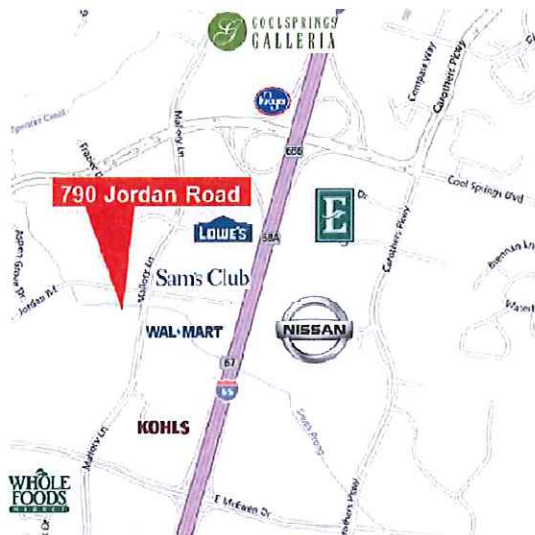




Cool Springs Collection

790 Jordan Road

Franklin, TN



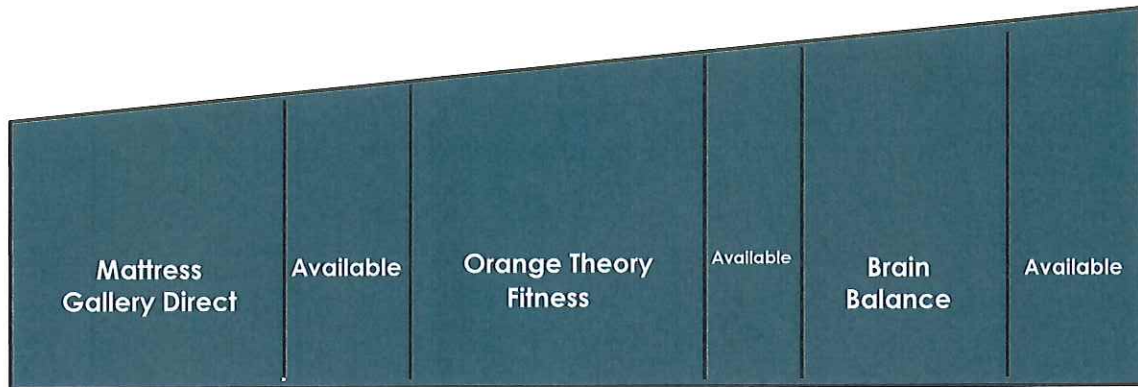
- Retail space in the heart of Cool Springs
- Available Space: 1,604 SF – Suite 104
1,330 SF – Suite 108
1,539 SF – Suite 112
- 14,112 Total Square feet
- Built in 2004
- Traffic Counts: 33,111 cars par day
- Williamson County is number one in per capita income in the State of TN

Fidelity Real Estate Group, Inc.
102 Woodmont Blvd, Suite LL-110
Nashville, TN 37205
P. 615.297.7400 F. 615.297.7427

For More Information Contact:

Allison A. Powers, CPM
615.727.0116
apowers@fidelityreg.com

Cool Springs Collection



2016 Demographics:

	3 Mile	5 Mile	7 Mile
Estimated Population	41,549	96,378	135,986
Estimated Households	16,587	35,443	49,046
Median Household Income	\$88,119	\$92,791	\$101,886
Average Age	38.7	39.8	40.6



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Cool Springs Collection Retail Space Profile

- Address:** 790 Jordan Road, Nashville, Tennessee
In the Heart of "Cool Springs Retail District"
- Landlord:** Pesce Family Business, LLC
- Building:** Cool Springs Collection is located at 790 Jordan Road/Mallory Lane Intersection and contains 14,000 square feet of retail space.
- Retail Space:** Call for more details on availability
- Base Rental Rate:** The quoted base rental rate is \$28.50 PSF, NNN.
- Common Area Maintenance:** Tenant shall pay its prorate share of common area maintenance, taxes, insurance, etc. on the property and building.
- Percentage Rent:** Negotiable % over a natural break
- Lease Term:** Three (3) to five (5) years, depending on landlord's contribution to tenant improvements.
- Space Conditions:** The spaces vary from vanilla box to improved for retail uses
- Parking:** Cool Springs Collection has 75 parking spaces with many of the spaces located in front of the end cap space.
- Surrounding Developments:** **Mallory Green**, a mixed use 175,000 SF office with two-120 room hotel (Hyatt House and Staybridge Suites) development is immediately adjacent to the south. The office building will back up to and directly connect to Cool Springs Collection by pedestrian green way.
- Northside at McEwen**, a 45 acre \$270 million mixed use development, is located to the south west of Cool Springs Collection. The development will commence construction this summer will have 750,000 of office, 100,000 SF of retail and a 150 room hotel.

Green Way: The landscaping and green way bridge connecting Cool Springs Collection to Mallory Green is improved for travel between the two sites.

Property Management: Provided by Fidelity Real Estate Group, Inc. (fidelityreg.com), asset manager, leasing agent and property manager for seven (7) buildings comprising 600,000 SF.

Leasing representatives: Chris G. Smith or Allison A. Powers
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