

COOL SPRINGS COLLECTION

790 Jordan Road



FRANKLIN, TN

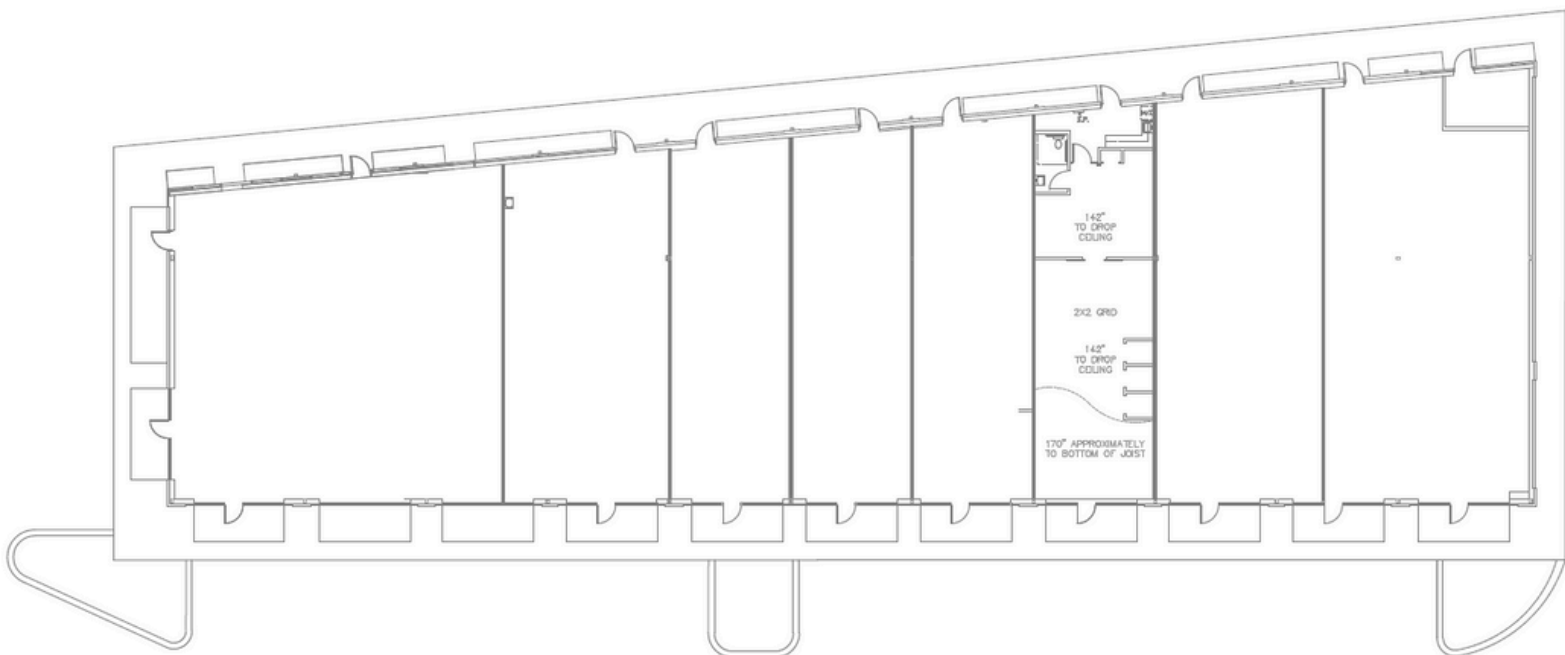
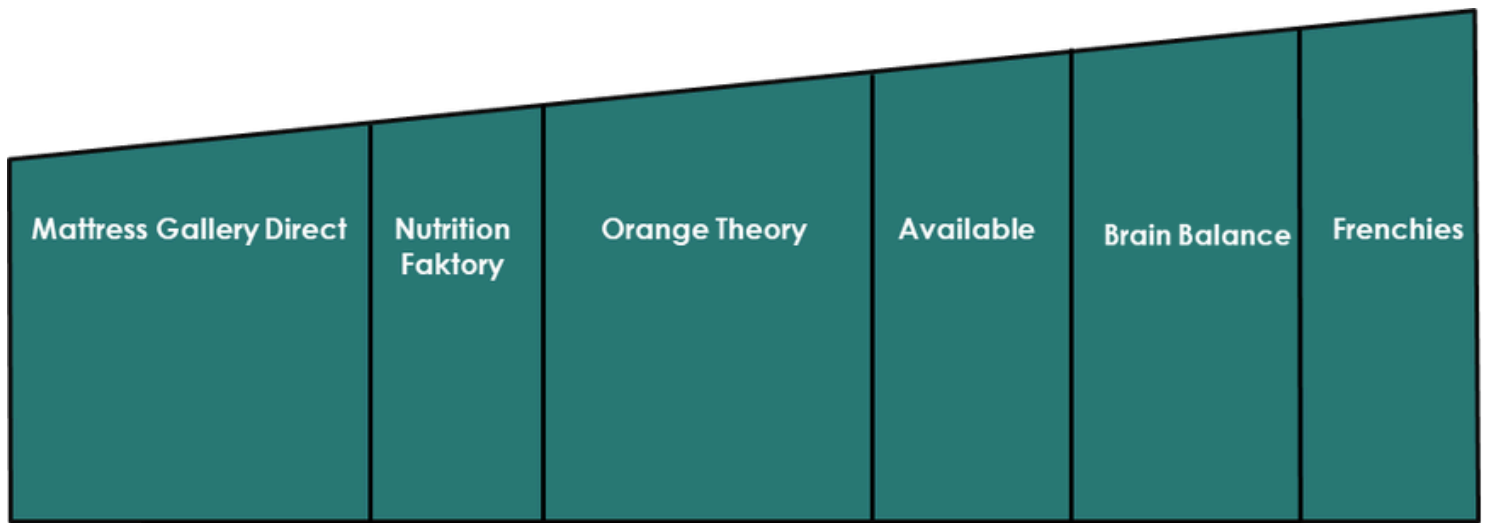
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FLOOR PLANS

790 JORDAN ROAD
FRANKLIN, TN



DEMOGRAPHICS & SURROUNDING AREA

790 JORDAN ROAD
FRANKLIN, TN

Demographics - 790 Jordan Road

	1 Mile	3 Mile	5 Mile
2022 Total Population	6,863	48,417	109,043
2027 Population	8,157	56,977	128,106
Pop Growth 2022-2027	18.85%	17.68%	17.48%
Average Age	39	39	39
2022 Households	2805	19025	40328
HH Growth 2022-2027	18.57%	17.56%	17.45%
Median Household Inc.	\$102,185	\$101,836	\$109,469
Average Household Size	2.3	2.5	2.6
2022 Avg HH Vehicles	2	2	2
Median Home Value	\$451,288	\$461,640	\$485,005
Median Year Built	2000	1997	1995

DEMOGRAPHICS & SURROUNDING AREA

790 JORDAN ROAD
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FACT SHEET

**Address:**

790 Jordan Road, Nashville, Tennessee
In the heart of the "Cool Springs Retail District"

Landlord:

Pesce Family Business, LLC

Building/Property:

Cool Springs Collection is located at 790 Jordan Road/Mallory Lane Intersection and contains 14,000 square feet of retail space.

Retail Space:

Suite 108 consisting of 1,350 SF is available

Rental Rate:

Please call for base rental quote + NNN's.

CAM:

Tenant shall pay its prorated share of common area maintenance, taxes, insurance, etc. on the property and building. Those costs are estimated to be \$7.50 PSF for 2023.

Lease Term:

Negotiable.

Space Conditions:

Negotiable.

Parking:

Cool Springs Collection has 75 parking spaces.

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 backs up to and directly connects 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 has 750,000 SF of office, 100,000 SF of retail, a 150 room hotel and a 274 unit luxury apartment complex.

Lease Document:

Available upon request.

Property Management:

Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for agent for eleven (11) buildings comprising 760,000 square feet of office and retail space



FOR MORE INFORMATION CONTACT:

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