

Thoroughbred Square I

420 Cool Spring Blvd
Franklin, Tennessee 37067



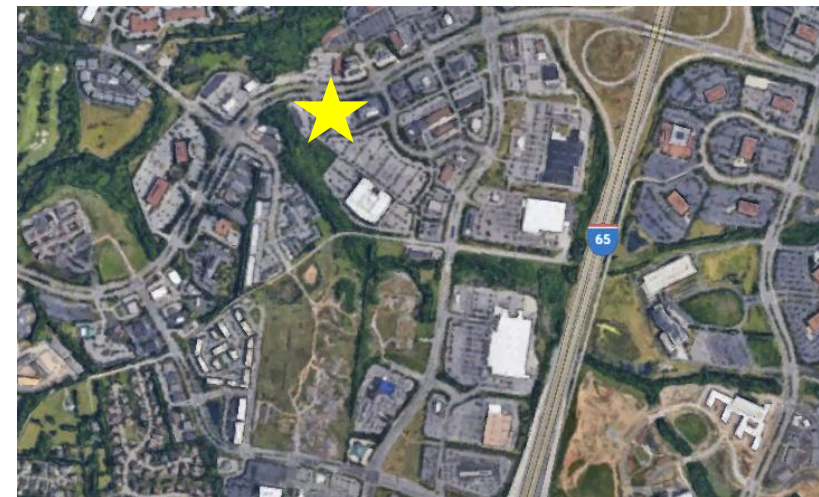
FULLY LEASED

- Shopping Center ±14,883 square feet
- Traffic count is ±32,000 cars per day

CURRENT TENANTS: Spitfire Salon, Subway, Cleaners, Learning Express, California Closet, New Balance and Brown Bag

NEIGHBORING TENANTS: DXL, Chipotle and Poke Bros AMC Thoroughbred Theater, TJ Maxx, Bed Bath & Beyond, New Balance, Old Chicago Pizza, Subway, Exxon and more

Demographics:	2021 Average Household Income	2021 Population	2021 Number of Households
1 MILE:	\$112,332	4,892	2,220
3 MILES:	\$130,279	44,716	18,436
5 MILES:	\$149,228	111,377	41,536
7 MILES:	\$162,511	157,956	57,857
20 MILES:	\$110,127	986,118	385,268



For more information and personal showing contact:

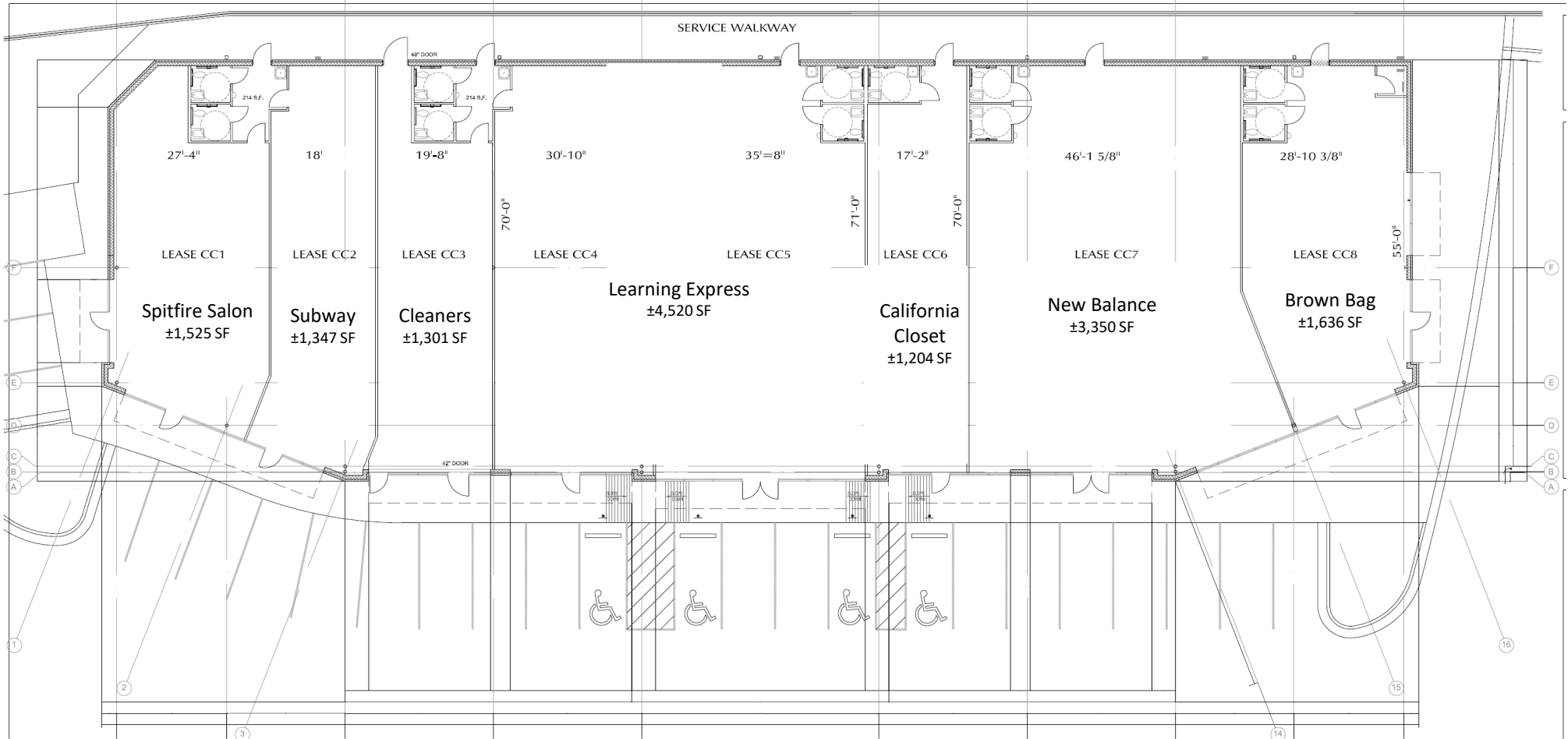
MATT EADS, CCIM | BROOKSIDE PROPERTIES INC.

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

Cell: 615.587.7330 | Office: 615-627-1914 | Fax: 615.271.5162 | E-Mail: meads@brookside.com

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