



 ELLISON
COOL SPRINGS

for sale

3 Commercially Zoned Outparcels Available

Ellison Cool Springs
Mixed-Use Development





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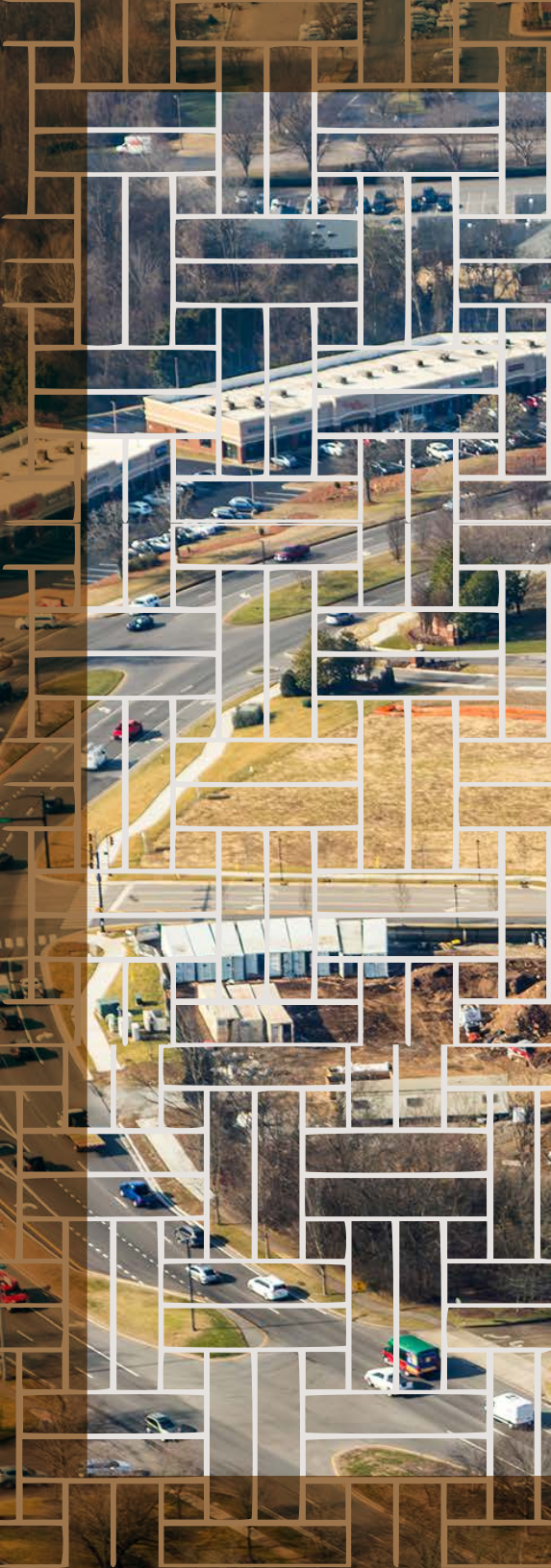




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COOL SPOTS MIXED-USE DEVELOPMENT 1.3



Welcome to The Ellison Cool Springs, located at the intersection of Cool Springs Blvd and McEwen, a thoughtfully designed mixed-use development 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.

Now available for sale are three commercially zoned outparcels, offering a rare opportunity to own prime real estate in a thriving, high-traffic location. These parcels provide flexibility for a wide range of uses—from boutique retail and wellness to

professional services—allowing owner-users or investors to establish a long-term presence in the market.

Strategically located just off I-65 and surrounded by national retailers, Class A office parks, and affluent neighborhoods, The Ellison Cool Springs delivers unmatched visibility and accessibility. The site is walkable to residential units and benefits from proximity to Cool Springs’ robust daytime population, making it an ideal setting for businesses seeking strong foot traffic, convenience, and long-term value.



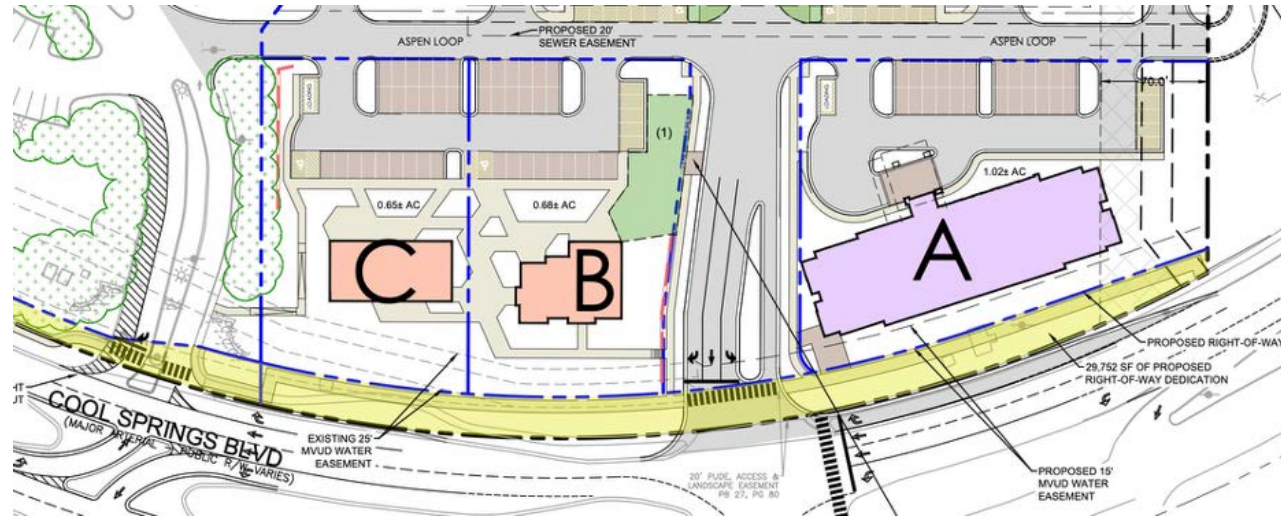


investment overview

Address	2000 Aspen Way Franklin, TN 37067
Parcel A	\$2,900,000 1.02 acres
Parcel B	\$2,100,000 0.68 acres
Parcel C	\$1,750,000 0.65 acres
Uses:	restaurant, café, boutique retail, personal services, medical office, fitness, experiential uses, bank or hotel
Demographics	High-income, high-growth trade area



site plan

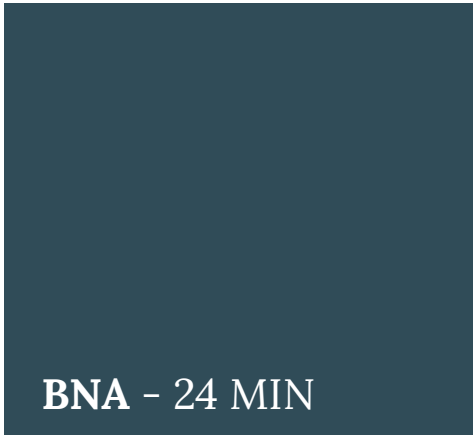


The Ellison Cool Springs development, located at the intersection of Cool Springs Blvd and McEwen, features three commercially zoned outparcels within a thoughtfully designed, walkable mixed-use environment. The site plan outlines parcel boundaries and adjacent uses, providing clear context for prospective buyers.

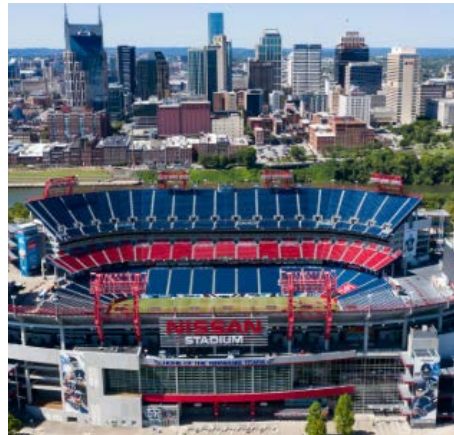
Original entitlements allow for up to 4,000 SF of retail and 14,000 SF of office, which may be distributed across the outparcels subject to final design and city approvals. Significant site improvements have been completed, including major intersection upgrades at Cool Springs Blvd and McEwen with dedicated turn lanes, traffic signalization, enhanced signage, new sidewalks, the Parkland Trail extension to Cool Springs Blvd, and utilities available onsite.

This flexibility supports a wide range of end-user scenarios—from medical and professional office to boutique retail, wellness, or restaurant concepts—making Ellison Cool Springs a compelling ownership opportunity in one of Franklin’s premier growth corridors.





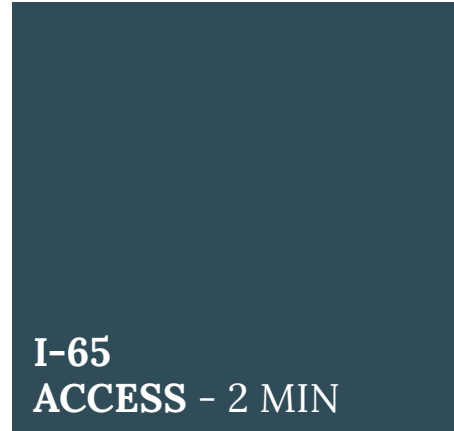
BNA - 24 MIN



DOWNTOWN
NASHVILLE - 20 MIN



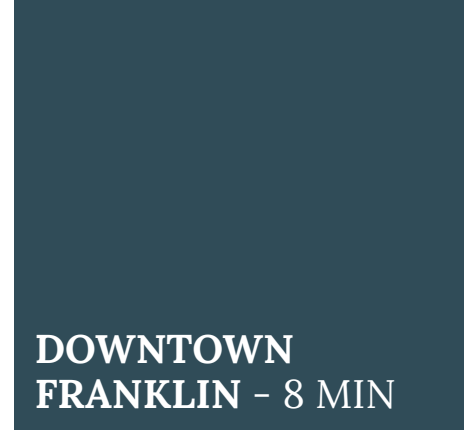
drive @ times



I-65
ACCESS - 2 MIN



COOL SPRINGS
GALLERIA - 5 MIN



DOWNTOWN
FRANKLIN - 8 MIN

the opportunity

The Ellison Cool Springs, located at the intersection of Cool Springs Blvd and McEwen, offers new commercial users the advantage of acquiring a developable site in a high-quality, Class A commercial development within one of Nashville's most sought-after submarkets. The development is a well-placed mixed use development prioritizing high quality users along with architectural integrity and long-term value creation.

This is a rare opportunity to locate a commercial use within a thoughtfully curated development designed for sustained growth. Ellison Cool Springs presents three commercially zoned outparcels for sale each strategically positioned to benefit from exceptional visibility, convenient access, walkability and proximity to a built-in customer base.

The flexibility of these parcels allows owner-users or investors to take immediate advantage of market demand, whether building for their own operations or attracting high-performing national or regional tenants. Notably, In-N-Out Burger most recently commenced construction of their \$125.5 million investment to establish a corporate hub and distribution center in Franklin. This will be their corporate relocation into the Southeast.

The Cool Springs area is also home to other major employers including Community Health Systems (2,378 employees), Fresenius Medical Care (2,020 employees), HCA (2002 employees) and Nissan North America (1,550 employees) contributing to a robust daytime population and strong economic fundamentals. These national employers underscore the region's growth trajectory and the strategic advantage of establishing a presence in Cool Springs.





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The Ellison Cool Springs offers developers 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.

availability



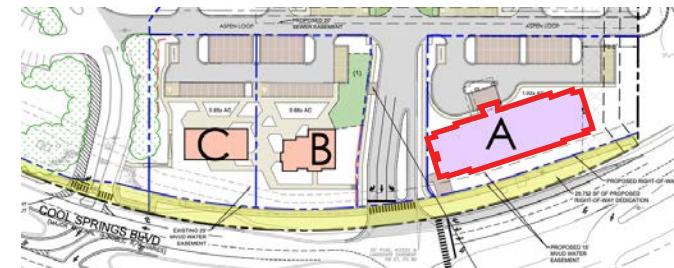
Parcel A - \$2,900,000 | 1.02 acres

Approved Use

- 5-story, 110-key hotel

Potential Uses

- Outpatient medical office building (MOB) or specialty clinic
- Mixed-use building with retail or restaurant at grade and office above
- Signature restaurant with patio and experiential dining
- Boutique office building for professional or corporate headquarters
- Wellness-focused campus including med spa, fitness, or therapy services
- Event venue, private club, or conference-oriented hospitality concept
- Educational or innovation-focused office user





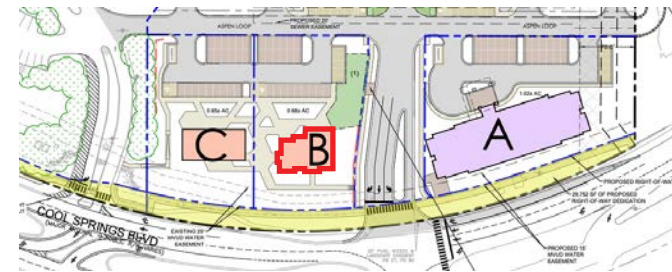
Parcel B - \$2,100,000 | 0.68 acres

Approved Use

- 3,700 SF bank building

Potential Uses

- Financial institution or professional services office
- Coffee shop or café with drive-thru capability
- Quick-service or fast casual restaurant with drive-thru
- Urgent care, primary care, or specialty medical clinic
- Dental, orthodontic, or specialty healthcare office
- Personal services or boutique service retail user
- Day care center or essential neighborhood service use





Parcel C - \$1,750,000 | 0.65 acres

Approved Use

- 6,500 SF retail building

Potential Uses

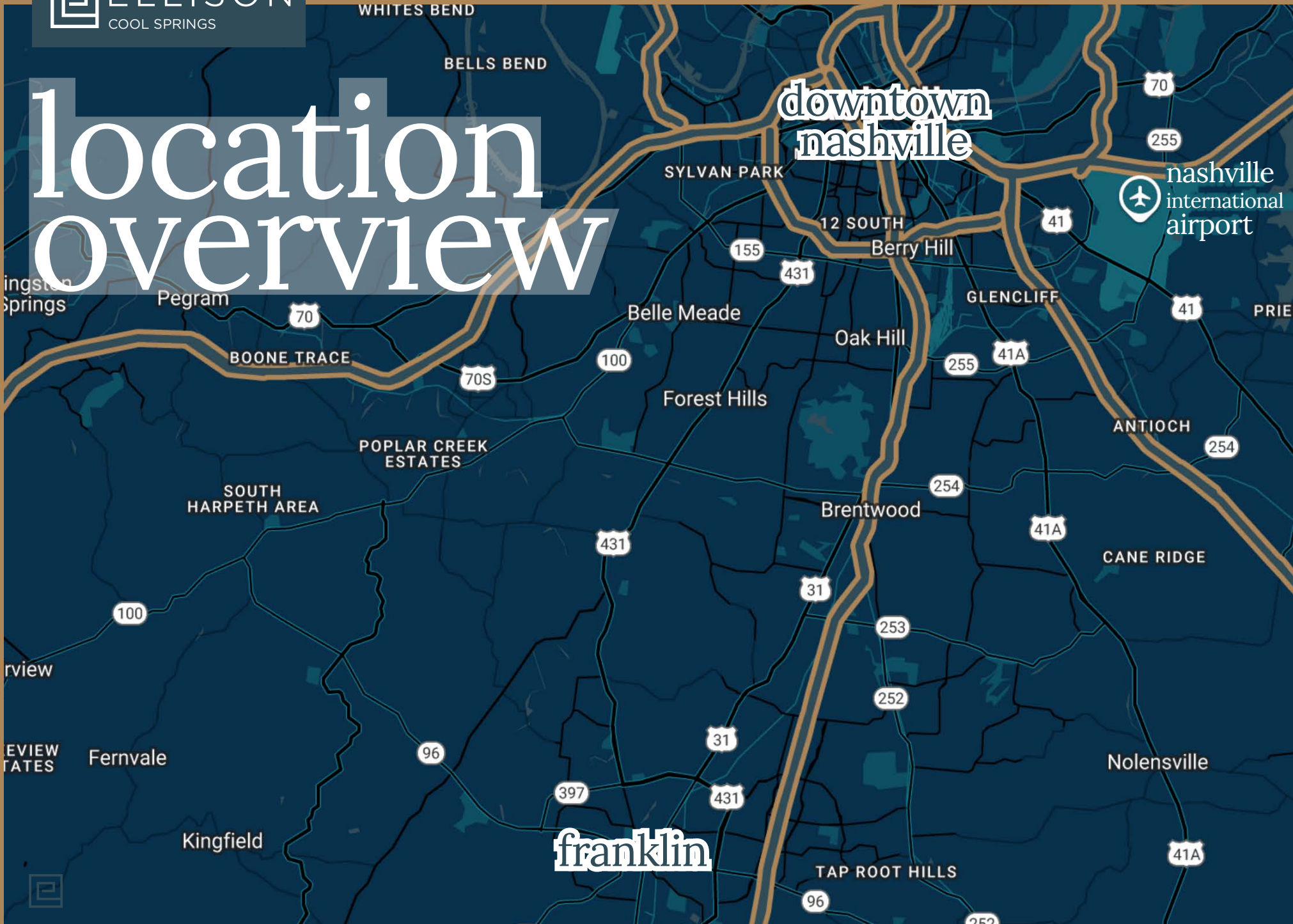
- Neighborhood-serving retail or specialty boutique concept
- Coffee shop, café, or restaurant with patio seating
- Fitness, wellness, or specialty studio concept
- Medical retail clinic including urgent or primary care
- Dental or specialty healthcare office
- Personal services such as salon, grooming, or specialty service retail
- Showroom, gallery, or experiential retail concept





Cool Springs Blvd

location overview



about franklin, tn

Situated at 2000 Aspen Way in Cool Springs, The Ellison Cool Springs, located at the intersection of Cool Springs Blvd and McEwen, offers direct access to one of Middle Tennessee's dynamic submarkets. Minutes from I-65 and adjacent to Cool Springs Galleria, this location sits at the crossroads of residential, commercial, and retail growth, ideal for a wide range of users and long-term investment.

Significant Investments Since 2020

In-N-Out Burger (Opening 2026)

- A \$125.5 million investment will bring In-N-Out's Southeast corporate headquarters and distribution center to Franklin. Now under construction, this facility is expected to open in 2026 and solidifies the brand's long-term commitment to the Tennessee market.

Franklin Park

- A landmark Class A office campus delivering over 1.25 million square feet upon full buildout. Anchored by two 10-story towers, the campus features a café, fitness center, 600-seat amphitheater, and is actively courting Fortune 500 tenants.

Surrounded by major employers, upscale residential communities, and nationally recognized retail brands, Ellison Cool Springs is strategically positioned to benefit from the area's ongoing growth and rising demand for walkable, mixed-use environments.

This is a rare opportunity to establish a foothold in a design-forward, high-visibility development within one of Tennessee's most competitive and resilient commercial real estate markets.



major employers

- Nissan North America maintains its U.S. headquarters in Franklin, employing more than 1,500 people and anchoring the region's robust automotive and corporate services sectors.
- Mars Petcare US: A significant employer with about 1,000 employees.
- Community Health Systems (CHS), one of the nation's leading operators of general acute care hospitals, is headquartered in Franklin and supports over 2,300 local employees, reinforcing the city's strength in healthcare and administrative services.

demographics

1 Mile Radius | ESRI 2025



6,347
Population

35
Median Age



1,240
Total Businesses



18,576
Total Employees



\$102,203
Median Household
Income



\$65,948
Per Capita Income



\$119,162
Median Net Worth



Publix
Walgreens

Kirkland's
ROCKLER
BEST BUY
RII OUTLET
GOLF GALAXY
TWIN PEAKS
ROSS DRESS FOR LESS
carter's
U-HAUL
SKY ZONE TRAMPOLINE PARK
five BEL'W
DOLLAR TREE

COSTCO WHOLESALE
BARNES & NOBLE
Academy
FLOOR DECOR
★ macys
Olive Garden
STONEY RIVER STEAKHOUSE AND GRILL
DAVID'S BRIDAL
TARGET
JCPenney
LOVESAC
TRADER JOE'S
Red Lobster
Cane's
Biscuits
Focker Butter
ALDI
McDonald's
The Cheesecake Factory
urbanAir ADVENTURE PARK

AMERIGO
SPORTSMAN'S GRILLE
Cheddar's SCRATCH & KITCHEN

THE HOME DEPOT
HAVERTY'S FURNITURE - EST 1885
Ashley HOMESTORE
BOOT BARN
PET SMART
Michaels
ROOMS TO GO
Publix
SONIC
STARBUCKS COFFEE
OUTBACK STEAK HOUSE

Family Leisure
HOBBY LOBBY
petsense
Kroger FRESH FOR EVERYONE...
planet fitness
goodwill
ZAXBY'S
Hardee's
Wendy's
McDonald's

Sam's CLUB
AMC THEATRES
Lowe's
Walmart
BUFFALO WILD WINGS
KOHLS
pure barre
PETCO
STRETCH LAB
WHOLE FOODS MARKET
CHIPOTLE
FIVE GUYS
tazikis MEDITERRANEAN CAFE
NORTH ITALIA
BONEFISH GRILL
CONDADO
MOOYAH
BRIXX WOOD FIRED PIZZA
FIRST WATCH THE COFFEE HOUSE
CAVA
L A Z B O Y
SHAKE SHACK
P.F. CHANG'S

THE HOME DEPOT
at home The Home Decor Superstore
Publix
HomeGoods
O'Charley's
ALDI
STARBUCKS COFFEE
TACO BELL
JASON MARRIOTT
DISCOUNT TIRE
Chick-fil-ee
WAFEELE HOUSE

SalonCentric
Steak Shake
SONIC
O'Reilly AUTO PARTS
Walgreens

Krystal
Focker Butter
OLD COUNTRY STORE



1. Affluent Demographics

Cool Springs is located within Williamson County, the wealthiest county in Tennessee, with a median household income of \$130,000. The surrounding area draws high-spending consumers ideal for upscale.



3. Explosive Population Growth

Franklin's population has grown over 33% in the past decade, with Williamson County projected to grow another 15%+ by 2030. This sustained growth fuels long-term demand for retail, office, healthcare, and service providers in Cool Springs and beyond.



5. High Retail Performance

Cool Springs Galleria and surrounding corridors continue to outperform regional retail benchmarks, with Class A retail vacancy under 4.5% and strong average rents. This high-traffic environment offers limited competition for quality space and consistent consumer flow.



2. Corporate Hub & Employment Base

Franklin/Cool Springs is home to major employers including Nissan North America (1,550+ employees), Mars Petcare US (1,000+) and Community Health Systems (2,300+), supporting a daytime employment base of over 165,000 within a short drive. This generates consistent weekday traffic and strong B2B synergy.



4. Investment & Infrastructure Momentum

Since 2020, over \$450 million has been invested in nearby mixed-use, healthcare, and office developments. Notably, In-N-Out's \$125M regional HQ and distribution center is slated to open in 2026, driving further visibility and demand in Cool Springs and beyond.



6. Strategic Connectivity

Positioned just off I-65, Ellison is 20–25 minutes from downtown Nashville and benefits from over 50,000 daily vehicles along the Cool Springs Blvd and Mallory Lane corridors. The site offers rare convenience for both local and regional visitors, employers, and investors.

market overview





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