

# Thoroughbred Village N Lot 14

443 Cool Spring Blvd  
Franklin, Tennessee 37067

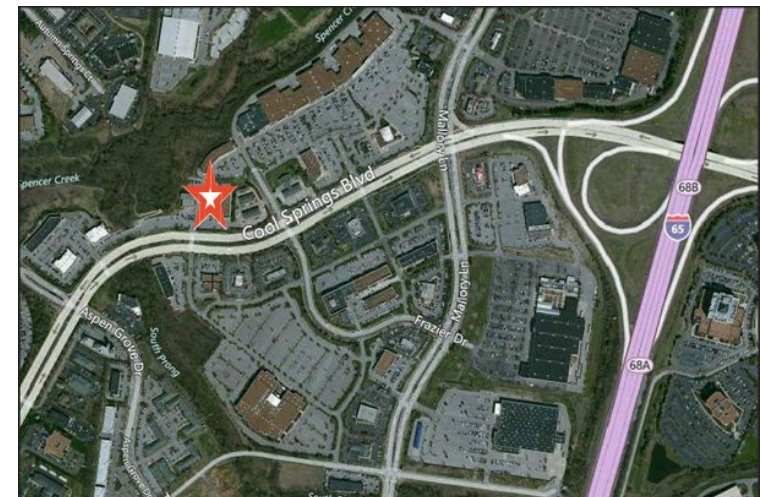


- Available:
  - ±2,589 (Aveda) (Dividable 1,000 SF and 1,589 SF)
  - ±1,050 SF (Olivia Olive Oil)
- 11,841 SF Shopping Center
- 31,176 cars per Day

Current Tenants: Dr. Thomas Eyecare, Schokolad Chocolate Factory, Tropical Smoothie Café, Home Care Assistance and Sweet Dreams Bakery

Neighboring Tenants include: PF Chang's China Bistro, TJ Maxx, Sun & Ski Sports, and across the street from AMC Thoroughbred Cinemas, FedEx, Jimmy Johns and many 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](mailto:meads@brookside.com)

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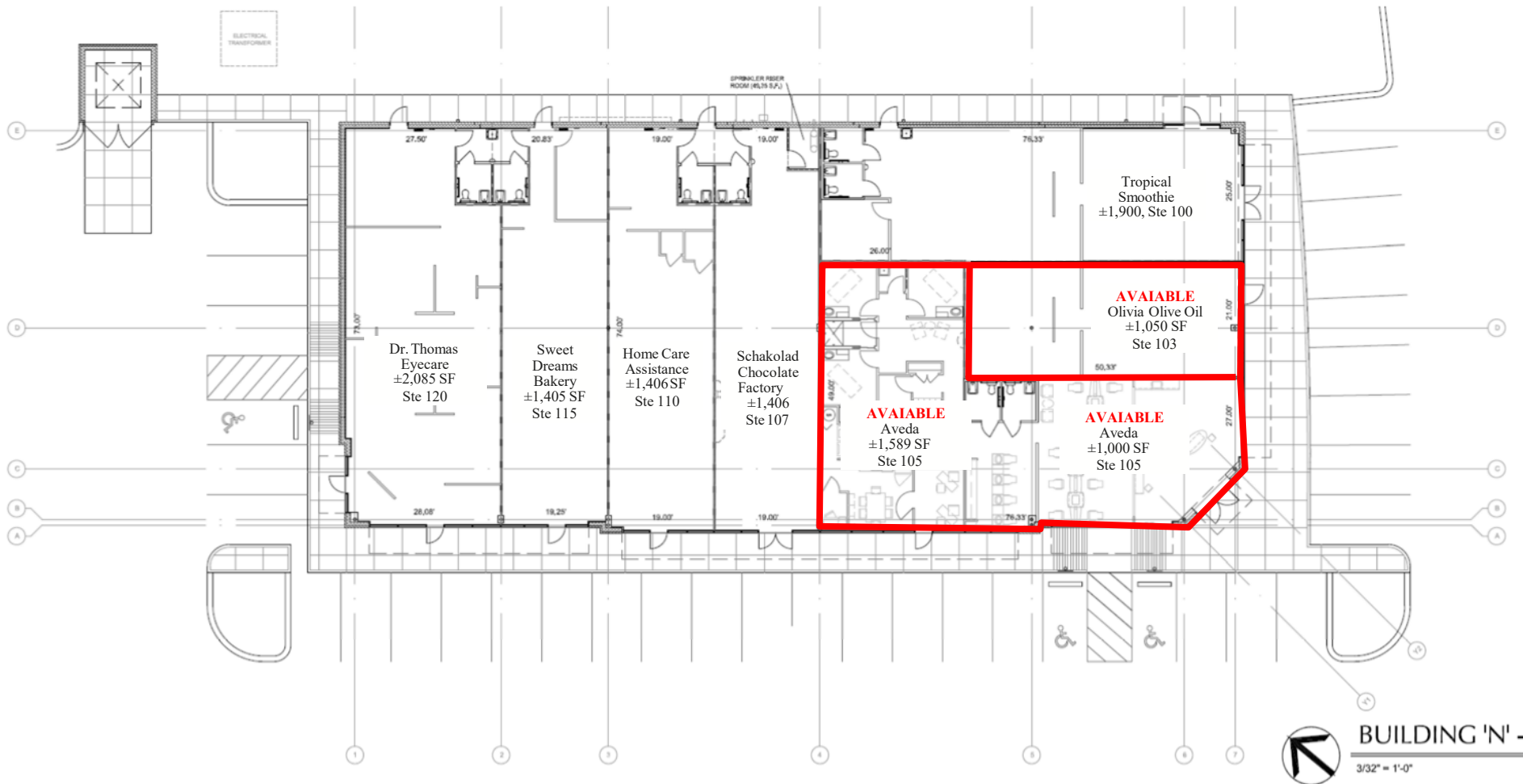
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Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics an expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents 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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