

## Cool Springs Collection

790 Jordan Road

Franklin, TN



Prime retail space in the heart of Cool Springs at the corner of Mallory and Jordan Road connected to [mallorygreen.info](http://mallorygreen.info) and [mcewennorthside.com/](http://mcewennorthside.com/)

Available Space: 2,900 SF – Suite 110

The Property is 15,000 Square feet

Traffic Counts: 35,000 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:

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615.727.0116  
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## Cool Springs Collection

Mattress Gallery Direct	Nutrition Fackory	Orange Theory	Bellissimo	AVAILABLE 2,900 SF	Frenchies
Mattress Retailer	Health Food Supplement Retailer	Fitness Center	Dance & Activewear Retailer		Environmentally Friendly Nail Salon

Demographics	3 Mile	5 Mile	7 Mile
2018 Population	45,216	103,277	145,816
2023 Projected Population	51,826	117,373	166,572
Daytime Population	89,780	132,641	192,769
2018 Average HH Income	\$120,328	\$129,682	\$141,195

Street	Traffic Count
Cool Springs Blvd	31,206
Mallory Lane	19,754



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## **Cool Springs Collection Retail Space Profile March 2020**

<b>Address:</b>	790 Jordan Road, Nashville, Tennessee In the Heart of "Cool Springs Retail District"
<b>Landlord:</b>	Pesce Family Business, LLC
<b>Building:</b>	Cool Springs Collection is located at 790 Jordan Road/Mallory Lane Intersection and contains 14,000 square feet of retail space.
<b>Retail Space:</b>	Suite 110 consisting of 2,900 SF is available.
<b>Base Rental Rate:</b>	Please call for base rental quote + NNN's.
<b>Common Area Maintenance:</b>	Tenant shall pay its prorate share of common area maintenance, taxes, insurance, etc. on the property and building. Those costs are estimated to be \$7.20 PSF for 2019.
<b>Lease Term:</b>	Five (5) years or longer.
<b>Space Conditions:</b>	The spaces will be made into a 'vanilla box', if existing improvements are not useable.
<b>Parking:</b>	Cool Springs Collection has 75 parking spaces with many of the spaces located in front of the restaurant space.
<b>Surrounding Developments:</b>	<b>Mallory Green</b> , 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. <b>Northside at McEwen</b> , 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.
<b>Green Way:</b>	The landscaping and green way bridge connecting Cool Springs Collection to Mallory Green will be improved as the construction progresses during 2017.
<b>Lease Document:</b>	Available upon request.

**Property Management:**

Provided by Fidelity Real Estate Group, Inc. (fidelityreg.com), asset manager, leasing agent and property manager for ten (10) buildings comprising 700,000 SF.

**Leasing representatives:**

Chris G. Smith or Allison A. Powers

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