



Architectural rendering of a modern commercial building complex. The foreground shows a multi-story building with large glass windows and dark accents. The word "SIGNAGE" is visible above some windows, and "SIGN" is visible above others. A road with a car and a few people is in the foreground. In the background, there are more buildings and a green hillside with trees under a blue sky with clouds.

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%

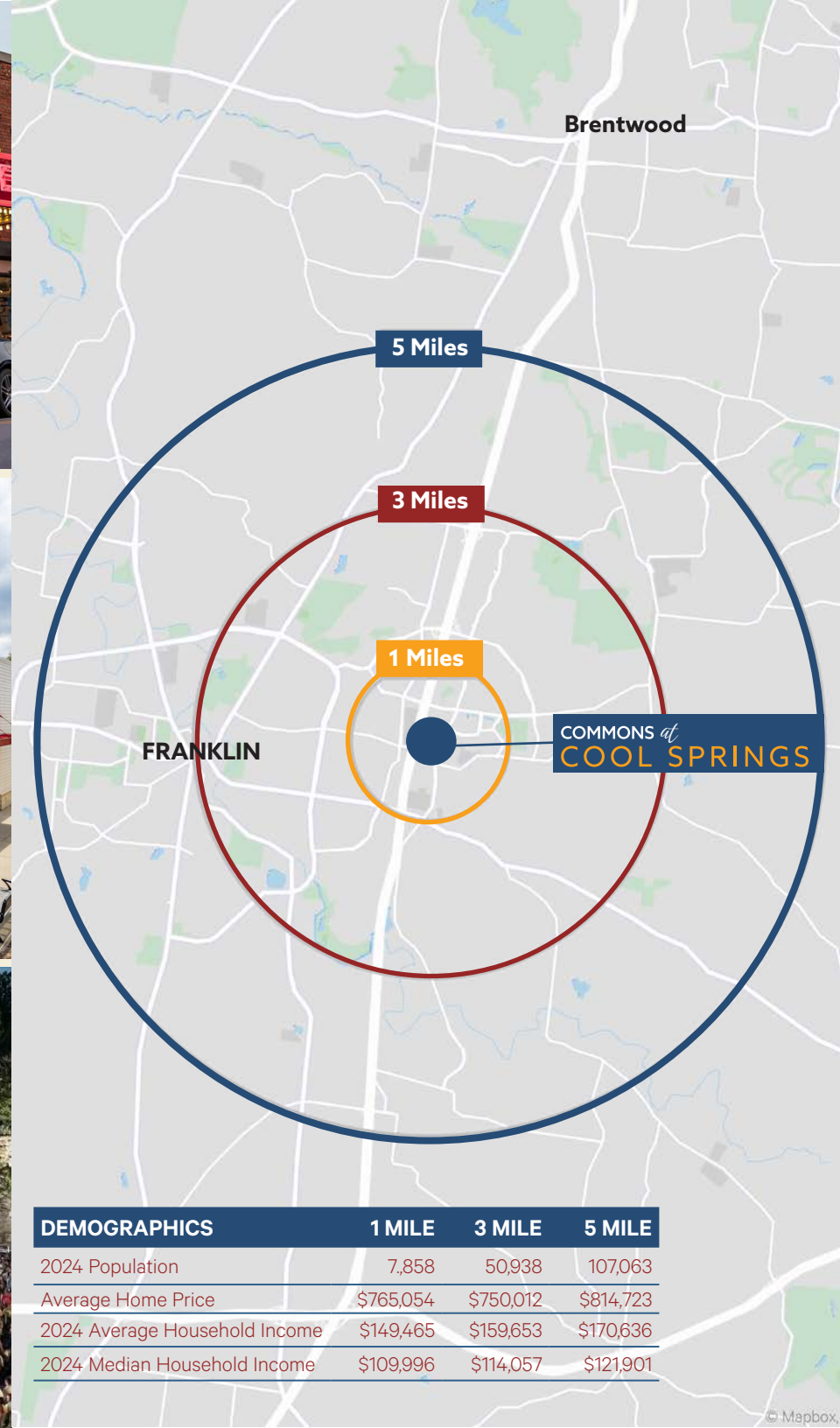
Bachelor's Degree or Higher

2.1%

Unemployment Rate

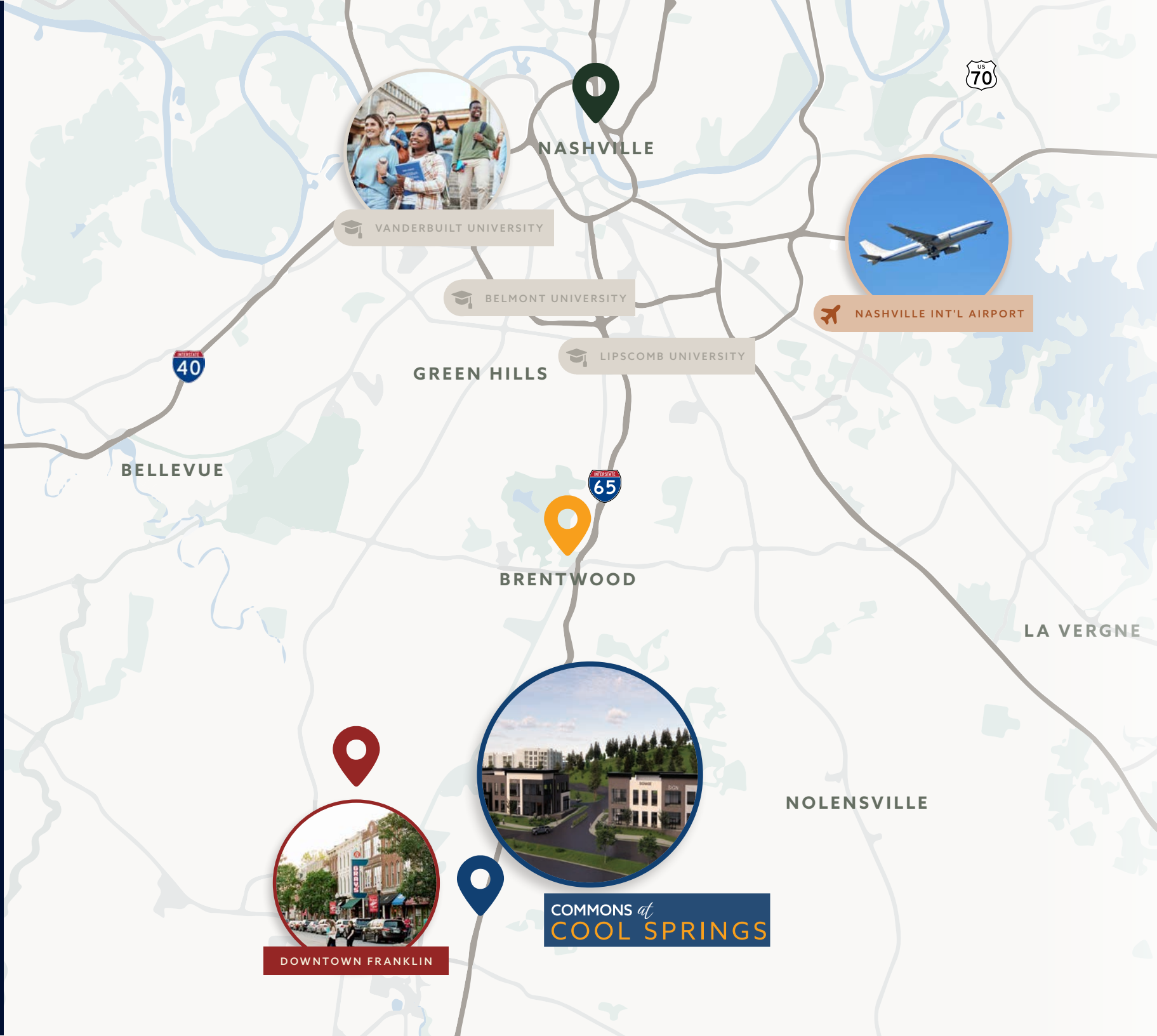
12 of the 25

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



VANDERBILT UNIVERSITY

BELMONT UNIVERSITY

LIPSCOMB UNIVERSITY



NASHVILLE INT'L AIRPORT



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 Sugar & Syrup *Jen's* NORTH ITALIA

CONDADO Fink's Tiff's Treats

RADISH SHAKE SHACK

JUST LOVE COFFEE CAFE

Meridian Cool Springs

FIRST WATCH THE DAYTIME CAFE LITTLE HATS ITALIAN MARKET

CAJUN STEAMER BAR & GRILL HANDEL'S ROMANESQUE CREAM SINCE 1949

THE WOODHOUSE CLEAN JUICE

The Eastern Peak ASIAN CUISINE noodles & COMPANY TUPELO HONEY

IRONKAT EAT & DRINK

Canteen on Carothers

CHAR PennePazze

SCOUT'S BARBERSHOP Dog House

barre3

Factory at Franklin

Anlia's Hooters CHICKEN HOLE'S

GREYS LIONEST COFFEE ROASTERS TWO HANDS

Jen's Letch OTAKU RAMEN

Made in TN JUDITH BRIGHT FORK 52 OF THE SOUTH

McEwen Southside

WHOLE FOODS MARKET blo MOOYAH

BRICKTOPS fab'rik pure barre

Allen OVME STRETCH LA

FLOWER CHILD P.S.F.S.

FRANKLIN PARK

Nissan North America HQ

AVALON

MARS Petcare HQ

OAVATION

AUREUM

LEGACY

COMMONS at COOL SPRINGS

HARPER

Liberty Station

WALDO'S CHICKEN & BEEF sēk SAUNA STUDIO BBB

ROW HOUSE vida+flo VUI'S KITCHEN FRESH VIETNAMESE

DUNKIN'

PANDA EXPRESS CHINESE KITCHEN CHIPOTLES MEXICAN BISTRO

LIFETIME

STARBUCKS CHICKEN SALAD CHICKS

JUICE BAR

Site Plan



Building Perspectives



Front View - Buildings A & B



Rear View - Buildings A & B



Front Breezeway View - Buildings A & B

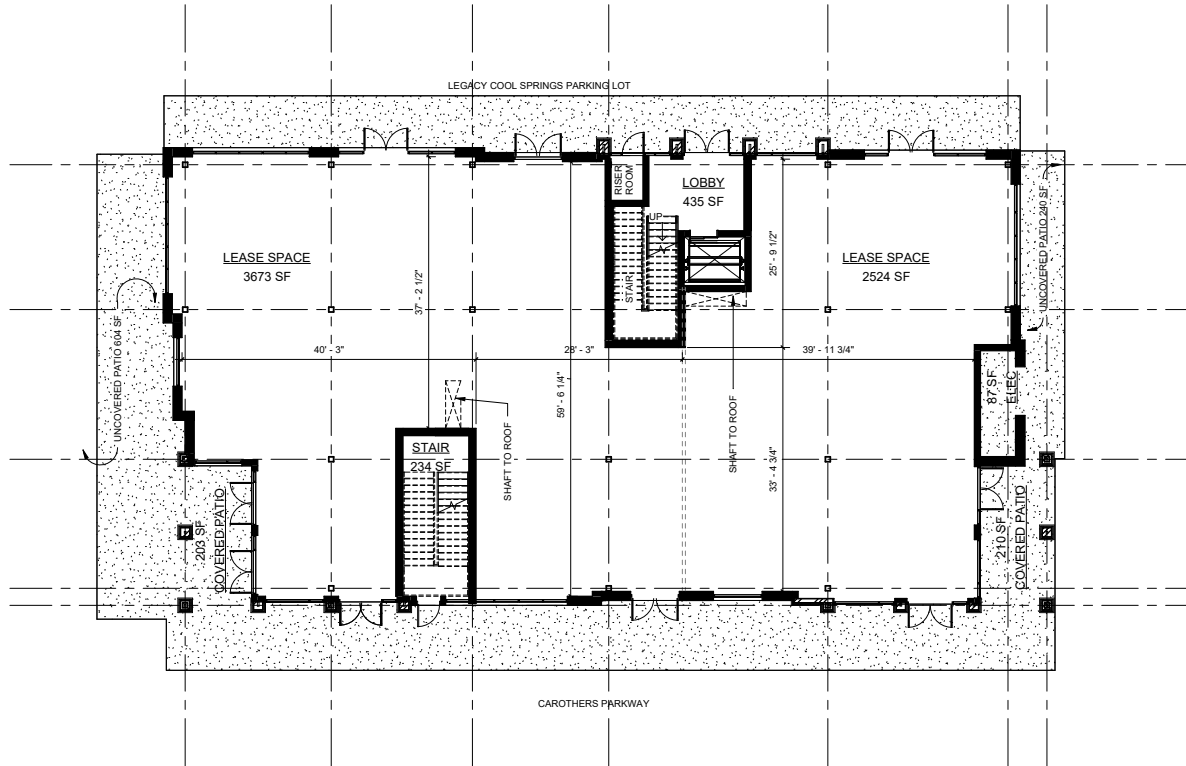


Front View - Buildings B & C

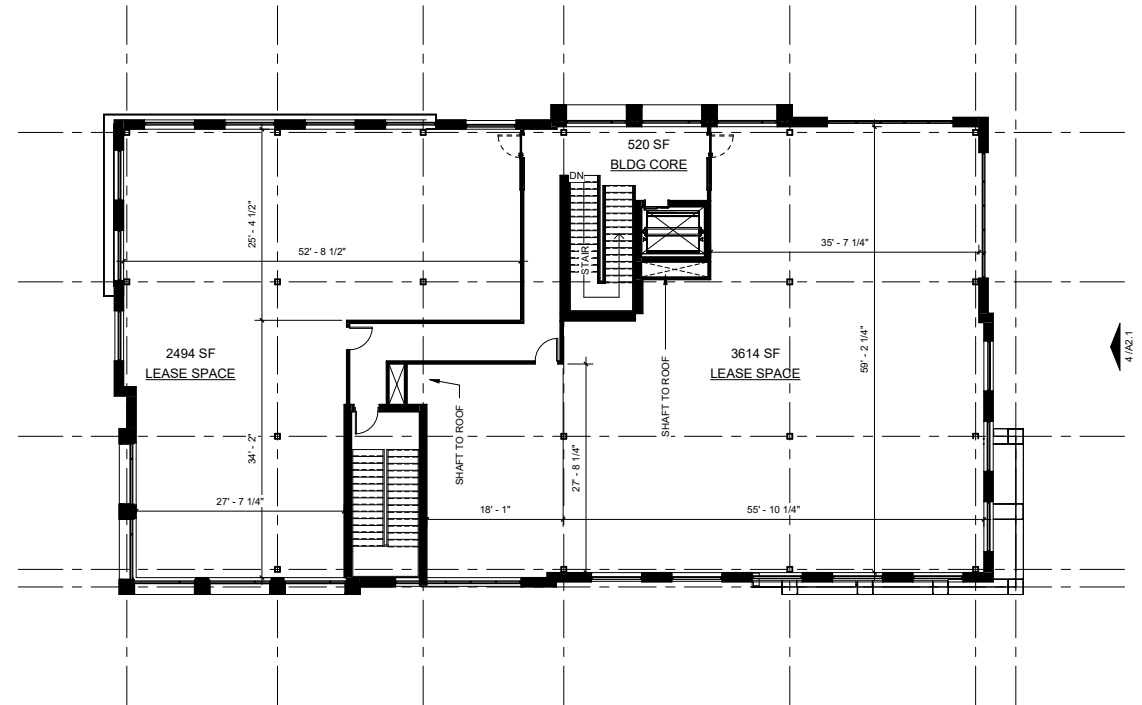


Front View - Buildings C

Building A



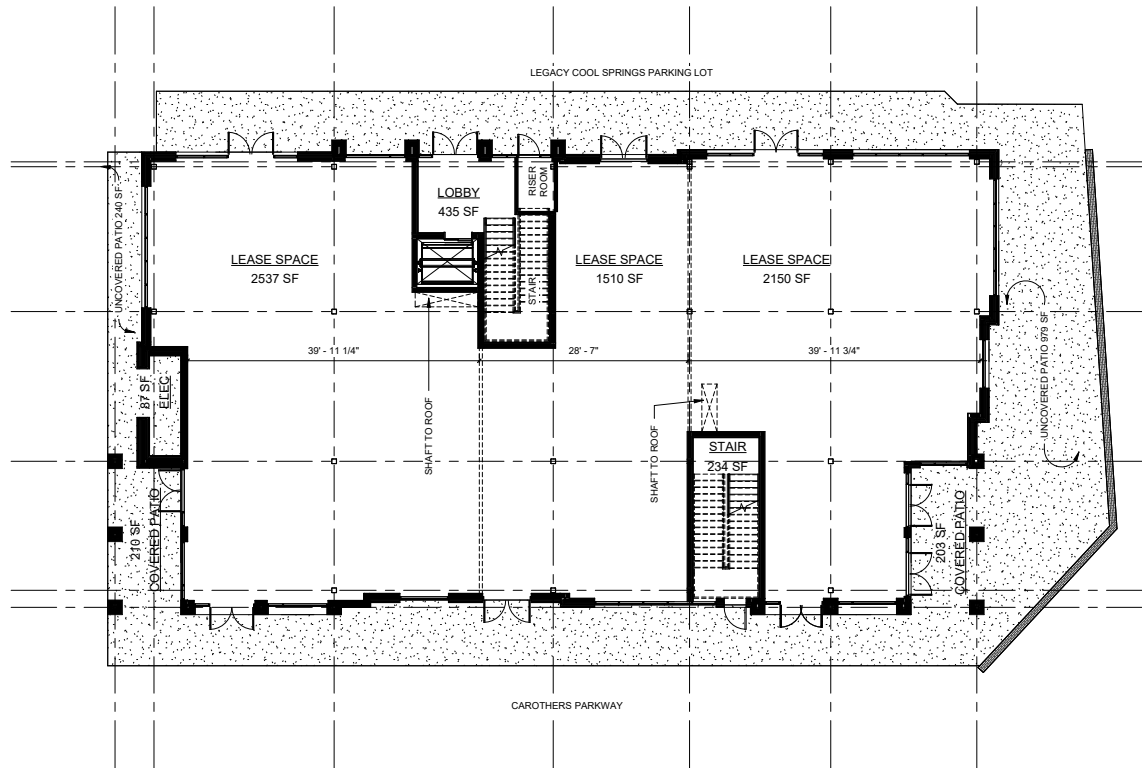
FIRST FLOOR



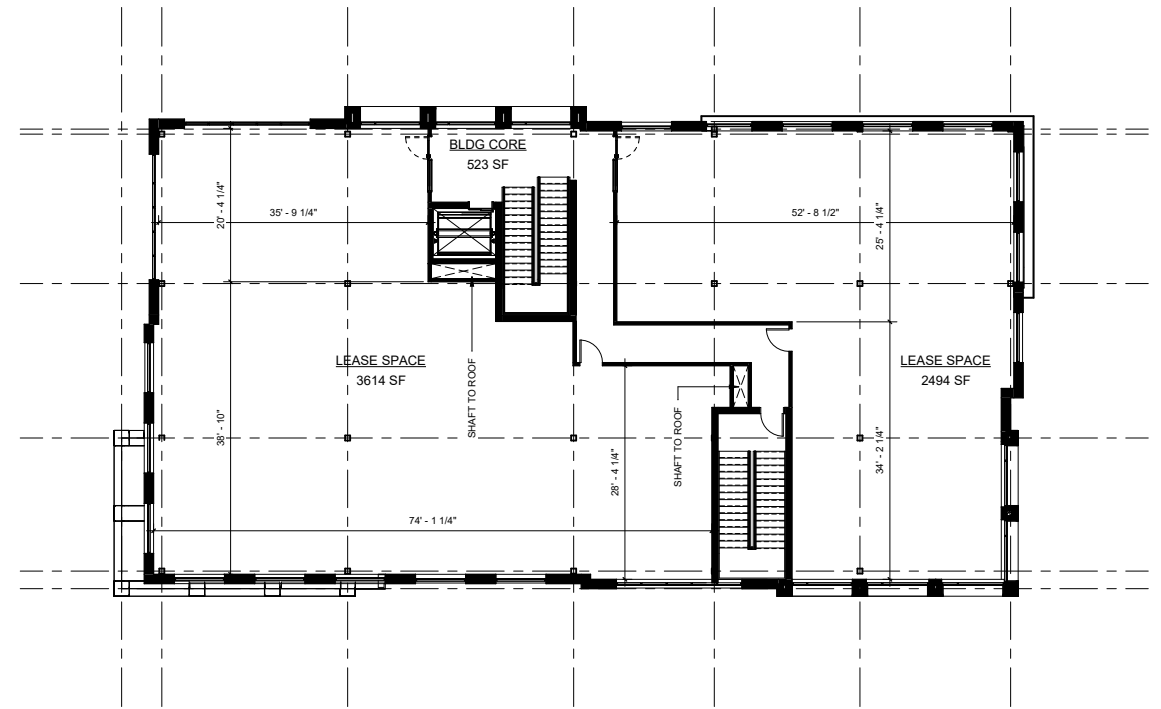
SECOND FLOOR

*Available for single tenant at 6,631 SF

Building B



FIRST FLOOR

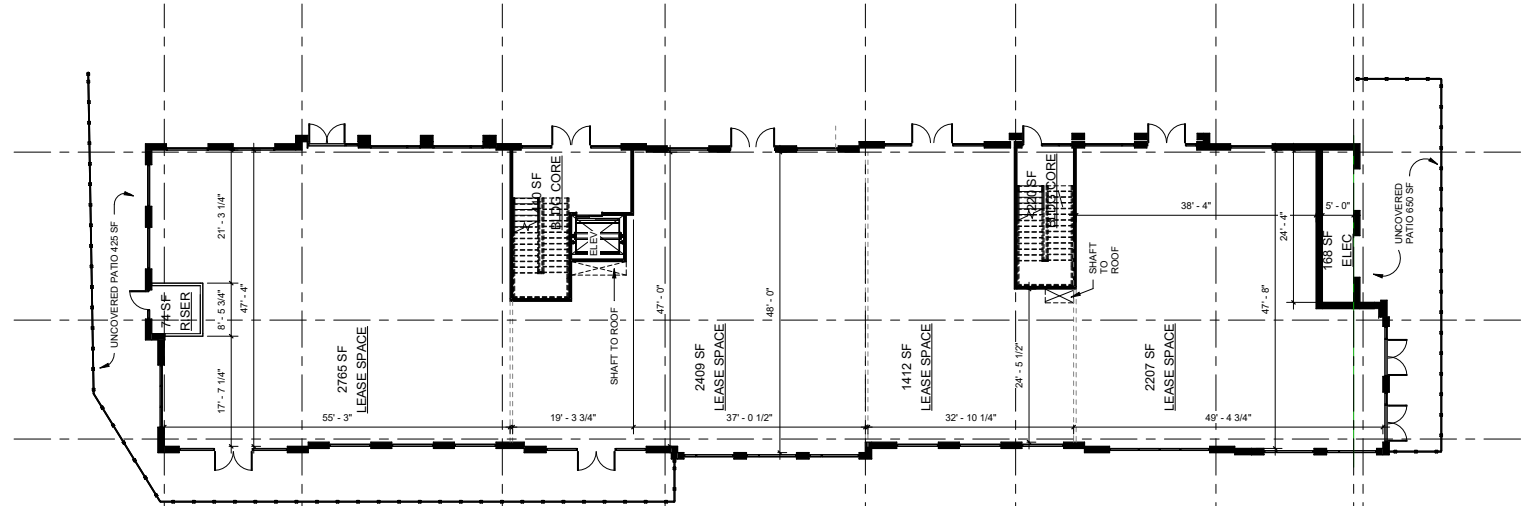


SECOND FLOOR

*Available for single tenant at 6,631 SF

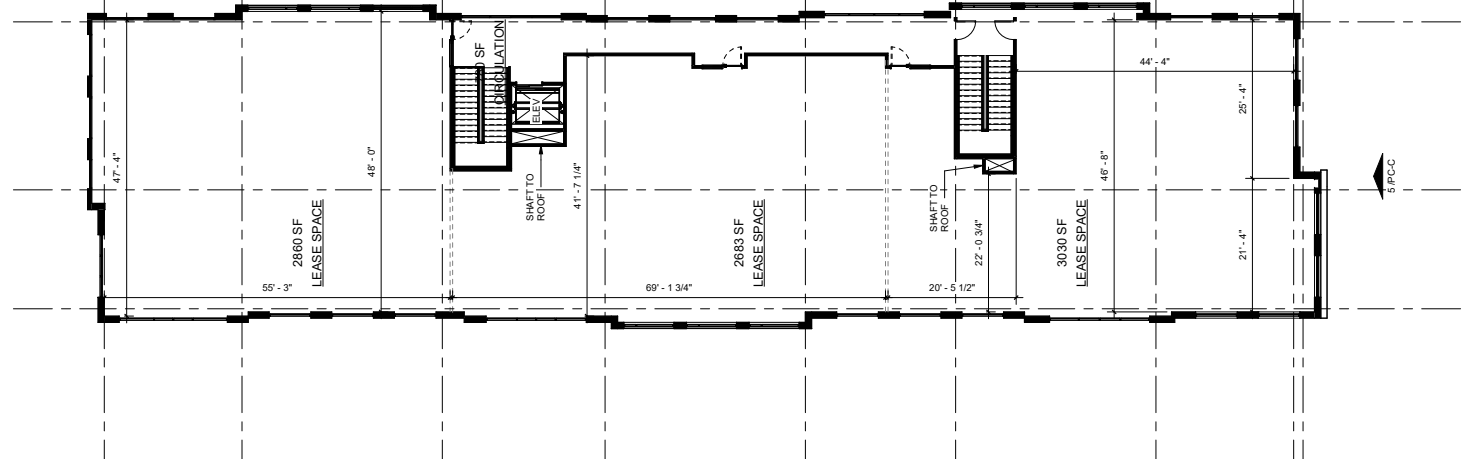
Building C

FIRST FLOOR



SECOND FLOOR

*Available for single tenant at 9,188 SF



Traffic Counts



146,194 VPD

I-65



12,558 VPD

E MCEWEN DR

604

PROJECTED
RESIDENTIAL UNITS

E MCEWEN DR

770

PROJECTED
RESIDENTIAL UNITS

COMMONS *at*
COOL SPRINGS

424

RESIDENTIAL UNITS



18,401 VPD

CAROTHERS PKWY

CAROTHERS PKWY

328

RESIDENTIAL UNITS



COMMONS *at* COOL SPRINGS

Contact Us

For leasing inquiries or more information, please reach out.

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