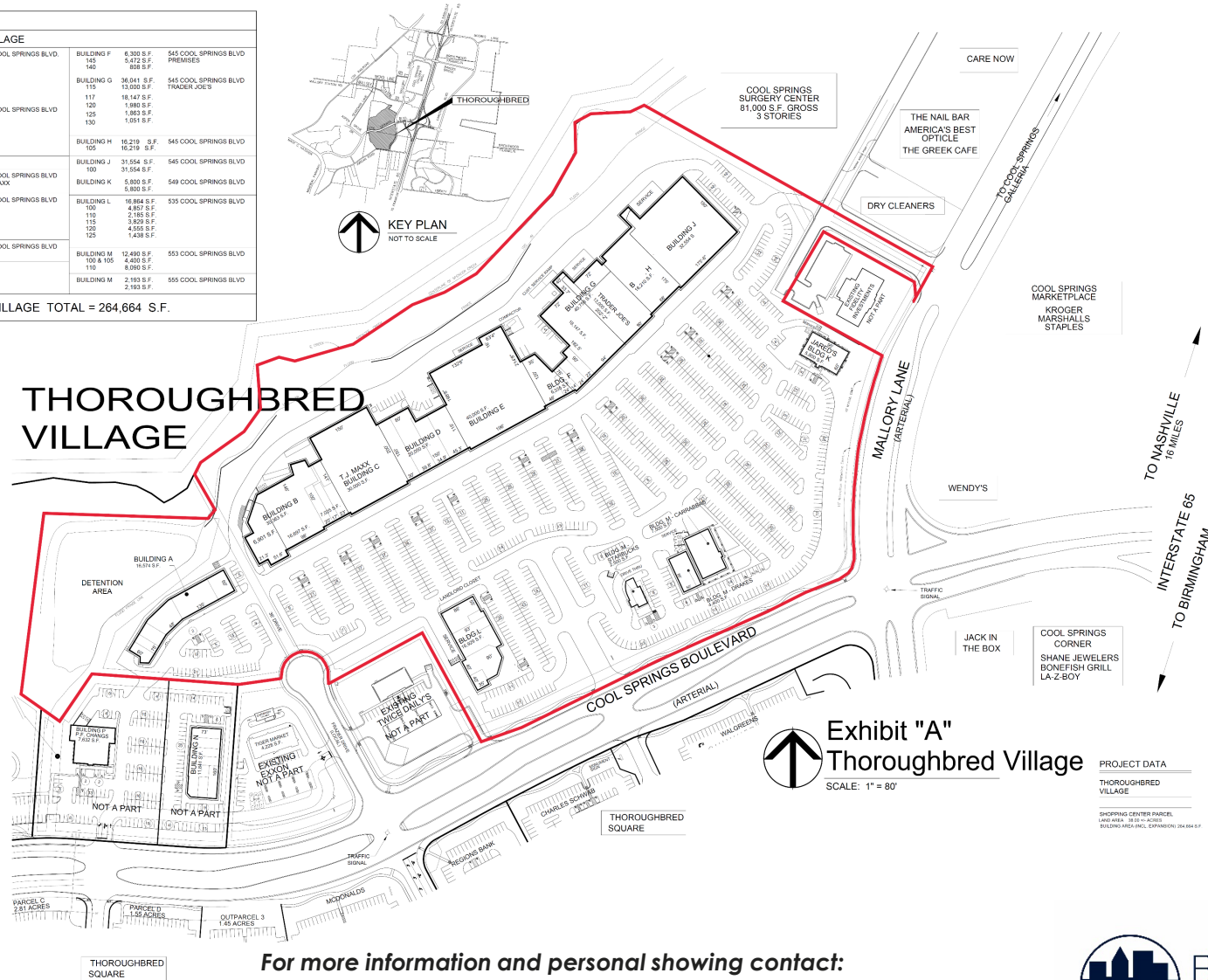


Exhibit "A"
Thoroughbred Village
SCALE: 1" = 80'

PROJECT DATA
THOROUGHbred
VILLAGE
SHOPPING CENTER PARCEL
LAND AREA - 16.5 ACRES
BUILDING AND INCL. EXPANSION - 264,664 S.F.

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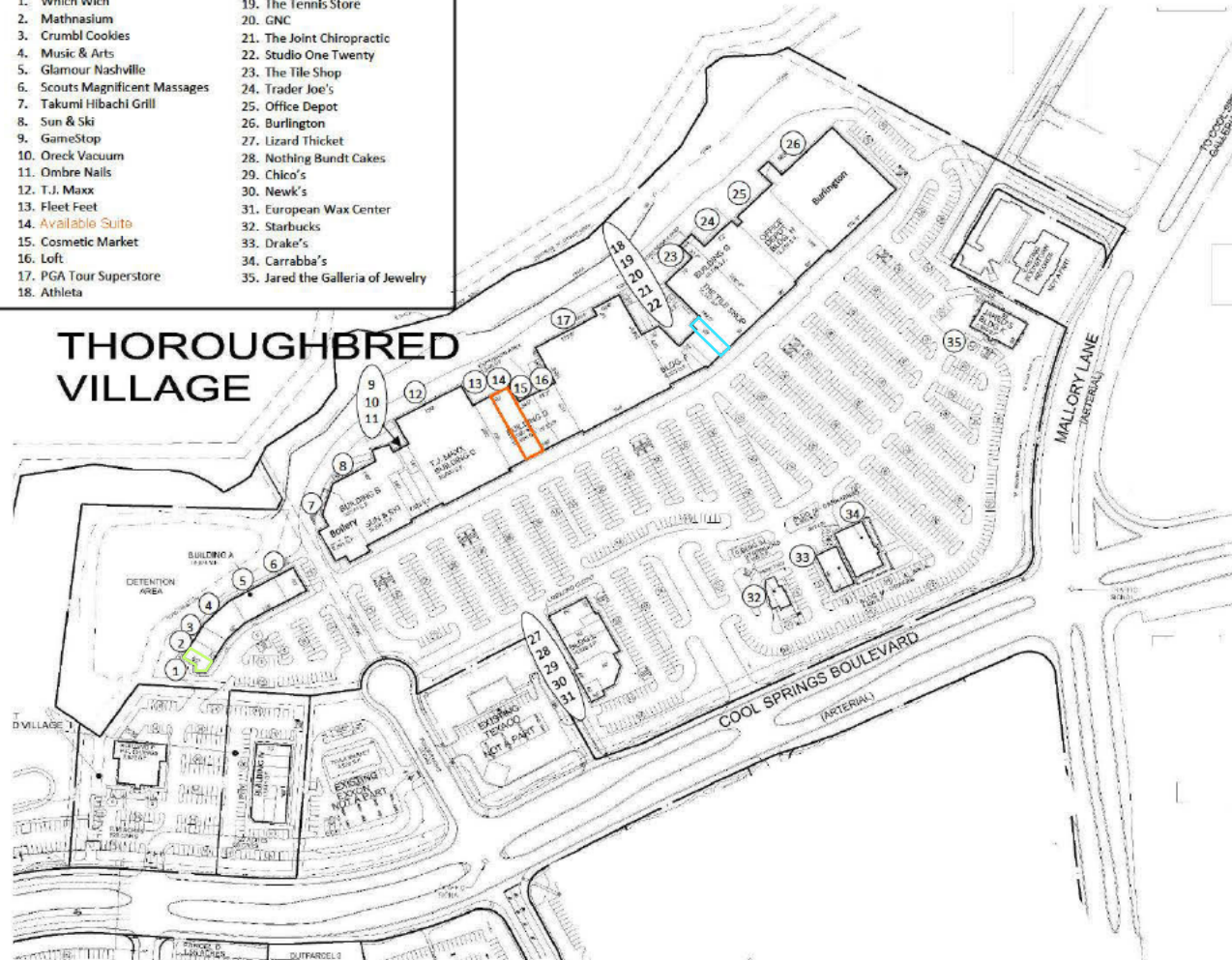
- | | |
|--------------------------------|-----------------------------------|
| 1. Which Wich | 19. The Tennis Store |
| 2. Mathnasium | 20. GNC |
| 3. Crumbl Cookies | 21. The Joint Chiropractic |
| 4. Music & Arts | 22. Studio One Twenty |
| 5. Glamour Nashville | 23. The Tile Shop |
| 6. Scouts Magnificent Massages | 24. Trader Joe's |
| 7. Takumi Hibachi Grill | 25. Office Depot |
| 8. Sun & Ski | 26. Burlington |
| 9. GameStop | 27. Lizard Thicket |
| 10. Oreck Vacuum | 28. Nothing Bundt Cakes |
| 11. Ombre Nails | 29. Chico's |
| 12. T.J. Maxx | 30. Newk's |
| 13. Fleet Feet | 31. European Wax Center |
| 14. Available Suite | 32. Starbucks |
| 15. Cosmetic Market | 33. Drake's |
| 16. Loft | 34. Carrabba's |
| 17. PGA Tour Superstore | 35. Jared the Galleria of Jewelry |
| 18. Athleta | |

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+/- 1,980 sf

+/- 1,754 sf



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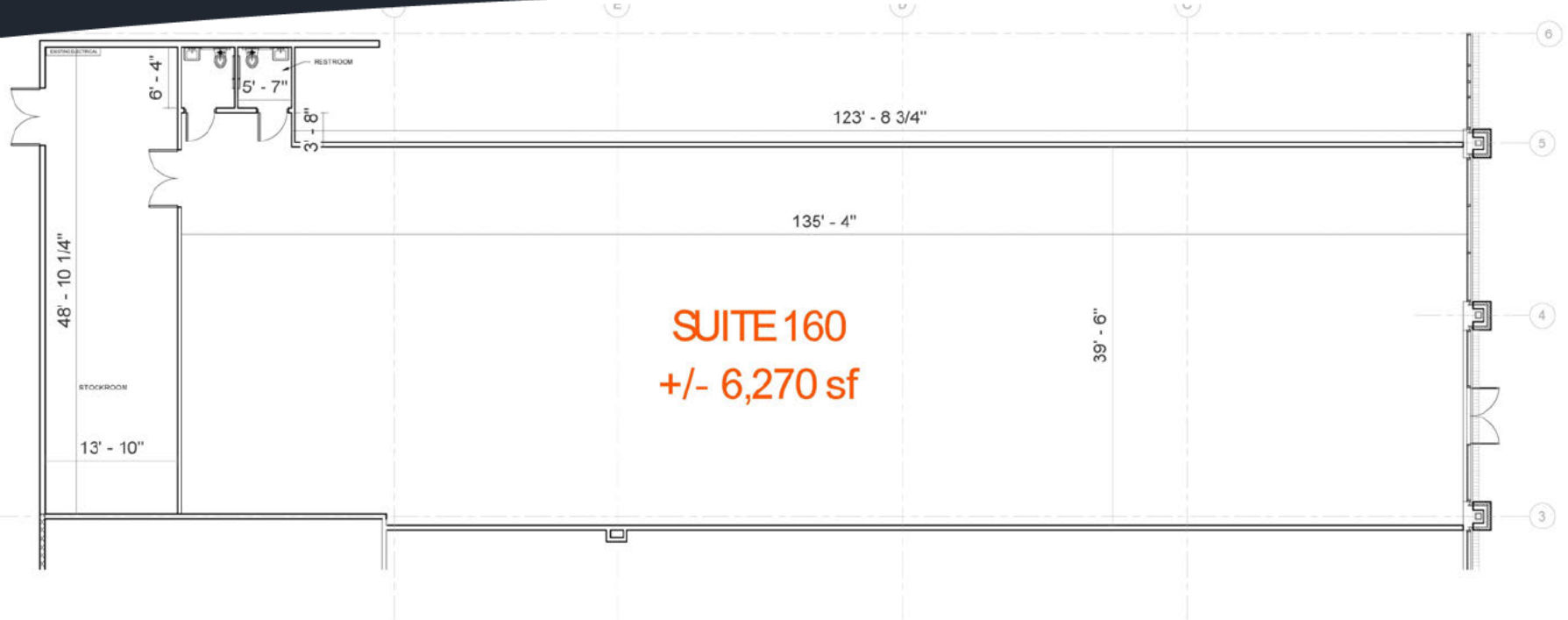
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FLOOR PLAN

SCALE : 3/16" = 1'-0"



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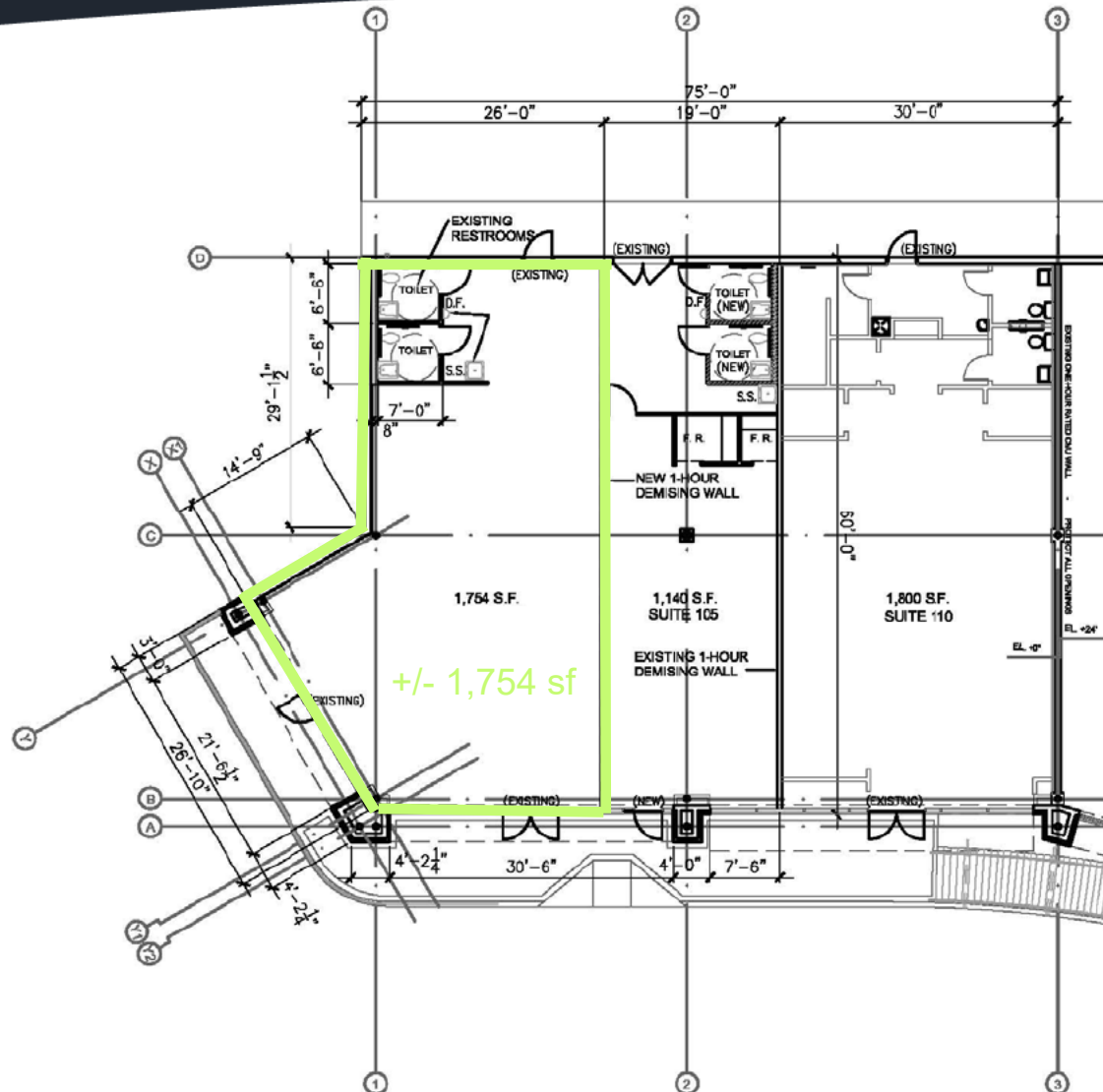
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