

MCEWENNORTHSIDE.COM

MCEWEN

NORTHSIDE

RETAIL OVERVIEW



4020 ASPEN GROVE
FRANKLIN, TN 37067

McEWEN NORTHSIDE

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. It's distinguishing urban shopping and eating experiences makes McEwen Northside a destination that active and affluent consumers of all ages will visit time and again. Attracting a curated list of benchmark brands and new-to-Nashville concepts, McEwen Northside is an urban hot spot in the core of a leading suburban market.

4020 Aspen Grove Dr.
Franklin, TN 37067

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MITSUBISHI MOTORS

CLUB PILATES

NOW LEASING

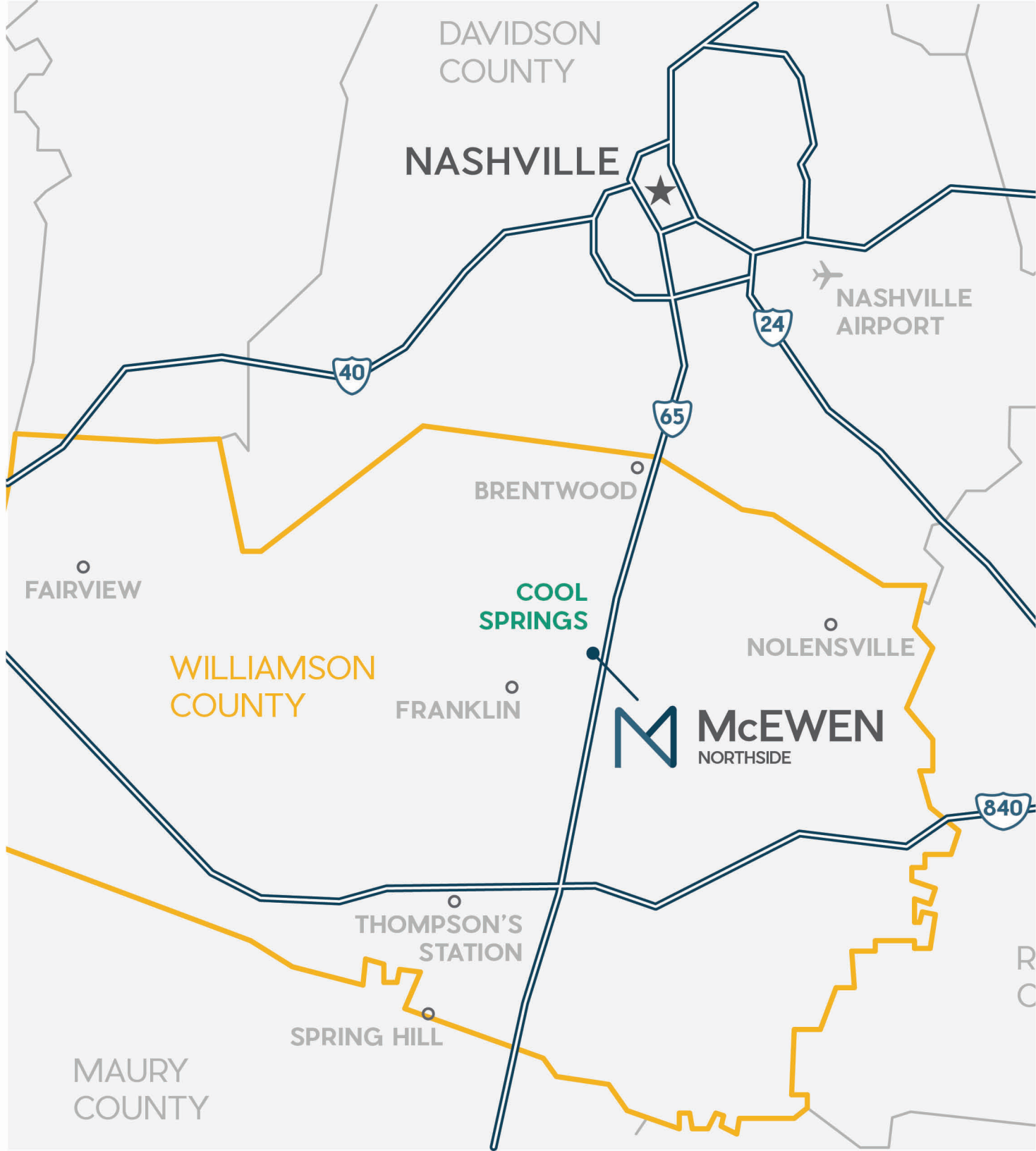
N McEWEN

JEN'S ICE CREAMS

4021

BEY

4021



McEwen Northside enhances the day-to-day lifestyle of those who work, live, and shop there, allowing companies that call McEwen Northside home to successfully recruit and retain employees.

Carefully curated Walkable, Urban Mixed-Use Environment

- 740,000 SF Class A office
- Business class hotel with meeting space
- Over 126,000 SF retail/restaurants
- 770 apartments available for employees

Strategic Location

- Convenient and easily accessible, McEwen Northside is surrounded by amenities and services that enhance the business environment
- Located near the I-65 interstate with multiple points of ingress/ingress

Numerous Points of Ingress/Egress

- Urban experience in the suburban Cool Springs submarket
- Located on the west side of McEwen Drive and I-65 interchange, distanced from the traffic congestion on the east side

New, State-of-the-Art Building

- Highly efficient 31K SF floorplates
- Well-appointed, Class A public area finishes
- Bike storage, showers and locker facility
- Ground floor restaurant and retail
- Latest technology integration and energy efficient building systems (HVAC, Elevators, lighting, windows)
- Large tenant conference/meeting facility

Parking

- Free tenant and visitor parking
- Well-planned, convenient parking garage with multiple points of access and only 4 levels

Abundant, Thoughtfully Designed Green Space

- Iconic Central Green space in center of campus
- Upwards of 10 acres of community and greenspace



45
ACRES

MIXED-USE
ENVIRONMENT



314
ROOMS

BUSINESS-CLASS
HOTELS



10
ACRES

BEAUTIFULLY
DESIGNED
GREEN SPACE



126
THOUSAND

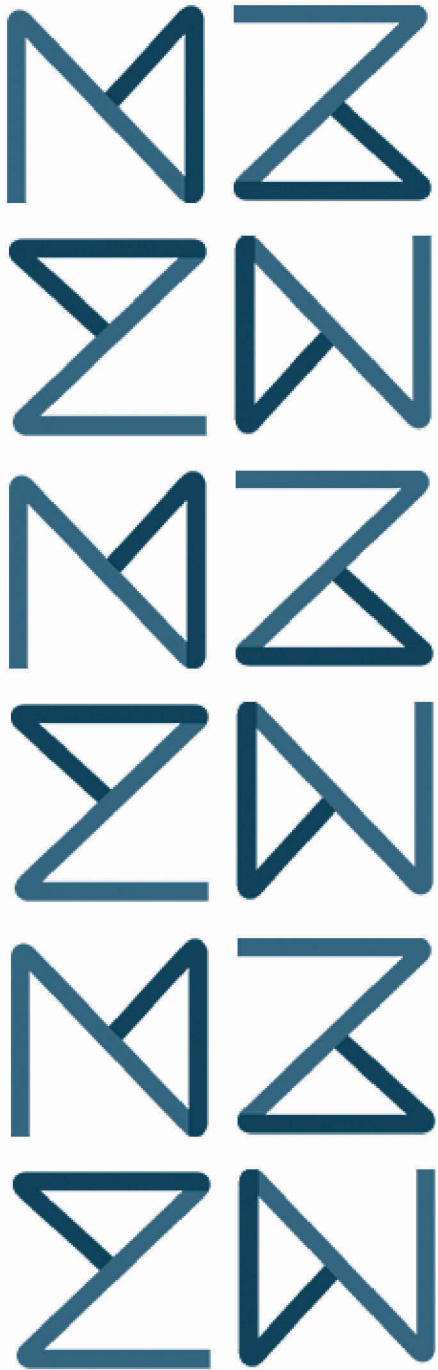
SQ. FT.
RESTAURANT &
RETAIL SPACE



770
LUXURY
APARTMENTS



740
THOUSAND
SQ. FT. CLASS A
OFFICE SPACE



“As we began exploring ways to thoughtfully expand our family-owned business to the Franklin market, McEwen Northside presented us with an opportunity to provide our world-class style offerings and extraordinary service at a uniquely urban shopping destination—with stores and restaurants that are sure to keep both our existing clients and new visitors coming back again and again,” said Oak Hall President Will Levy.

BUILDING TYPOLOGY

- HOTEL
- OFFICES
- RESIDENTIAL
- RETAIL
- PARKING GARAGE
- MIXED USE - OFFICE OVER RETAIL GROUND FLOOR
- MIXED USE - RESIDENTIAL OVER RETAIL GROUND FLOOR
- MIXED USE - RESIDENTIAL/ HOTEL OVER PARKING

Springhill SuiteS
150-keys

Block "A"
3,500 SF restaurant
6,100 SF restaurant

Block "A"
15,000 SF retail & restaurants
126,000 SF office

Block "B"
29,000 SF retail & restaurants
180,000 SF office
66 luxury residential units

Block "C"
274 luxury residential units

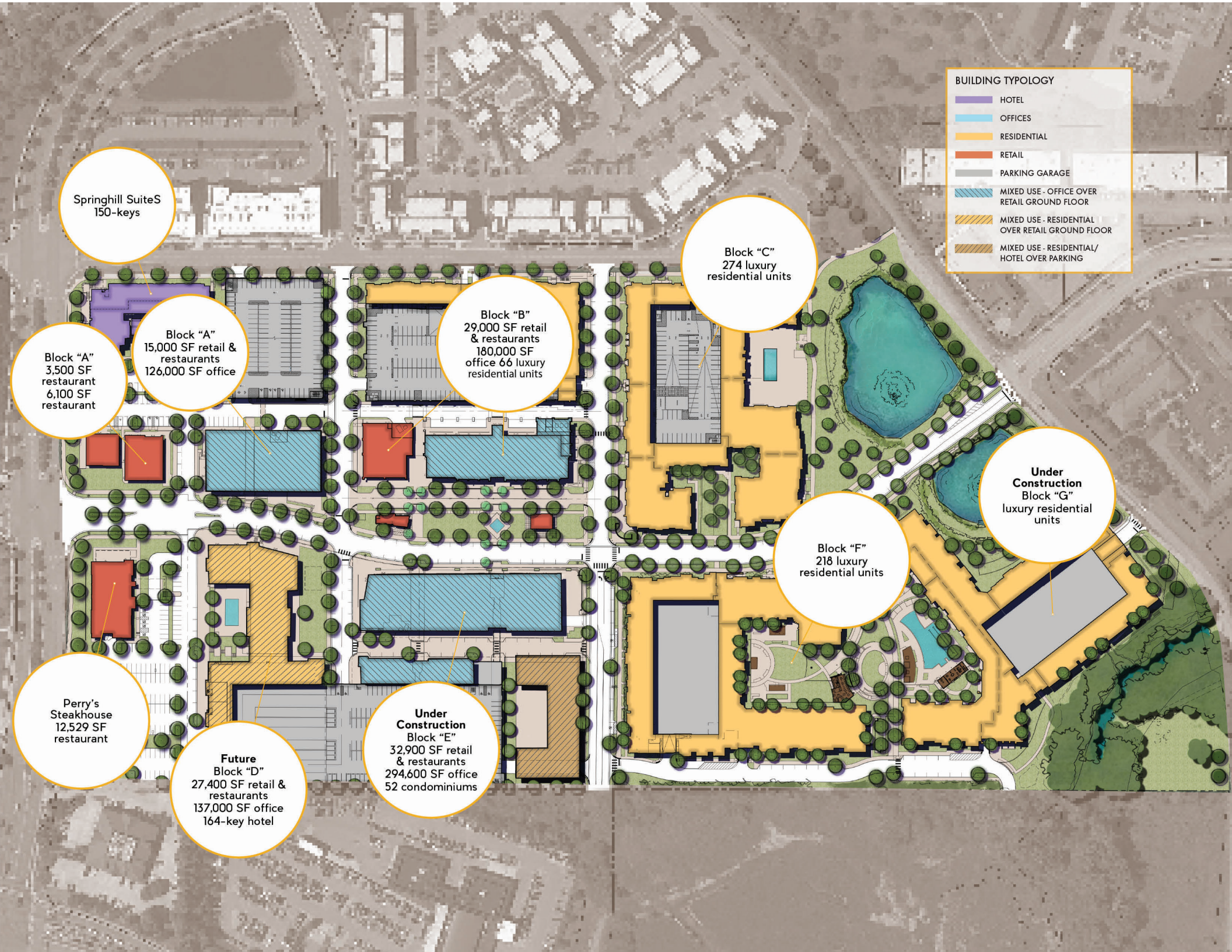
Under Construction
Block "G"
luxury residential units

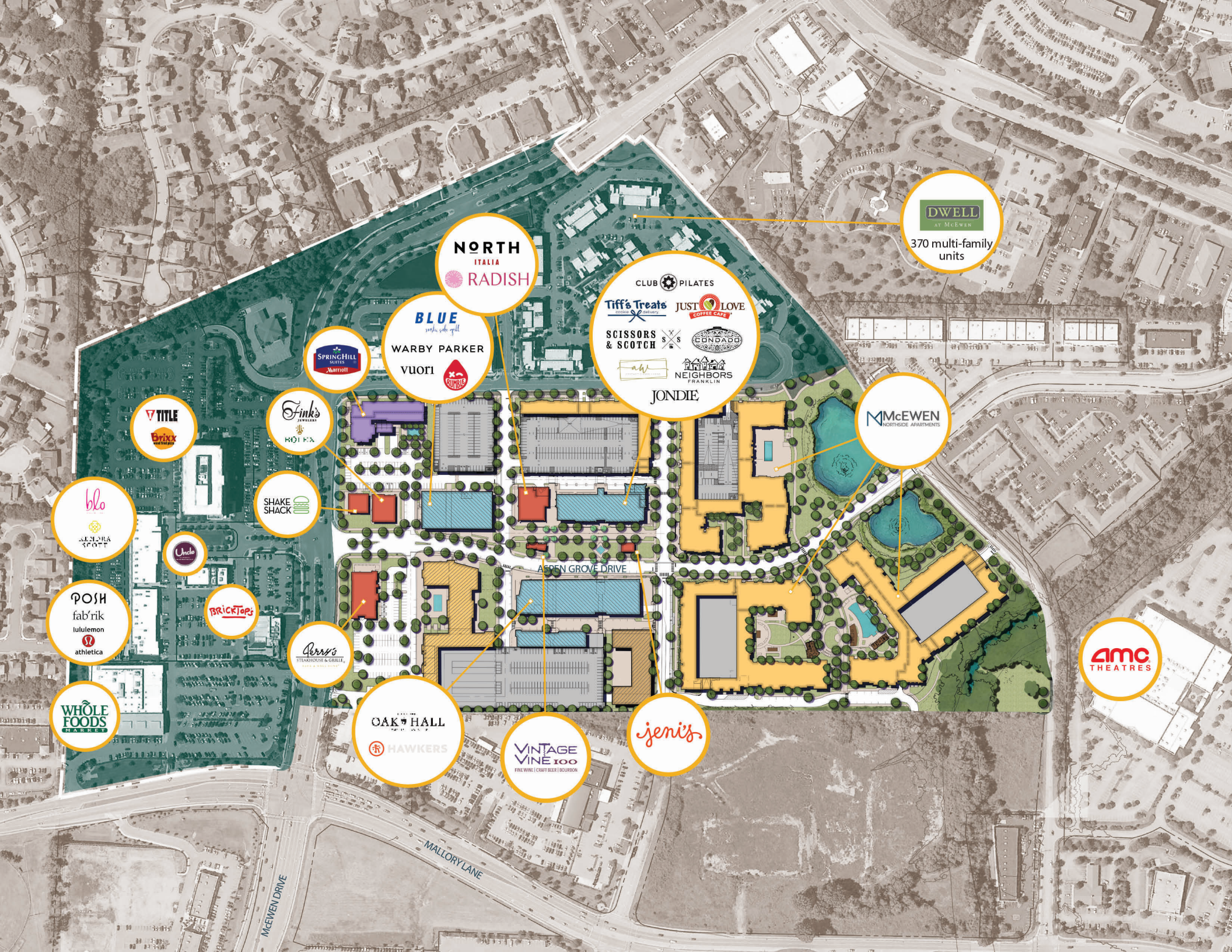
Block "F"
218 luxury residential units

Perry's
Steakhouse
12,529 SF restaurant

Future
Block "D"
27,400 SF retail & restaurants
137,000 SF office
164-key hotel

Under Construction
Block "E"
32,900 SF retail & restaurants
294,600 SF office
52 condominiums





DWELL
AT MCEWEN
370 multi-family units

NORTH
ITALIA
RADISH

CLUB PILATES
Tiff's Treats
JUST LOVE COFFEE CAFE
SCISSORS & SCOTCH
CONDADO
aw
NEIGHBORS FRANKLIN
JONDIE

BLUE
simple, safe, good
WARBY PARKER
VUOTI

SPRINGHILL SUITES
Marriott

MCEWEN
NORTHSIDE APARTMENTS

TITLE
Brick

Fink's
ROLEX

blo
SALIDA SPORT

SHAKE SHACK

Uncle

POSH
fab'rik
lululemon
athletica

BRICKTOPS

Perry's
STEAKHOUSE & GRILL
BAR & BISTRO

AMC
THEATRES

WHOLE
FOODS
MARKET

OAK HALL
HAWKERS

VINTAGE
VINE 100
FINE WINE | CRAFT BEER | BOURBON

jeni's

MCEWEN DRIVE

MALLORY LANE

ASPEN GROVE DRIVE



MEET THE NEIGHBORS



DINING

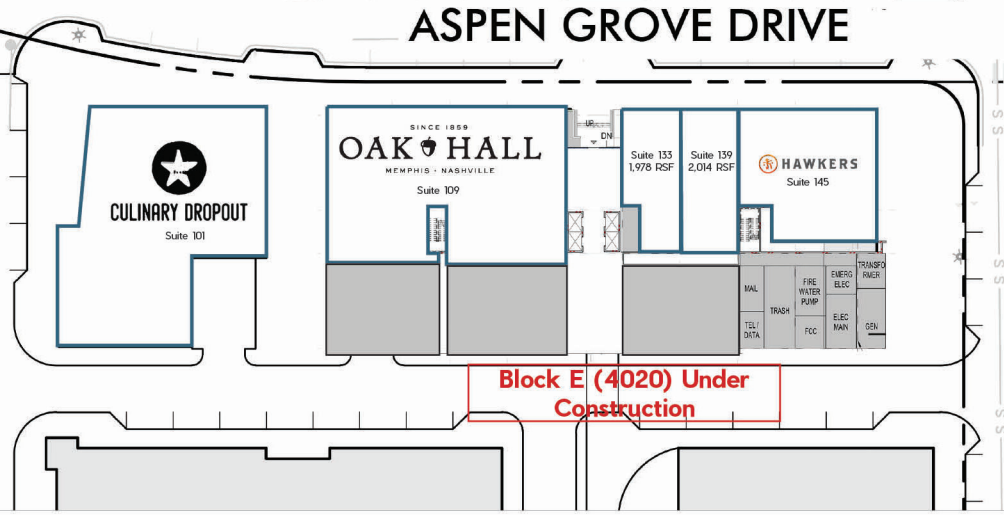
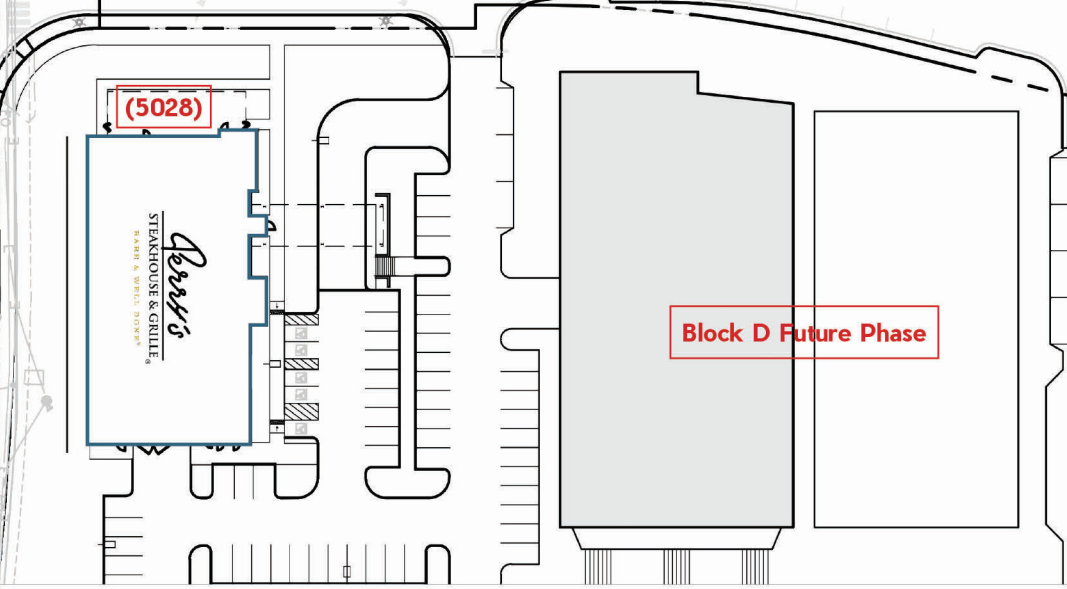
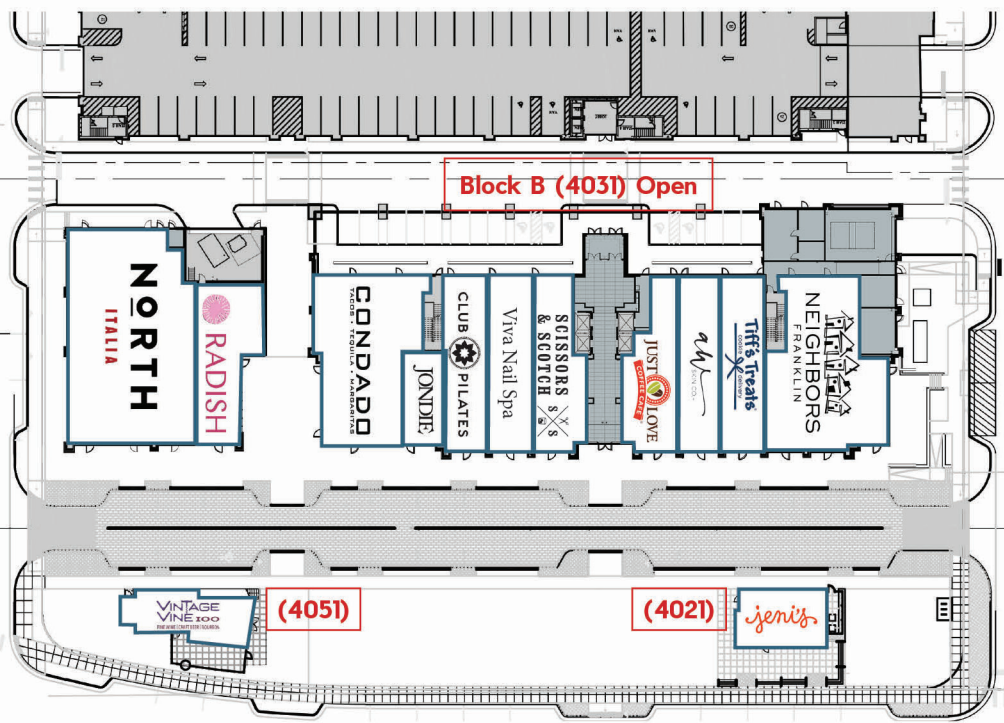
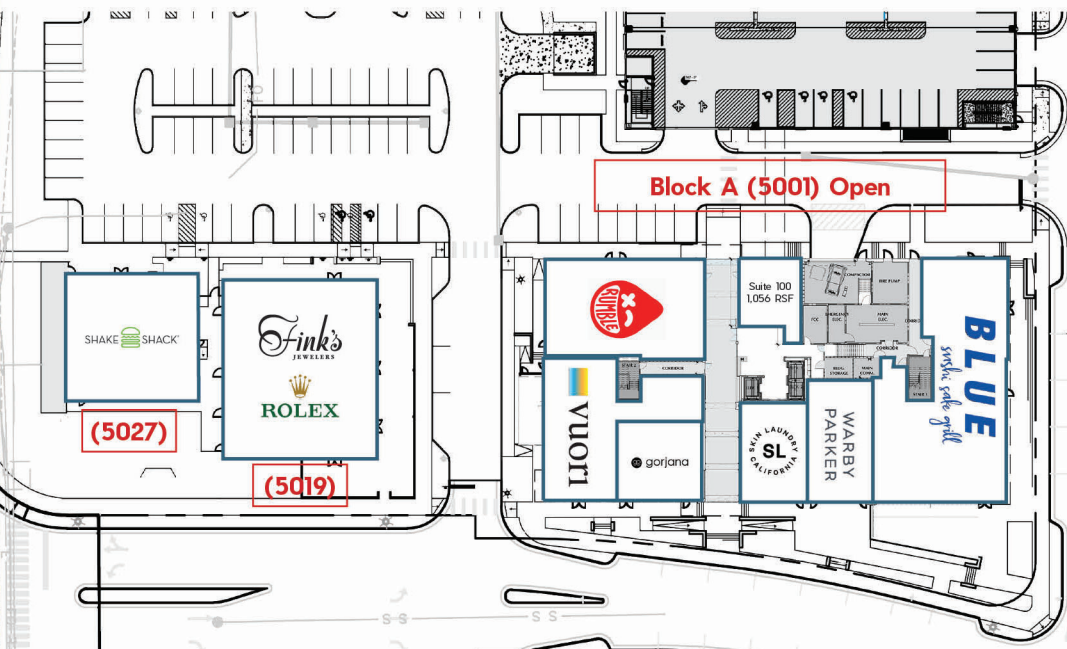
BEAUTY, SALON, & SPAS

BOUTIQUES

FITNESS







ASPEN GROVE DRIVE

A THOUGHTFULLY PLANNED DISTRICT



HAVERTYS
LIFE LOOKS GOOD • SINCE 1883
Publix **Michaels**

TARGET
Gabe's

COOLSPRINGS GALLERIA F21
Dillard's **JCP** **Apple**
belk **macy's**

Kroger **DICK'S**
buybuyBABY
JOANN
Marshalls

LOWE'S

Sams Club

Walmart

BED BATH & BEYOND
TJ-maxx
TRADER JOE'S

AMC THEATRES

McEWEN
NORTHSIDE

WHOLE FOODS
lululemon
athletica

Cool Springs Class A/B Office Daytime Population		
Class	SF	1 person / 250 SF
A	6,421,183	25,685
B	2,572,867	10,290
Total	8,994,050	35,975

290k SF Office

CAROTHERS BUILDING
525k SF Office

MERIDIAN COOL SPRINGS
900 SF Class A Office
70k SF Retail
544 Hotel Rooms

INTERSTATE 65

CORPORATE CENTRE
960K SF Class A Office

NISSAN
460K SF Office

CAMERON
338 Apartments

FRANKLIN PARK
1.3 M SF Class A Office

MALLORY GREEN
180k SF Class A Office
241 Hotel Rooms

MALLORY@MCEWEN
200 Hotel Rooms

DWELL
370 Apartments

MCEWEN BUILDING
176K SF Office

IMT COOL SPRINGS
386 Apartments

ENCLAVE
\$750k-\$2M

AVALON
\$600k-\$2M

CARONBRIDGE
\$600k-\$800k

JACKSON
1 & 2 GREENWAY
300K SF Class A Office

ARBORS OF AVALON
32k SF Office
400k SF Retail
500 Housing

VENUE
428 Apartments

CADENCE
270 Apartments

BIGBY
350k SF Commercial
330 Apartments
200 Hotel Rooms

MARS
petcare
224K SF Office

AUREUM
750k SF Office
100k SF Retail
480 Apartments
700 Hotel Rooms

GOLDBERG COS.
150k SF Office
426 Apartments
170 Hotel Rooms

DRURY
PLAZA HOTEL

KAY'S MILL
\$300k-\$600k

FETIME
FITNESS

CAROTHERS
CROSSING EAST
15,500 SF Retail

CAROTHERS
CROSSING WEST
TBA

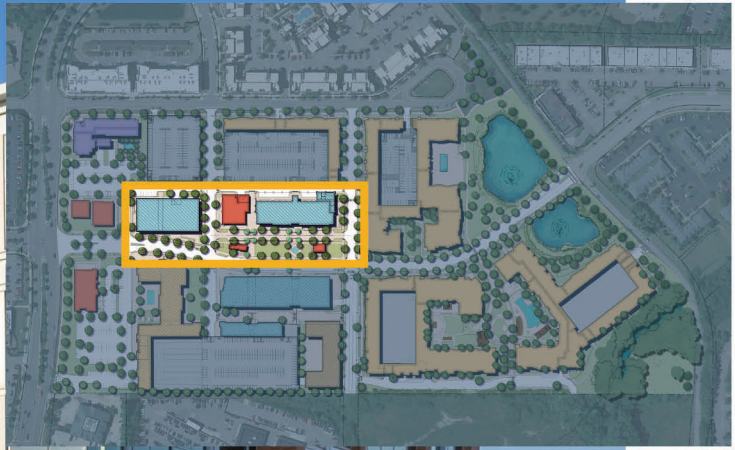
VIERA
68 Apartments

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	20 MIN.
POPULATION				
ESTIMATED 2024	47,857	109,668	152,374	131,978
PROJECTED 2029	51,668	117,279	163,415	139,461
HOUSEHOLDS				
ESTIMATED 2024	20,910	43,698	58,608	52,847
PROJECTED 2029	22,958	47,564	63,959	56,452
AVERAGE HH INCOME				
ESTIMATED 2024	\$156,139	\$177,745	\$200,533	\$185,701
PROJECTED 2029	\$163,293	\$185,980	\$210,391	\$195,011
TOTAL BUSINESSES	6,544	8,861	13,176	13,438
TOTAL EMPLOYEES	68,781	83,766	128,136	139,190

2024, SitesUSA Demographic source: Applie Geographic Solutions





BLOCK A & B





ASIAN STREET FAIR

the HATBOX

cullis green

OAK HALL

OAK HALL

food



BLOCKE





ASIAN STREET FARE
HAWKERS

the HATBOX

mollie greene
Boutique





9-STORY 280K
OFFICE OVER
GROUND FLOOR
AMENITY SPACE

BLOCKE





the HATBOX

radio green

OAK HALL

OAK HALL

food

drinks

CRAVE

cafe

WINE BAR

“With each addition to McEwen Northside, our focus is on enhancing the district’s well-earned reputation as a place for friends, families and co-workers to enjoy time together,” Phil Fawcett, managing partner of Boyle Investment Company, said in a news release “In the busy hub that is Cool Springs, McEwen Northside is proud to present our residents and neighbors with opportunities for both work and play, including a truly unique mix of shopping and eating experiences, and we believe Block E will only strengthen McEwen Northside’s offerings as a premiere destination district.”





CRAVE drinks food to-go



FESTIVAL STREET



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Boyle Investment Co
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Find Your New Space In An Extraordinary Place



NORTHWOOD
INVESTORS



BOYLE


NORTHWOOD RAVIN
Signature Apartment Homes
DEVELOPMENT • CONSTRUCTION • MANAGEMENT