



ELLISON
COOL SPRINGS

for lease

Retail & Office Space | Delivering July 2025

Ellison Cool Springs
Mixed-Use Development





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executive summary

Welcome to Ellison Cool Springs, a thoughtfully designed mixed-use development located in the heart of Franklin, Tennessee one of the region's fastest-growing and most desirable submarkets. Positioned at 2000 Aspen Way, this dynamic environment blends residential, retail, and office uses to create a walkable community rooted in quality, convenience, and lifestyle.

Currently available for lease are up to 4,000 square feet of retail space and 14,000 square feet of office space, with flexible demising options to accommodate a variety of tenants. Whether your business is looking for high-visibility street frontage or modern office accommodations within a thriving

mixed-use setting, Ellison Cool Springs offers the visibility, access, and customer base needed for long-term success.

Strategically located just off I-65 and surrounded by national retailers, Class A office parks, and affluent neighborhoods, Ellison offers unmatched accessibility and built-in traffic. The site is walkable to residential units and adjacent to Cool Springs' robust daytime population, making it an ideal home for service providers, boutique retail, wellness concepts, and professional offices.





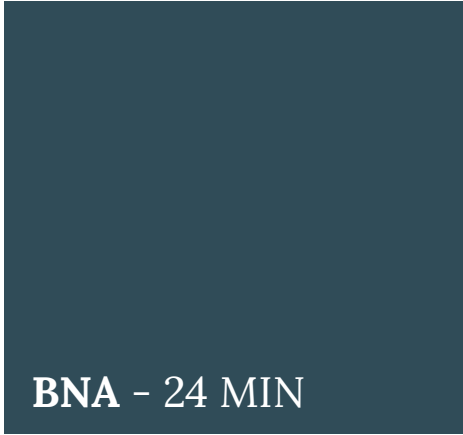
investment overview

Address	2000 Aspen Way Franklin, TN 37067
Retail Availability	Up to 4,000 SF retail space
Office Availability	Up to 14,000 SF office space
Retail Lease Rate	\$45/SF NNN
Office Lease Rate	\$40/SF NNN
Space Flexibility	Flexible demising options
Development Type	Mixed-use with built-in residential
Demographics	High-income, high-growth trade area

“

Ellison Cool Springs offers tenants a rare opportunity to enter one of Middle Tennessee's most affluent and supply-constrained markets with a product designed for long-term value and demand resilience.





BNA - 24 MIN



DOWNTOWN
NASHVILLE - 20 MIN



drive @ times



COOL SPRINGS
GALLERIA - 5 MIN



DOWNTOWN
FRANKLIN - 8 MIN

the opportunity

With expected delivery in July 2025, Ellison Cool Springs provides first-mover advantage in a submarket with limited Class A inventory. The development is backed by a proven team with a strong track record of executing mixed-use projects that combine architectural integrity with long-term investment value.

This is a rare opportunity to secure space in a project that offers both functional design and financial upside. Ellison Cool Springs is more than a location; it is a curated environment built for sustained growth.

The commercial portion of the project offers up to 4,000 square feet of retail and 14,000 square feet of office, with options for demising and combining spaces to suit tenant needs. Each suite is positioned to benefit from proximity to a built-in customer base, including on-site residences and adjacent office and retail traffic.

This flexibility allows investors and users to respond quickly to market demand and tenant customization including major national brands. Notably, In-N-Out Burger has announced a \$125.5 million investment to establish a corporate hub and distribution center in Franklin by 2026, marking its expansion into the Southeast.

The area is also home to major employers such as Community Health Systems (2,378 employees), Fresenius Medical Care (2,020 employees), HCA Healthcare (2,002 employees), and Nissan North America (1,550 employees), contributing to a robust daytime population and economic stability.

These developments underscore the region's growth trajectory and the strategic advantage of establishing a presence in Cool Springs.

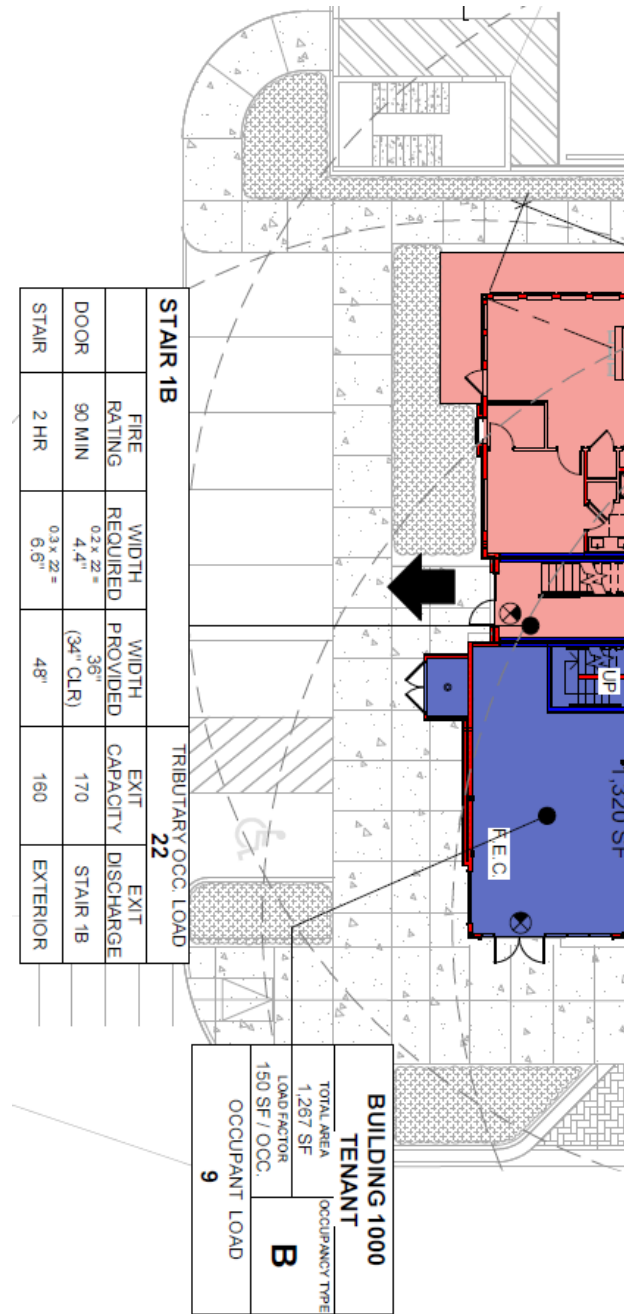


site plan & availability

The Ellison Cool Springs development offers a versatile mix of retail and office suites, color-coded by use for easy identification. Individual unit sizes are clearly labeled, and all purple-shaded areas are available for either retail or office tenants, depending on final configuration.

Our client is open to flexible layouts, including the removal of demising walls to accommodate larger users provided total use remains within the 4,000 SF retail and 14,000 SF office allocation set by the city.

 Indicates available space





BUILDING 1000	
TOTAL AREA	OCCUPANCY TYPE
8,487 SF	R-2
LOAD FACTOR	
200 SF / OCC.	
OCCUPANT LOAD	
43	

BUILDING 1000	
TOTAL AREA	OCCUPANCY TYPE
831 SF	B
LOAD FACTOR	
150 SF / OCC.	
OCCUPANT LOAD	
6	

BUILDING 1000	
TOTAL AREA	OCCUPANCY TYPE
1,202 SF	B
LOAD FACTOR	
150 SF / OCC.	
OCCUPANT LOAD	
9	

BUILDING 1000	
TOTAL AREA	OCCUPANCY TYPE
828 SF	B
LOAD FACTOR	
150 SF / OCC.	
OCCUPANT LOAD	
6	

BUILDING 1000	
TOTAL AREA	OCCUPANCY TYPE
830 SF	B
LOAD FACTOR	
150 SF / OCC.	
OCCUPANT LOAD	
6	

BUILDING 1000	
TOTAL AREA	OCCUPANCY TYPE
1,283 SF	B
LOAD FACTOR	
150 SF / OCC.	
OCCUPANT LOAD	
9	

location overview

downtown
nashville

nashville
international
airport

major employers:

- Nissan North America: Employs around 1,550 people in its Franklin headquarters.
- Mars Petcare US: A significant employer with about 1,000 employees.
- Optum: A health services innovation company with 1,600 employees in the area.

FRANKLIN



about franklin, tn

Situated at 2000 Aspen Way in the heart of Cool Springs, Ellison Cool Springs offers unparalleled access to one of Middle Tennessee's most dynamic and affluent submarkets. Just minutes from I-65 and adjacent to the Cool Springs Galleria, this prime location sits at the nexus of residential, commercial, and retail development, making it an ideal environment for both retail and office tenants.

Significant Investments Since 2020:

In-N-Out Burger:

- Announced a \$125.5 million investment to establish a corporate hub and distribution center in Franklin by 2026, marking its expansion into the Southeast.

Franklin Park:

- A Class A office campus featuring two 10-story buildings with modern amenities, including a café, fitness center, and a 600-seat amphitheater. The development is designed to accommodate Fortune 500 companies and offers over 1.25 million square feet of office space upon completion.

Surrounded by national retailers, Fortune 500 office parks, luxury residential developments, and a strong daytime population, Ellison is positioned to serve a steady stream of affluent professionals, residents, and visitors. This is a rare opportunity to secure a presence in a walkable, design-forward mixed-use development in one of Tennessee's most competitive markets.

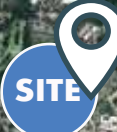


Kirklands | ROCKLER
 BEST BUY | R.I. OUTLET | GOLF GALAXY | TWIN PEAKS
 ROSS DRESS FOR LESS | carter's | U-HAUL
 SKY ZONE TEAMWORK IS THE KEY | five BEL'W | DOLLAR TREE

COSTCO WHOLESALE | BARNES & NOBLE | Archibons | FLOOR & DECOR
 macys | Olive Garden | STONEY RIVER STEAKHOUSE AND GRILL
 DAVID'S BRIDAL | TARGET | JCPenney | DOLLAR TREE
 LOVESAC | TRADER JOE'S
 Red Lobster | Cane's | Brioche | Cracker Barrel
 ALDI | McDonald's | The Cheesecake Factory | urbanAir ADVENTURE PARK

AMERIGO | SPORTSMAN'S SCRATCH KITCHEN GRILLE | Cheddar's

HOME DEPOT | HAVERTY'S FURNITURE - EST 1885 | Ashley HOMESTORE
 BOOT BARN | PETSMART | Michaels
 ROOMS TO GO | Publix | SONIC | Starbucks | OUTBACK STEAKHOUSE



Family Leisure | HOBBY LOBBY
 petsense | Kroger
 ZAXBY'S | planet fitness
 Hardee's | Wendy's | McDonald's

AMC THEATRES | Lowe's | Walmart | BUFFALO WILD WINGS
 KOHL'S | pure barre | PETCO | STRETCH LAB
 WHOLE FOODS MARKET | FIVE GUYS | tazikis | NORTH ITALIA
 BONEFISH GRILL | CONDADO | MODA | BRIXX | FIRST WATCH | CAVA
 LA Z BOY | SHAKE SHACK | P.F. CHANG'S

HOME DEPOT | at home | Publix
 HomeGoods | O'Charley's
 ALDI | Starbucks | TACO BELL | Dunkin' Donuts | Dunkin' Donuts
 DISCOUNT TIRE | Chick-fil-A | MARBLE HOUSE

SaksCentric | SONIC
 O'Reilly AUTO PARTS | Walgreens

with delivery expected in July 2025, Ellison offers a rare first-mover opportunity in with limited

Krystal | Cracker Barrel





1. Affluent Demographics

Cool Springs is located within Williamson County, the wealthiest county in Tennessee, with a median household income of \$125,000+. The surrounding area draws high-spending consumers ideal for upscale retail and professional office services.



3. Explosive Population Growth

Franklin's population has grown over 30% in the past decade, and Williamson County is projected to grow by another 15%+ by 2030, supporting long-term demand for office and retail space.



5. High Retail Performance

Cool Springs Galleria and nearby retail corridors consistently outperform regional averages. The submarket boasts vacancy rates under 5% for Class A retail, indicating high demand and limited competition.



2. Corporate Hub & Employment Base

Home to major employers like Nissan North America, Mars Petcare, Community Health Systems, and Optum, Franklin/Cool Springs supports a daytime workforce of over 160,000 within a short drive, ensuring strong weekday foot traffic and B2B demand.



4. Investment & Infrastructure Momentum

Since 2020, over \$400 million has been invested into nearby corporate campuses, healthcare facilities, and residential communities including In-N-Out's \$125M expansion into Franklin further boosting area traffic and visibility.



6. Strategic Connectivity

Just off I-65, Ellison is within 25 minutes of downtown Nashville, offering unmatched accessibility to talent, tourists, and regional shoppers. The site benefits from over 50,000 daily vehicles on Cool Springs Blvd and Mallory Lane corridors.

market overview

why here

Ellison Cool Springs is located in the heart of Cool Springs, one of the most dynamic and affluent submarkets in Middle Tennessee. Surrounded by Fortune 500 companies, upscale residential neighborhoods, and nationally recognized retail corridors, this project offers immediate access to a high-income customer base and a strong daytime workforce. The site benefits from prime visibility, walkability, and proximity to I-65, placing tenants at the center of commerce, lifestyle, and growth.

why now

With delivery expected in July 2025, Ellison Cool Springs offers a rare first-mover opportunity in a market with limited availability of new Class A office and retail inventory. Regional growth, rising construction costs, and tightening vacancies are creating a favorable environment for early investors. As Franklin continues to attract large-scale investment and talent migration, securing space in a design-forward, mixed-use environment positions stakeholders to benefit from appreciation, long-term tenant demand, and sustained value creation.







AYCOCK
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Disclaimer

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