

# FOR LEASE

±2,675 SF Lower-Level Office/Retail Condo  
Located in the Heart of Green Hills In the 4104  
Shopping Complex

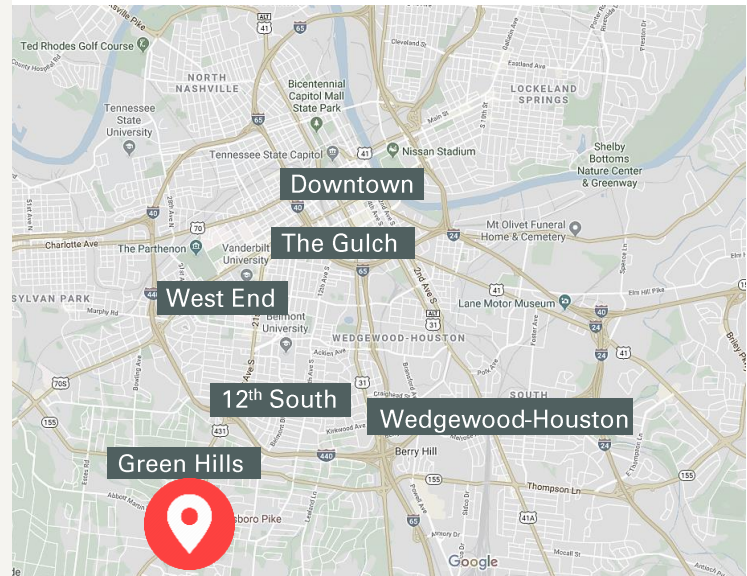
4104 Hillsboro Pike, Nashville, TN 37209



## HIGHLIGHTS

- ±2,675 SF Lower-Level Office/Retail Condo
  - Complete remodel in progress
- Lease Rate: \$28/SF NNN
- Open Floorplan
- Well-lit front and back parking lots as well as customer access from both lots
- Over 35,000 cars per day pass this location
- Benefits from strong co-tenancy:
  - Same complex at the world-famous Blue Bird Café
- Located In the heart of Green Hills
  - a highly desirable, affluent neighborhood 8 miles south of downtown; home to many national upscale retail brands & boutiques

*\*This condo provides street level access and is a lower-level space*



**Michael W. Groos**  
First Vice President  
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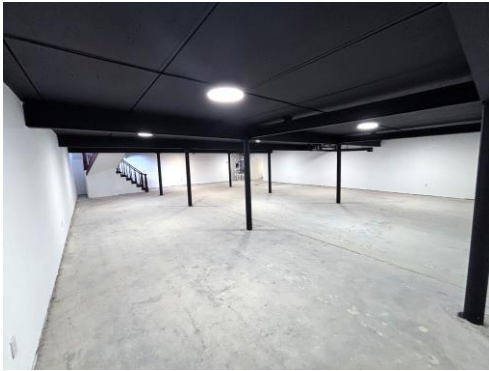
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Exclusively listed by:  
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2920 Berry Hill Dr., Ste 100  
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T: 615.256.3189

**For Lease**  
Retail / Office Condo

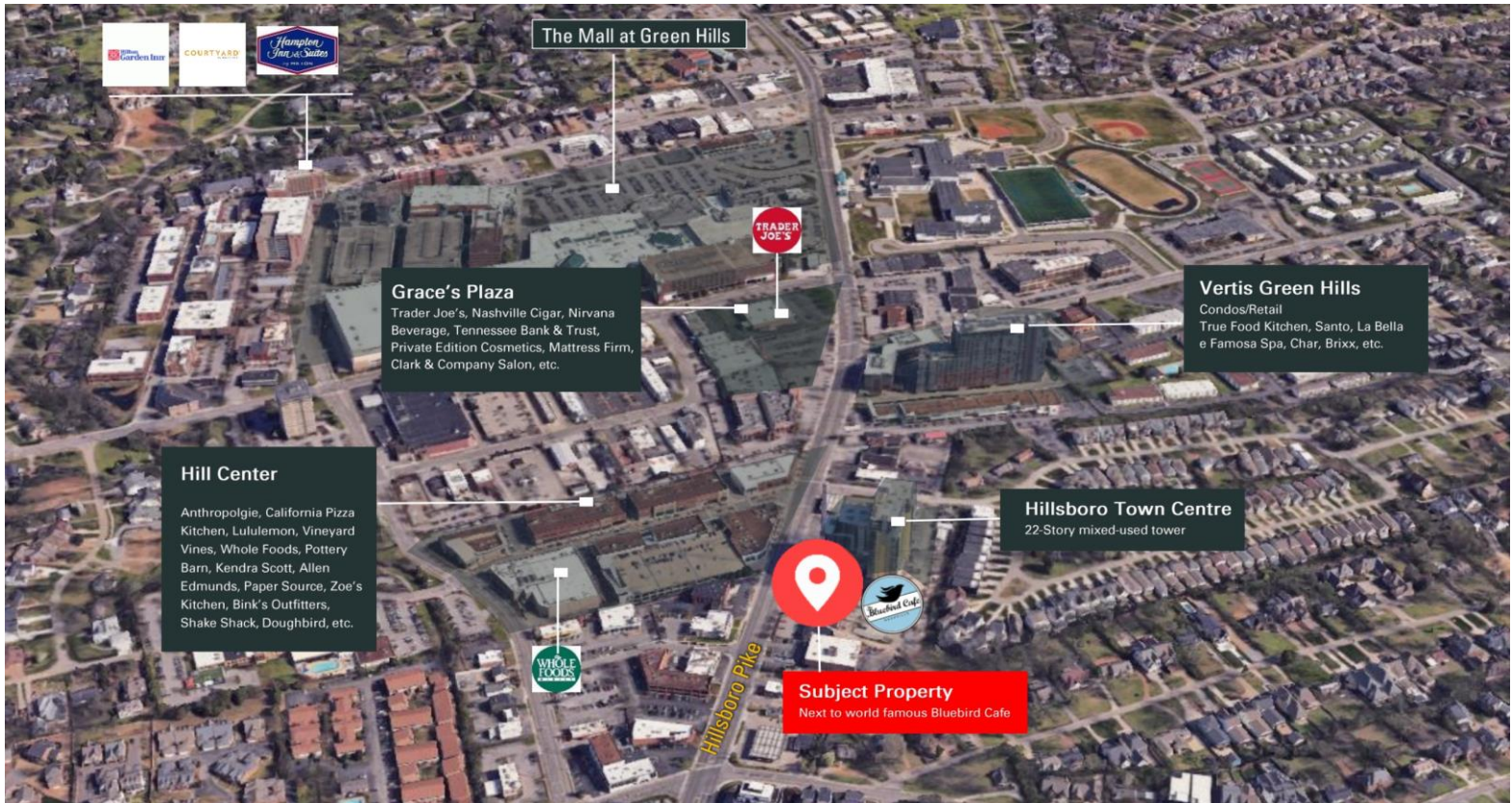
4104 Hillsboro Pike  
Nashville, TN 37215  
Davidson County

**CHARLES  
HAWKINS CO.**



**DEMOGRAPHIC INFORMATION**

	2 MILES	5 MILES	10 MILES
	33,754	196,718	567,145
	14,603	93,938	251,743
	\$144,917	\$96,352	\$89,804



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