



RETAIL SPACE FOR LEASE

Cool Springs Festival • 8105 Moores Lane • Brentwood, TN 37027

MARKET OVERVIEW

- Cool Springs is the dominant retail trade area for the entire region.
- Williamson County is ranked within top 10 wealthiest county in the country.
- Proven stable shopping center with historically low turnover and long tenant tenure (Most anchor tenants present for over 20 years).
- Consistent high retail sales per square foot for anchor and shop tenants.
- 3.1 million visitors to the shopping center per year.
- Interstate visibility with immediate access off of I-65 off ramp.



2024 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2024 Estimate	38,245	96,470
Total Households		
2024 Estimate	16,091	37,851
Average Household Income		
2024 Estimate	\$188,571	\$205,236
Median Age		
	39.8	41.0
Daytime Population		
	65,951	123,944
Traffic Count		
1-65	145,574	
Moore's Lane	21,432	
Daily Visits	4,862	

GRANT KINNETT

PH: 615-550-5582
GKINNETT@BOYLE.COM



2000 Meridian Blvd, Suite 250 • Franklin, TN 37067 • 615-550-5575 • Boyle.com

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SUITE	TENANT	SQ. FT.
1	MICHAEL'S	19,350
2	MATTRESS FIRM	8,000
3	JASMINE THAI & SUSHI	2,727
4	GUITAR CENTER	12,019
5	PETSMART	26,408
6	PUBLIX	54,380
7	IMAGE STUDIOS	10,000
8	HOLLYWOOD NAILS	1,600
9	R&S FLOORING	2,400
10	AVAILABLE	2,400

SUITE	TENANT	SQ. FT.
11	PRIME IV HYDRATION	1,700
12	BOOT BARN	12,016
13	ADVANCE AUTO PARTS	13,185
14	NEW BRAND CLEANERS	1,200
15	FUJI JAPANESE RESTAURANT	1,875
16	WAX THE CITY	1,741
17	COOL SPRINGS FAMILY DENTISTRY	1,915
18	GREAT CLIPS	1,200
19	DICKEY'S BARBECUE PIT	1,600
20	VISIONWORKS	4,505

