

Thoroughbred Village II

401 Cool Spring Blvd - Building A
Franklin, Tennessee 37067



“AVAILABLE”



± 1,682 SF AVAILABLE (currently Starbase Comics)

- Shopping Center ±12,670 square feet
- Traffic count is ±25,798 cars per day

CURRENT TENANTS: McAlister's Deli, IV Solutions, Nooshin Day Spa, and Moe's Southwest Grill

NEIGHBORING TENANTS: Burger Up, Core Life Eatery, Brazilian Wax, Cool Springs Eyecare, Skill Samurai, Mayweather Boxing + Fitness, Hawaii Fluid Art, Orange Magenta, Cool Springs Chiropractic, Franklin Orthopedics & Sports Medicine and many more..

Demographics:	2023 Average Household Income	2023 Population	2023 Number of Households
3 MILES:	\$141,380	47,325	19,697
5 MILES:	\$164,093	109,697	41,825
7 MILES:	\$178,278	155,695	57,301
10 MILES:	\$171,026	271,301	101,438



For more information and personal showing contact:

MATT EADS, CCIM | BROOKSIDE PROPERTIES INC.

2002 Richard Jones Rd, Ste C-200 | Nashville, TN 37215

Cell: 615.587.7330 | Office: 615-627-1914 | Fax: 615.988.1547 | E-Mail: meads@brookside.com

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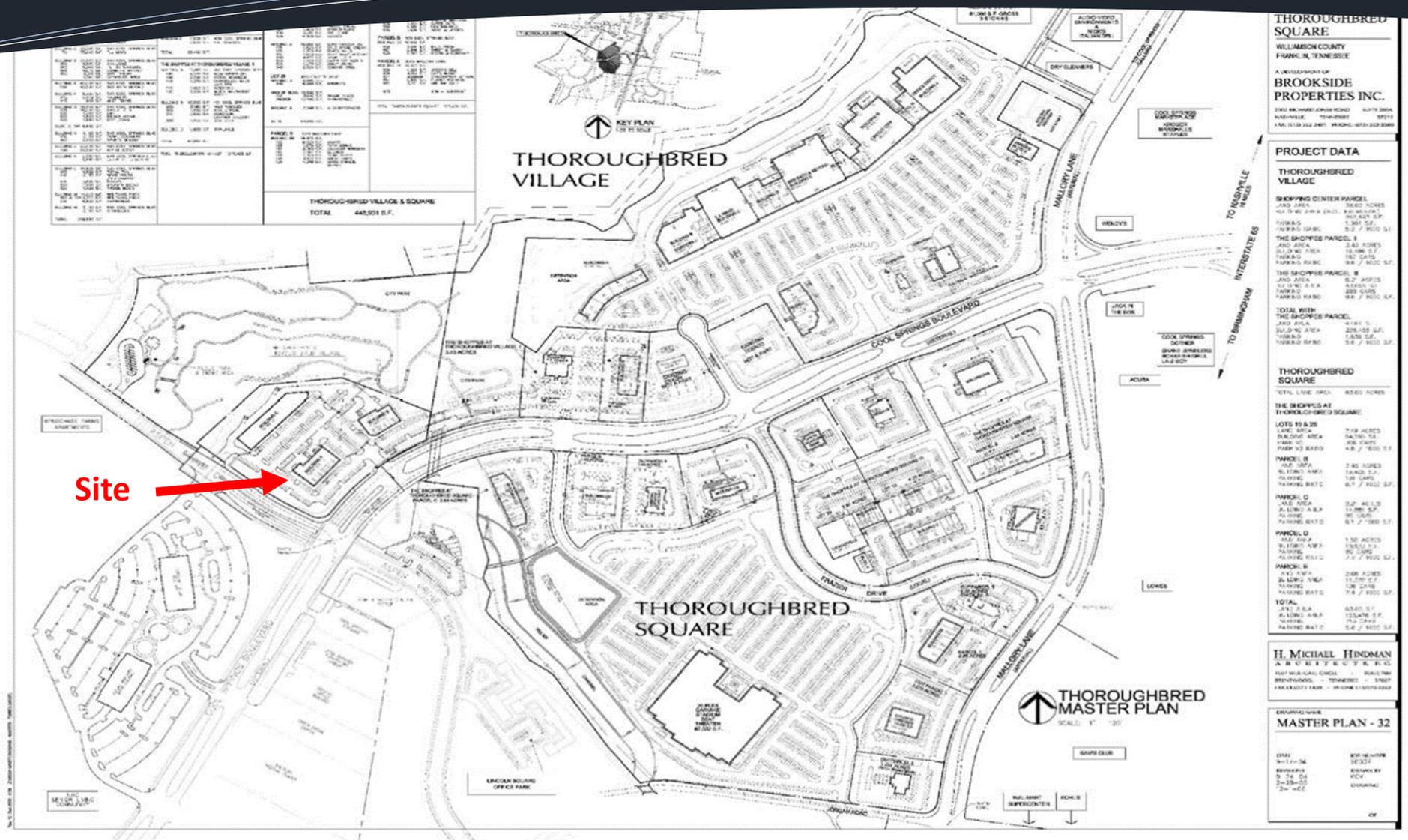
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Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics an expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

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