

# Former Red Robin at Cool Springs Galleria

1762 Galleria Blvd, Franklin, Tennessee 37027

FOR LEASE

- **4,554 sq ft former Red Robin restaurant with seating for 158**
- **Located on outparcel of 1.1M sq ft, 165-tenant Cool Springs Galleria Mall**
- **Visibility from Interstate-65 (140k AADT)**
- **Future iFLY Indoor Skydiving opening 2024 on adjacent parcel**



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## Details

**Address:** 1762 Galleria Blvd  
Franklin, Tennessee 37027

- Summary:**
- 4,554 sq ft single-tenant former Red Robin restaurant
  - Red Robin's current lease expires April 30, 2032 and includes renewal options through 2047
  - Future tenant will execute a new lease with CBL & Associates, the building's Landlord and owner of the Cool Springs Galleria Mall

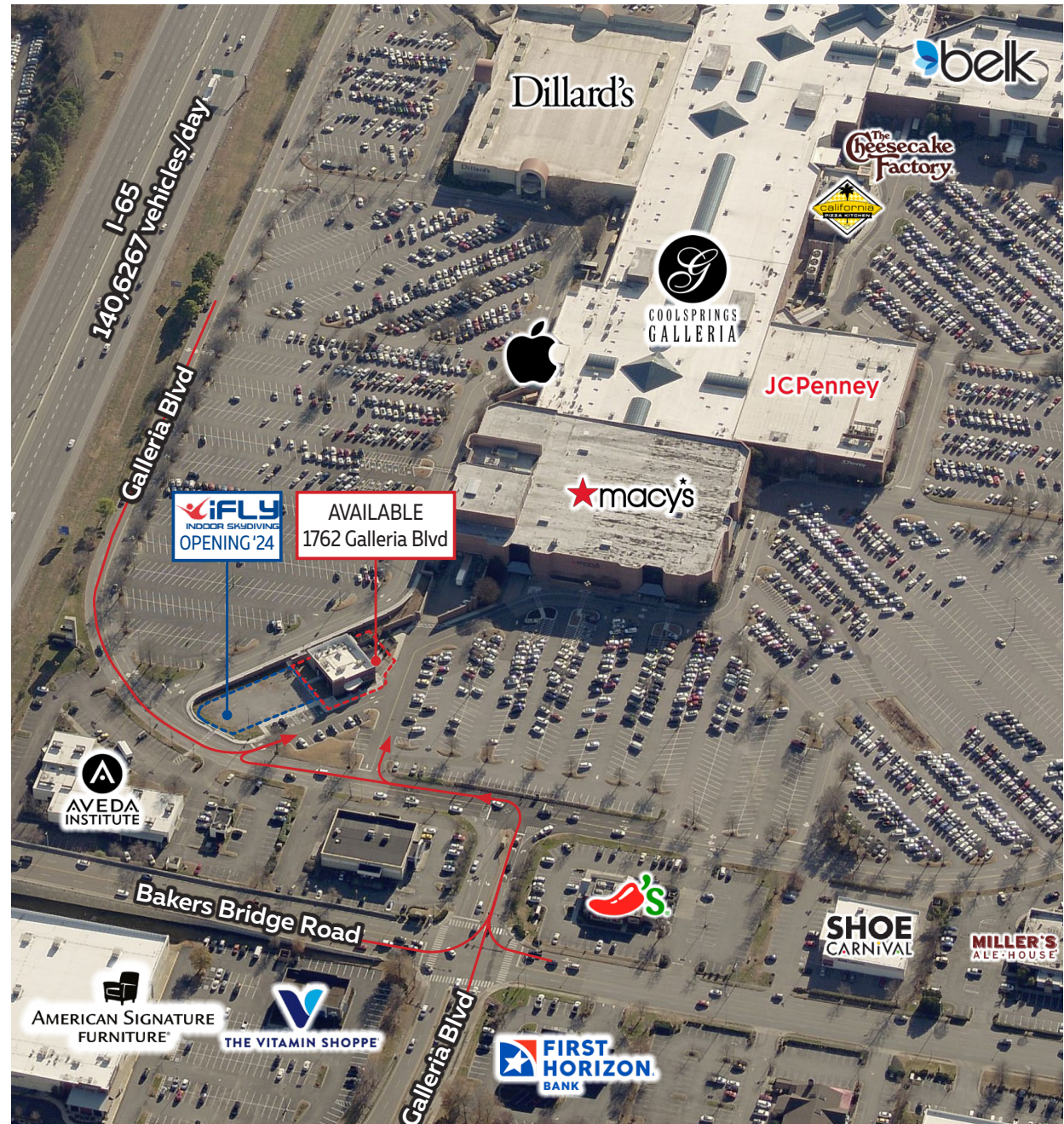
**Location:** Located in the heart of the bustling Cool Springs area in Franklin, TN, this outparcel space offers convenient access to major highways and interstates, making it easily accessible to both locals and visitors. Its prominent location within the Cool Springs Galleria complex provides more than ample parking and visibility from Interstate-65 (140,627 AADT 2022) as well as shoppers within the complex

**Building Info:**

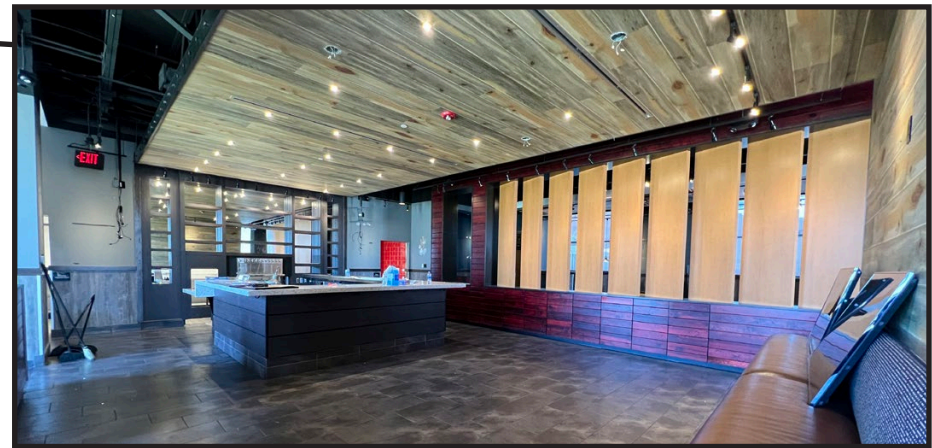
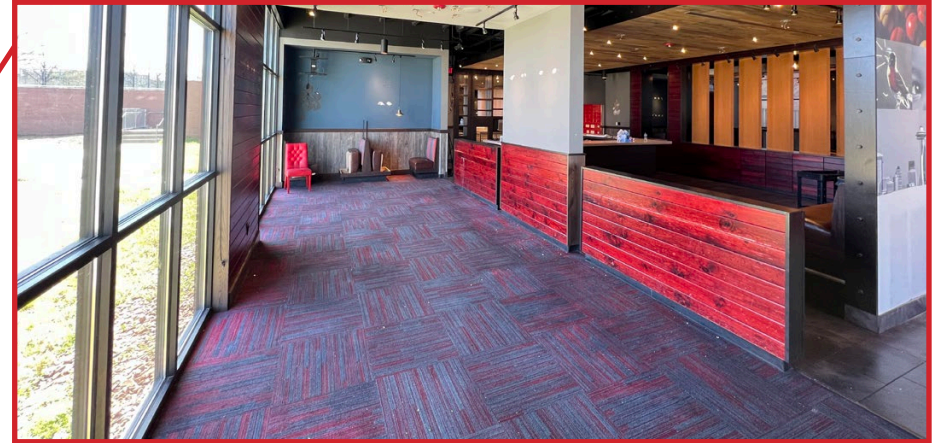
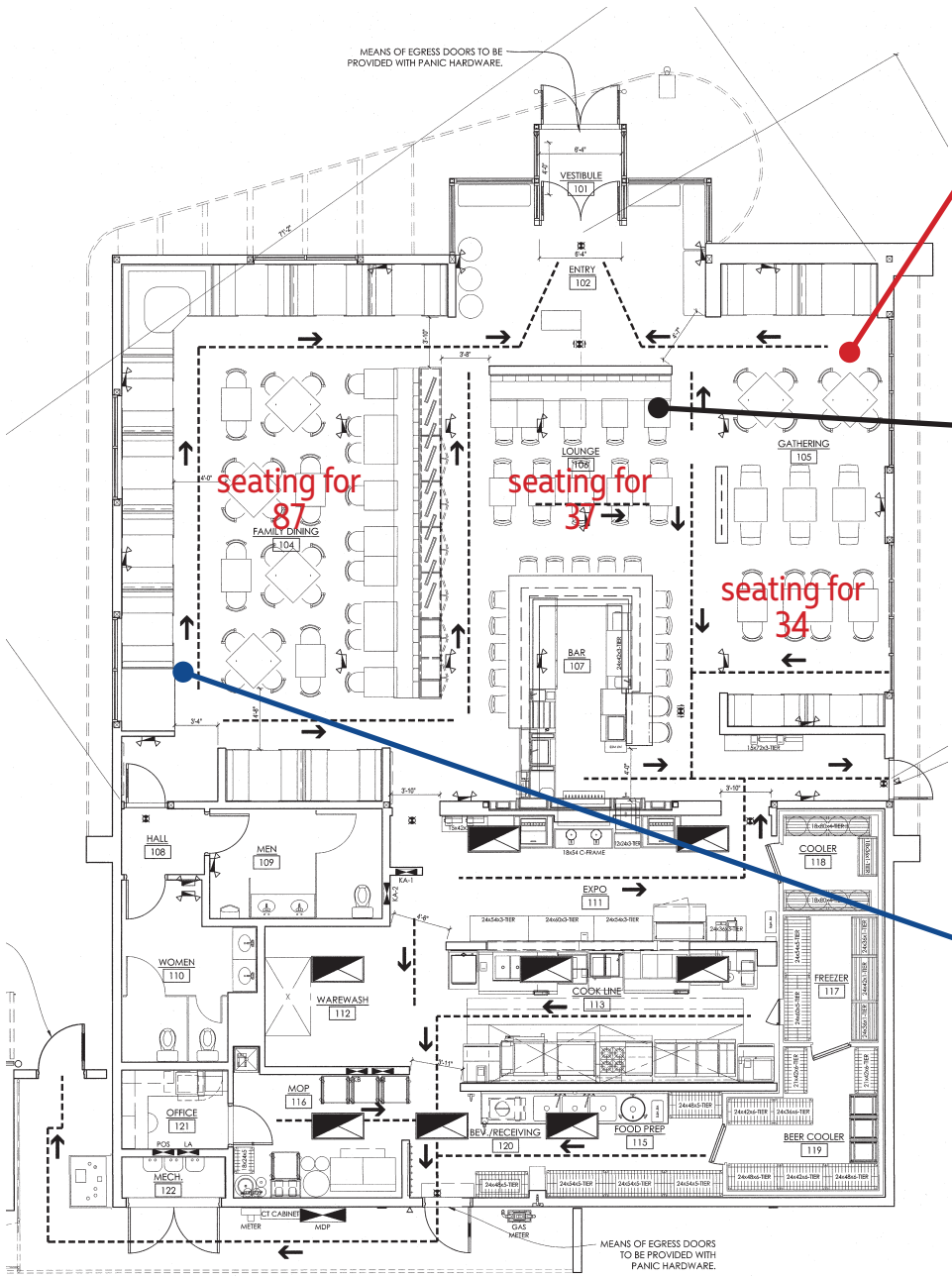
- Building constructed in 2017
- HVAC: rooftop package units, 35 tons
- Electrical: 850A, 208Y/120V, 3Ph 4-wire

**Parking:** Restaurant patrons have unrestricted access to nearly-infinite parking at the Cool Springs Galleria

**Restricted Future Uses:** Future tenant cannot conflict with Cheesecake Factory or California Pizza Kitchen, both of whom operate at the Cool Springs Galleria



# Floor Plan Accommodates 158 Guests



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# Exterior Photos



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# Interior Photos





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