



## McEWEN NORTHSIDE RETAIL: 'BLOCK B'

4031 ASPEN GROVE DRIVE, FRANKLIN, TN 37067

McEwen Northside is a walkable, urban community in the core of Cool Springs, one of the most desirable and thriving retail markets in the country. The district's thoughtful design brings together business, residential, retail, restaurants, hotel, and interactive green spaces to foster connection and community, in a market known for its high disposable income.

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## PROJECT OVERVIEW

**45**

ACRES

mixed-use environment

**10**

ACRES

beautifully designed green space

**750**

THOUSAND

sq. ft. Class A office space

**100**

THOUSAND

sq. ft. restaurant & retail space

**150**

ROOM

business-class hotel

**580**

LUXURY

apartments

**LOCATION**



**2019 DEMOGRAPHICS**

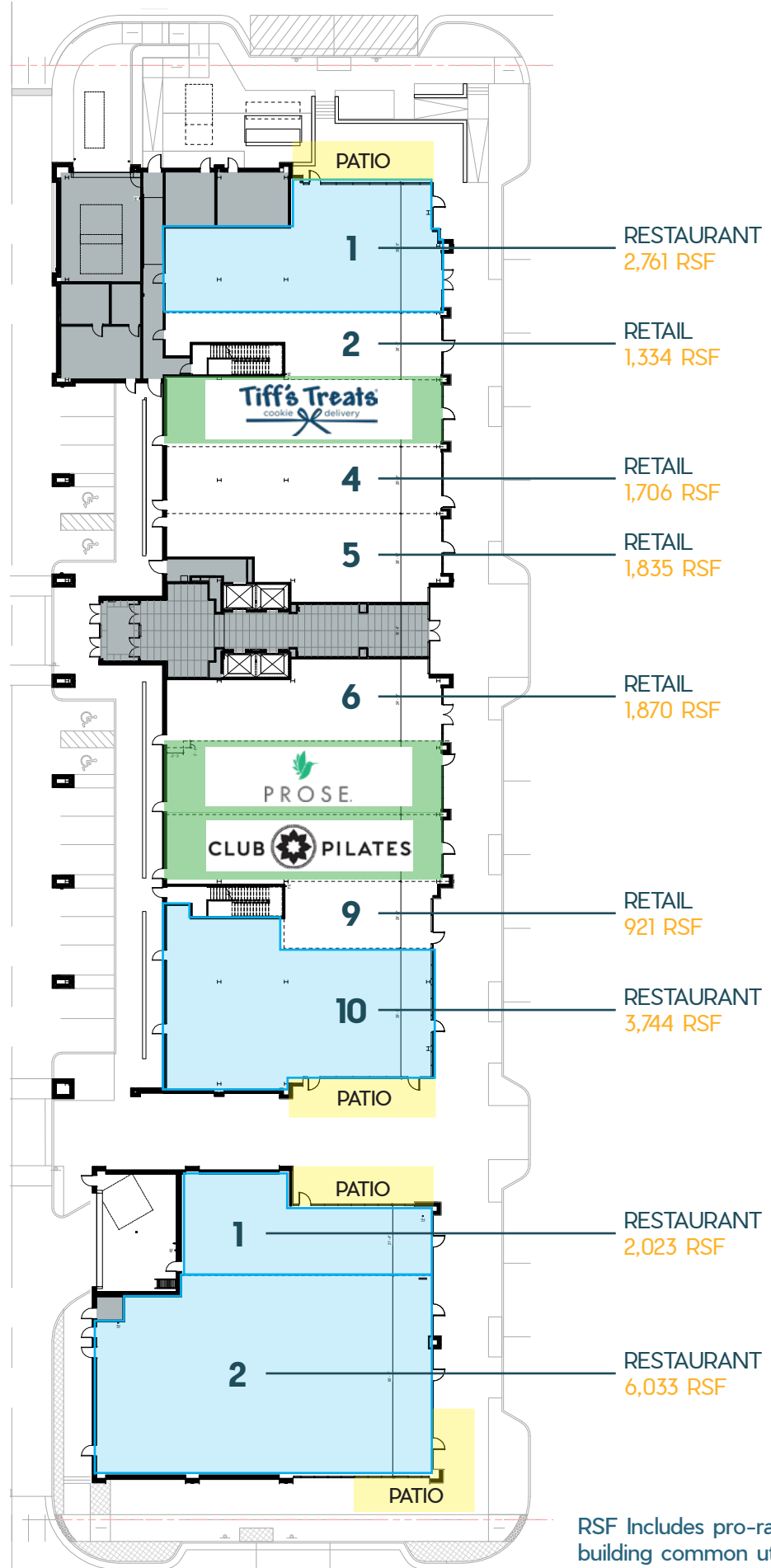
	3 MILE	5 MILE
<b>POPULATION</b>		
2019 Estimate	44,848	105,762
2024 Projection	52,518	123,959
<b>TOTAL HOUSEHOLDS</b>		
2019 Estimate	18,517	40,311
2024 Projection	20,974	45,623
<b>AVERAGE HOUSEHOLD INCOME</b>		
2019 Estimate	\$125,397	\$140,659
2024 Projection	\$130,077	\$147,626
<b>MEDIAN AGE</b>		
Male	37.1	38.5
Female	39.9	40.6



# BLOCK B RETAIL FLOOR PLAN

**BLOCK B MIXED USE**  
4031 Aspen Grove Drive

**BLOCK B RESTAURANT**  
4041 Aspen Grove Drive



RSF Includes pro-rata share of building common utility rooms.