

# COOL SPRINGS COLLECTION

790 Jordan Road



FRANKLIN, TN

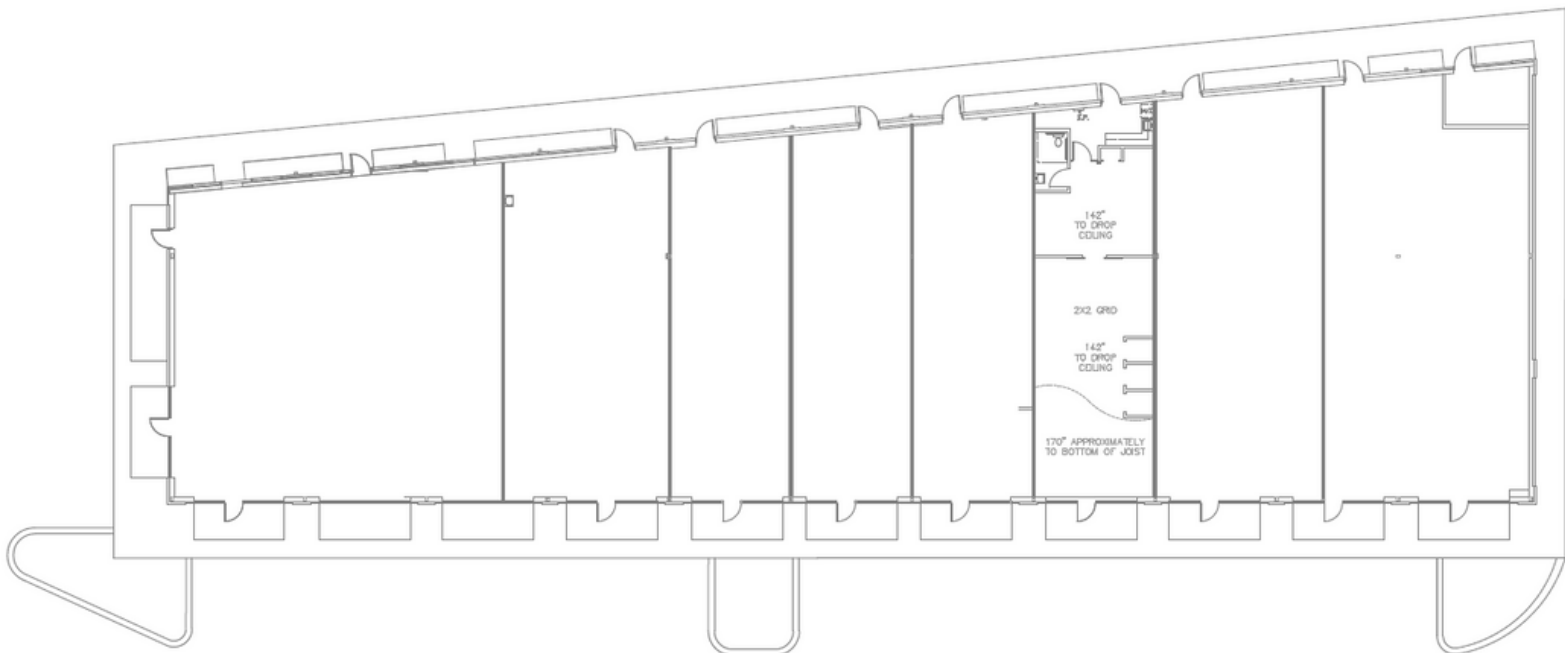
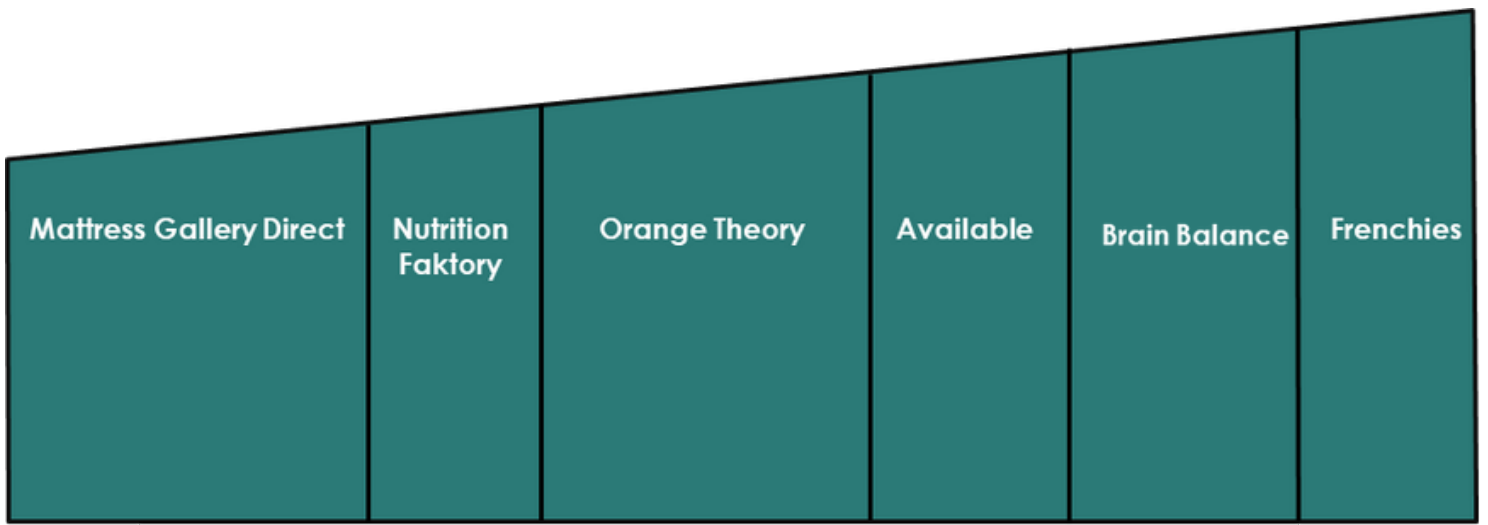
# Table of Contents

COOL SPRINGS COLLECTION

01-02	Floor Plans
03-04	Demographics & Surrounding Area
05	Fact Sheet
06	Information

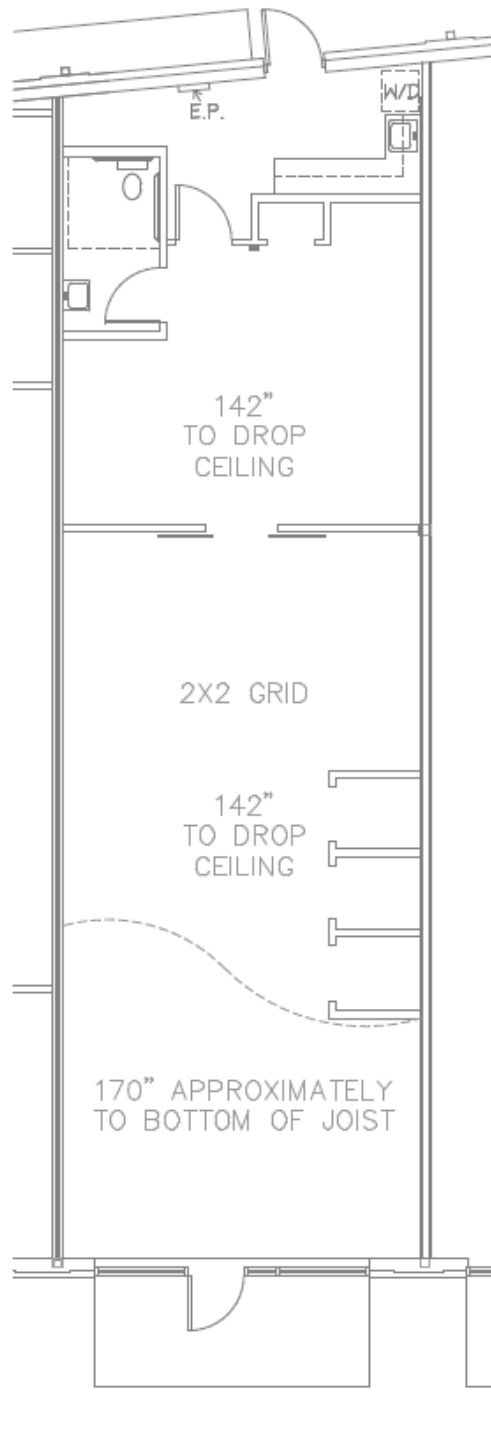
# FLOOR PLANS

790 JORDAN ROAD  
FRANKLIN, TN



# AVAILABLE

SUITE 108  
1,350 SF



# DEMOGRAPHICS & SURROUNDING AREA

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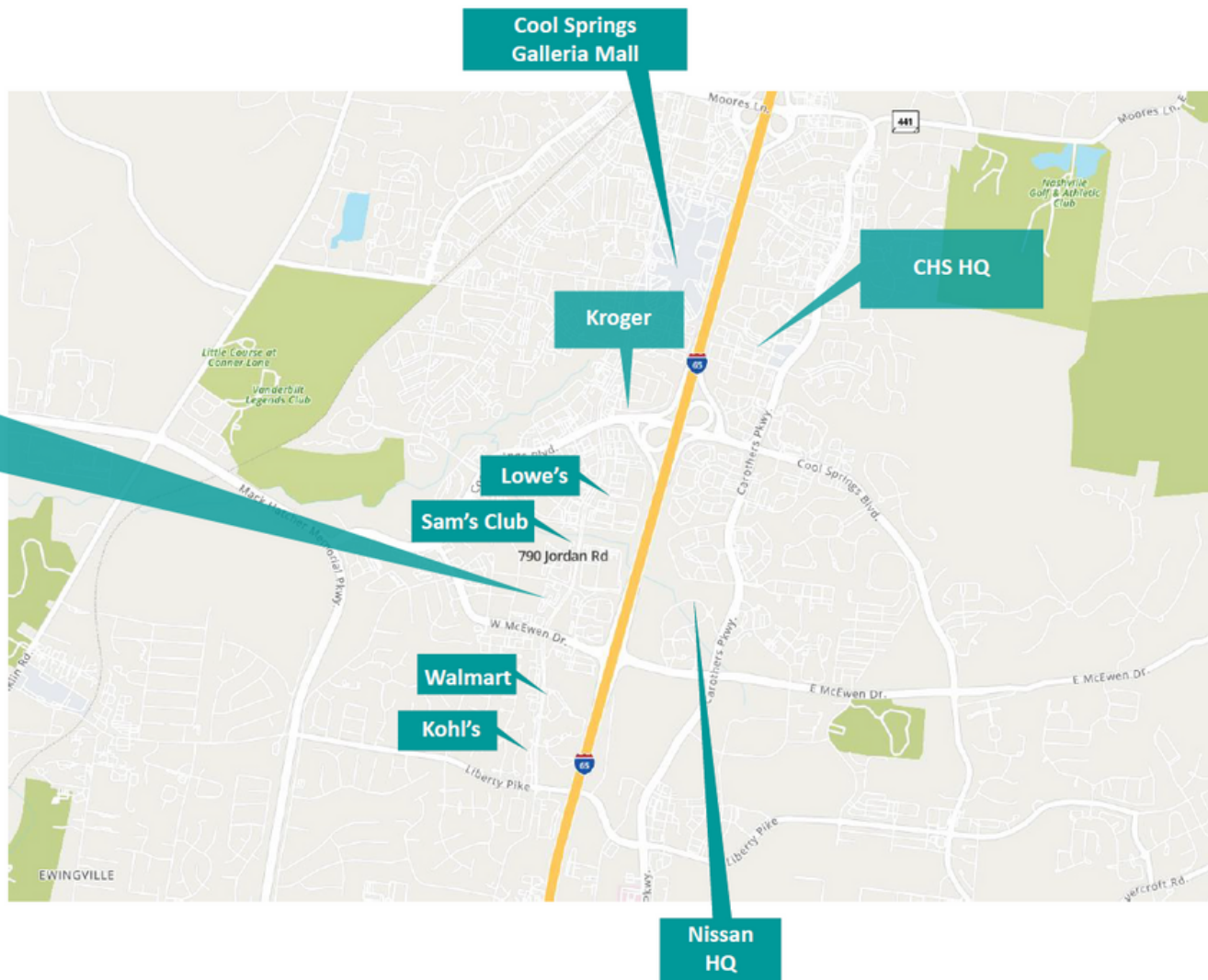
790 JORDAN ROAD  
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## Demographics - 790 Jordan Road

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

# DEMOGRAPHICS & SURROUNDING AREA

790 JORDAN ROAD  
FRANKLIN, TN



## McEwen Northside Development

- North Italia
- Radish Kitchen
- Blue Sake Grill
- Shake Shack
- Brixx
- Perry's
- Whole Foods
- Tiff's Treats
- Neighbors
- Jeni's

- Lululemon
- Posh
- Club Pilates
- Title Boxing



# 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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