



Rare Green Hills Lease Availability

Flagship Retail Opportunity

4100 Hillsboro Pike, Nashville, TN 37215

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Senior Vice President — Investments
Brookside Properties, Inc.**

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www.RosetteGreenHills.com

**265 Premium Residential Units
+ 12,500 sf Street Level Retail
(2025 Construction)**

**South Endcap
6750sf+-
(divisible)**



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+ 12,500 sf Street Level Retail
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Opportunity Overview

- Located at 4100 Hillsboro Pike, Nashville, TN — with prime location in the heart of Nashville's exclusive *Green Hills* submarket
- Endcap availability with high visibility and signage opportunities along Hillsboro Pike
- New construction commercial space with 14' ceilings, masonry and glass exterior finishes
- Located at street level+ of a newly constructed 22-story luxury mixed use residential/ retail high rise tower (2025 completion). See www.RosetteGreenHills.com
- Abundant covered, well-lit and convenient retail parking (140+ retail/ visitor spaces)
- Excellent visibility, ingress/egress, and branding/signage opportunity along Hillsboro Pike



Site Plan & Exhibits

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South Endcap – 6,750sf+- (divisible)



1 ENLARGED PLAN - RETAIL LOD
SCALE: 1/16" = 1'-0"

Views from North—Endcap at Entry Drive



Excellent visibility along Hillsboro Pike

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Views from South – Endcap



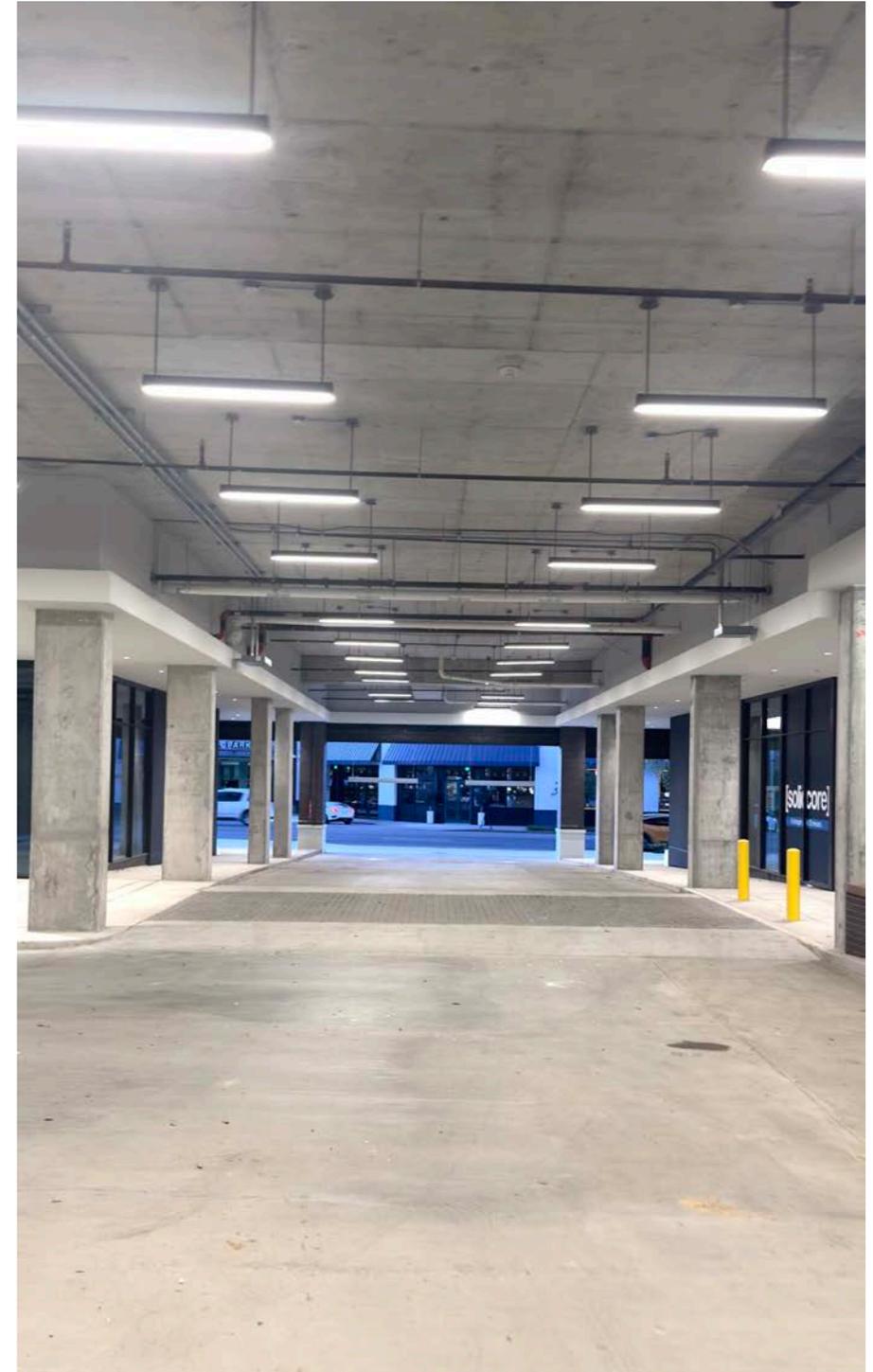
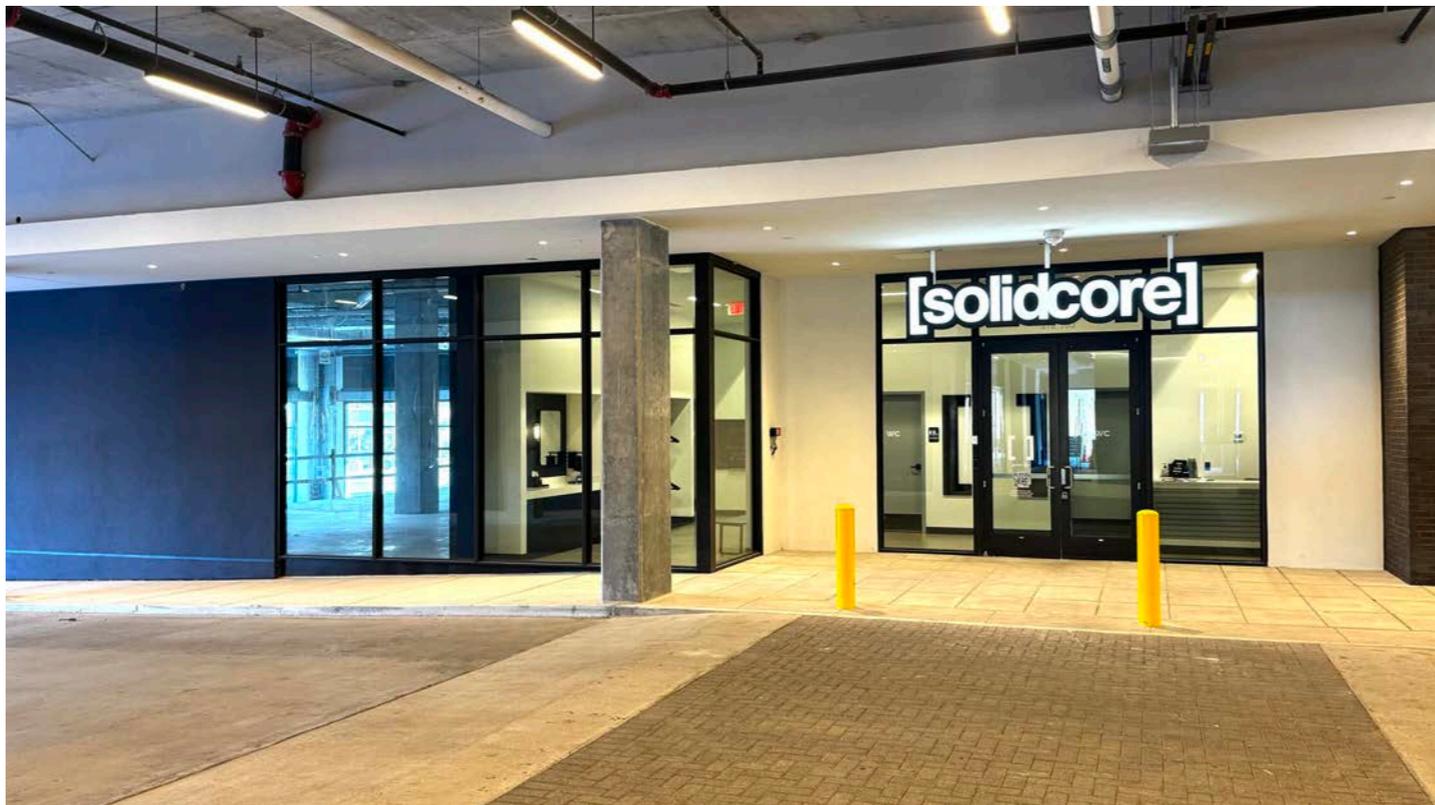
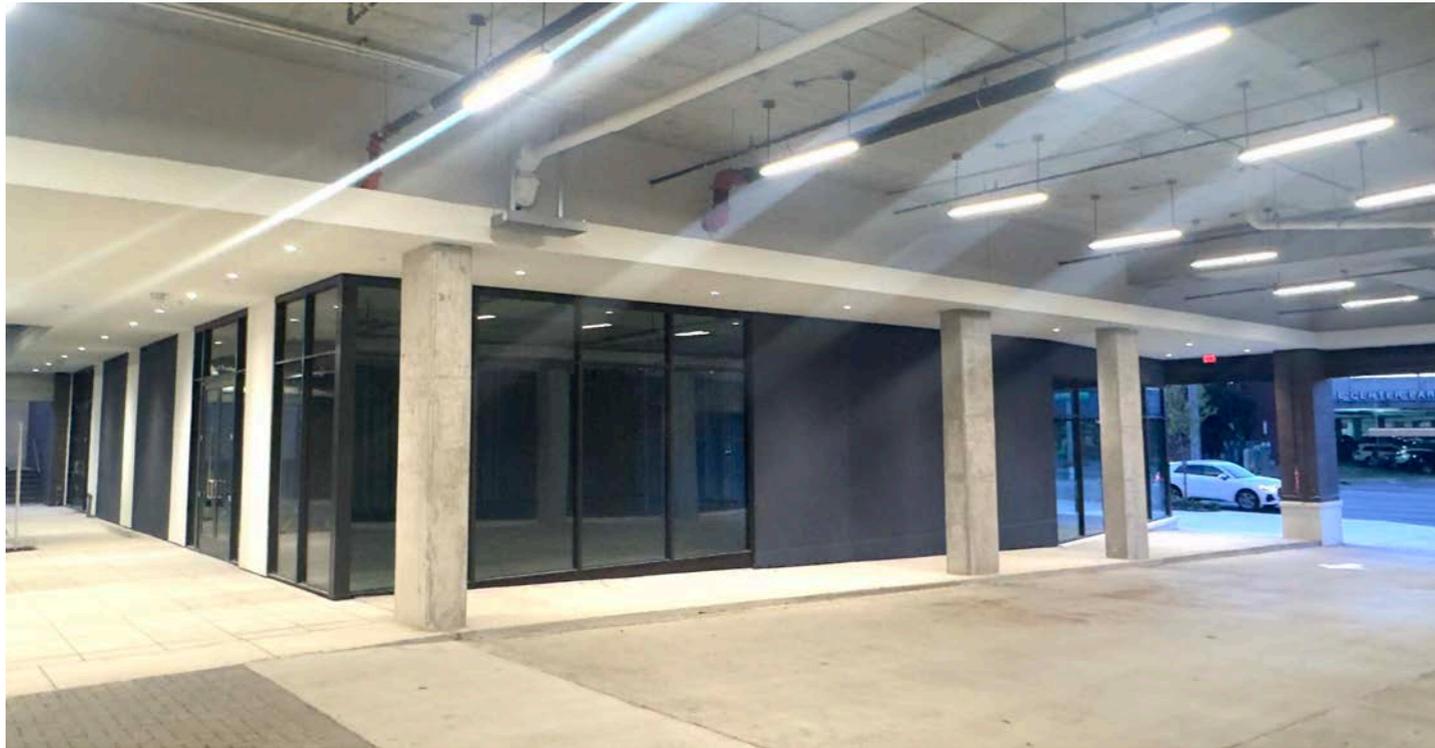
Excellent visibility along Hillsboro Pike

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Project Parking

Convenient Retail/Visitor Parking with high ceilings, premium lighting, 140+ covered spaces for retail and visitors (on 2 levels)



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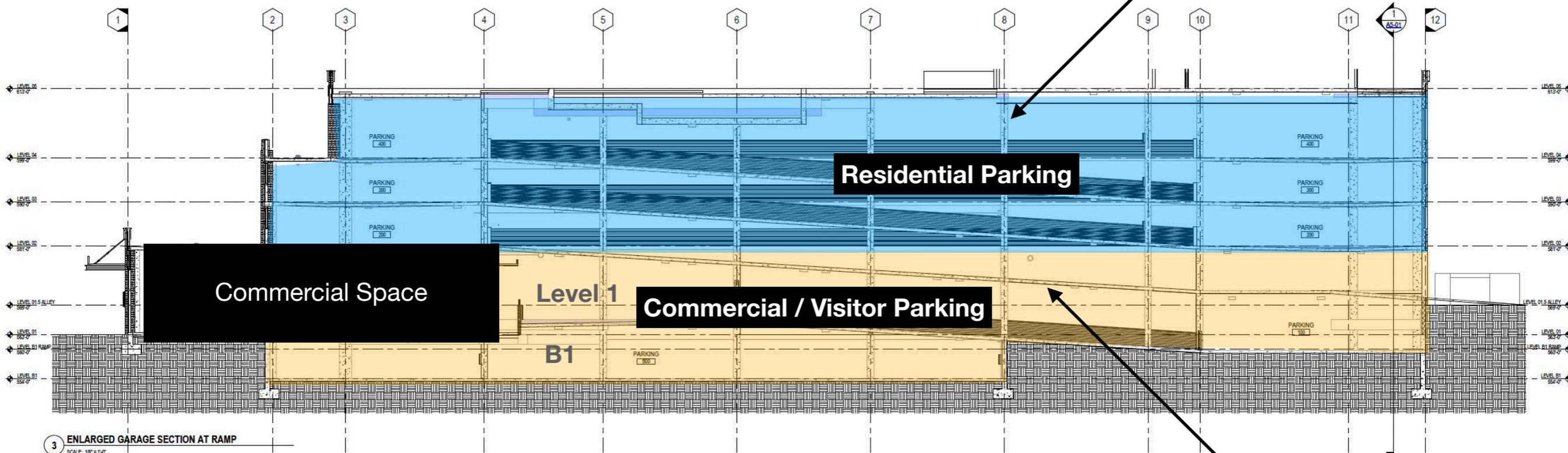
Parking Garage (Enlarged)

Total Project Parking: 485 spaces

Secured Residential Parking Spaces: 335 spaces

<— Hillsboro Pike

^ Residential Tower Above ^



3 ENLARGED GARAGE SECTION AT RAMP
SCALE: 1/8"=1'-0"

Retail Leasable Area: 12,500+- sf

Commercial / Visitor Parking: 146 spaces

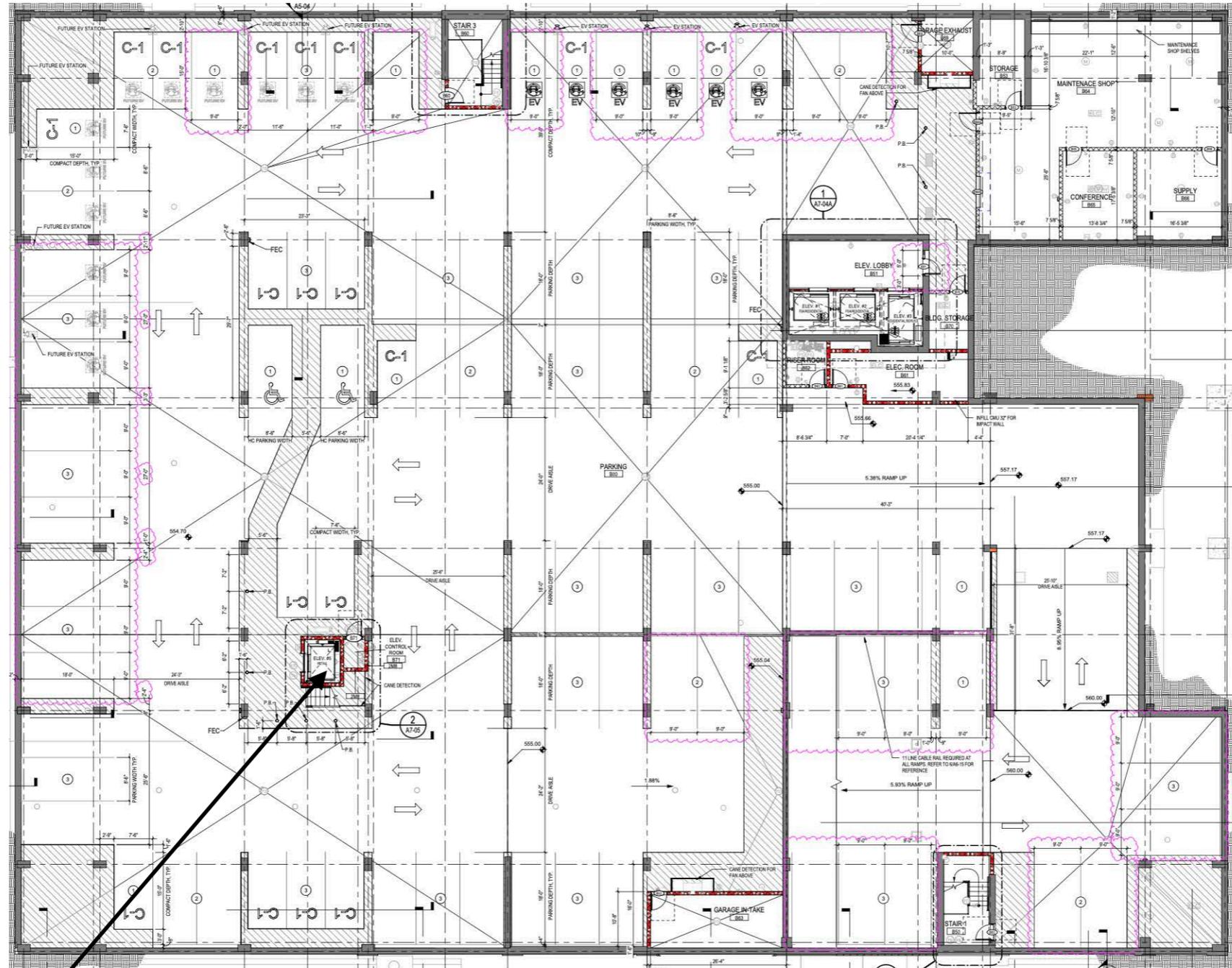
Commercial / Visitor Parking Ratio: > 11.50 per 1000sf

B1 PARKING	
PARKING TYPE	PARKING COUNT
COMPACT 9'-0" X 15' - 90 DEG - EV FUTURE	1
STANDARD 8'-6" X 18' - 90 DEG	49
STANDARD 8'-6" X 18' - 90 DEG - EV FUTURE	2
STANDARD 9'-0" X 18' - 90 DEG	20
STANDARD 9'-0" X 18' - 90 DEG - EV FUTURE	3
	103

LEVEL 1 PARKING	
PARKING TYPE	PARKING COUNT
9'-0" X 18' - 90 DEG - ADA - EV	1
9'-0" X 18' - 90 DEG - ADA VAN	1
9'-0" X 18' - 90 DEG - ADA VAN EV	1
COMPACT 7'-6" X 15' - 90 DEG - FUTURE RESIDENT	7
STANDARD 8'-6" X 18' - 90 DEG	2
STANDARD 8'-6" X 18' - 90 DEG - FUTURE RESIDENT	20
STANDARD 9'-0" X 18' - 90 DEG	2
STANDARD 9'-0" X 18' - 90 DEG - FUTURE RESIDENT	9
	43

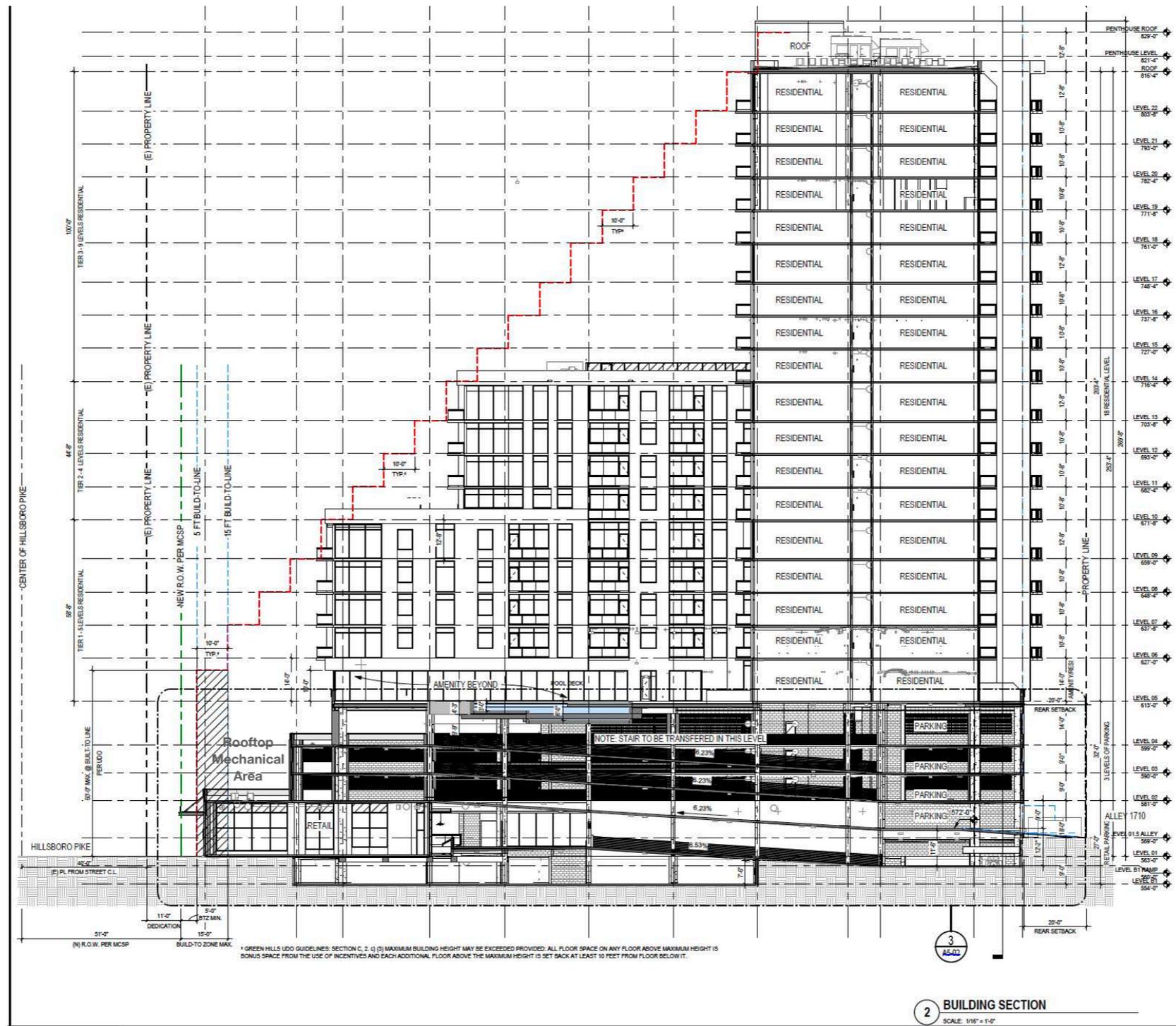
Below Grade Parking - 103 spaces

Well-lit covered parking area with motion sensor activated LED lights



Elevator & Stairs to Retail Shops Above

Project Section/ Parking Plan



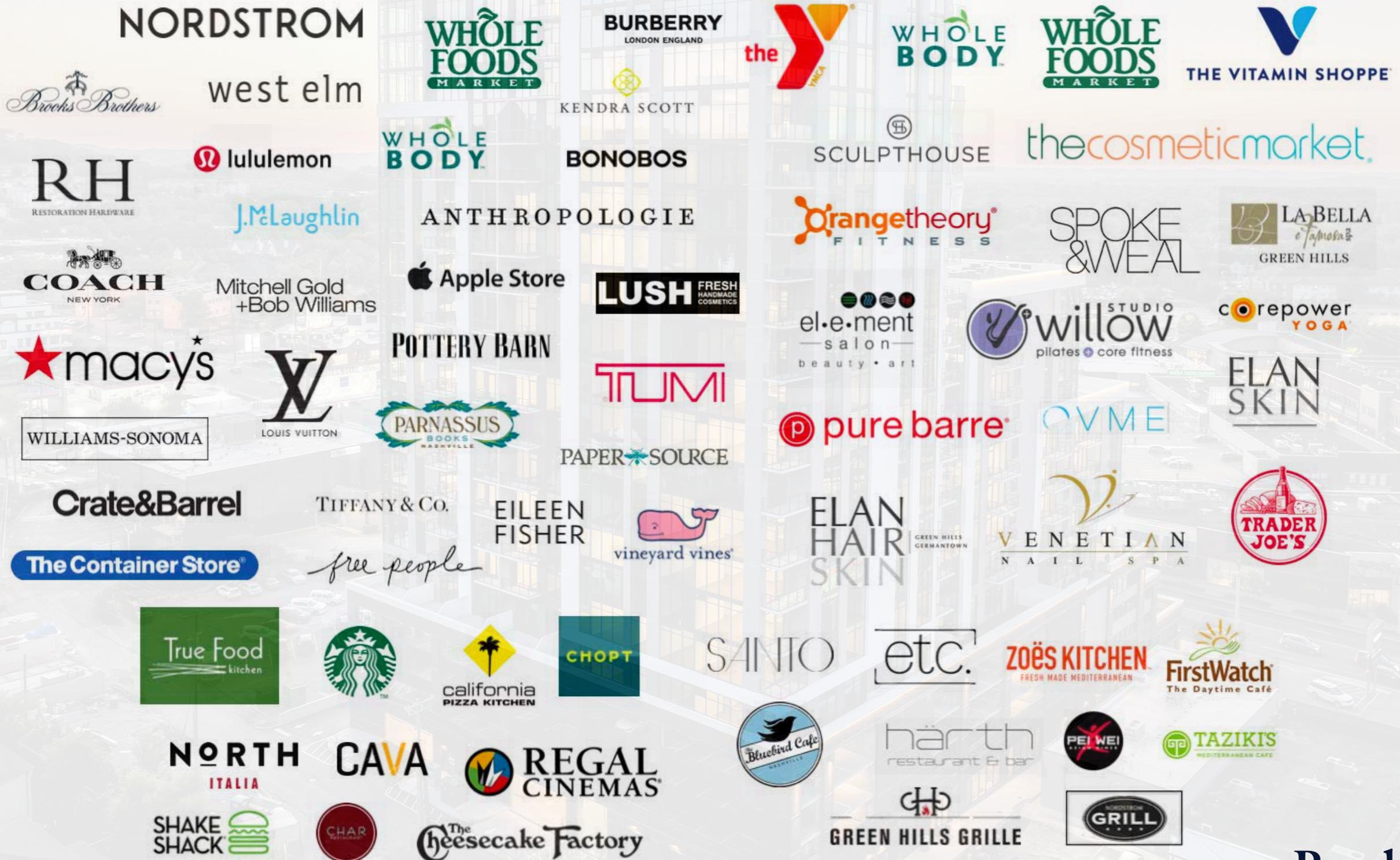
An aerial photograph of a modern, multi-story high-rise building with a glass facade, set against a cityscape at sunset. The building is the central focus, with its windows reflecting the warm light of the setting sun. The surrounding city includes various commercial buildings, parking lots, and streets, all rendered in a soft, slightly faded style to emphasize the main building. The sky is a mix of orange, yellow, and light blue, suggesting the time is either dawn or dusk. The overall mood is serene and professional.

Green Hills Overview

Green Hills Overview

- One of the most affluent neighborhoods in Nashville, Green Hills is home to Middle Tennessee's best shopping and Nashville's most desirable residential neighborhoods.
- Conveniently located within a 10-minute drive of Downtown Nashville, Vanderbilt University, Lipscomb University, Belmont University, and the West End Medical District which includes Vanderbilt Medical Center, St. Thomas West Hospital, St. Thomas Midtown Hospital, and Tristar Medical Center.
- Home to *The Green Hills Mall*, which just underwent a \$200 million renovation and expansion and is home to Nordstrom, Apple, Louis Vuitton, Restoration Hardware, Coach, and many other luxury retailers unique to Nashville/Middle TN.
- Directly across the street from 4100 Hillsboro is *The Hill Center*, an urban shopping village featuring dozens of shops including Anthropologie, West Elm, Lululemon, Shake Shack, California Pizza Kitchen, and Whole Foods Market.

Green Hills Trade Area Brands



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Green Hills Aerial



Rosette Green Hills

ESRI Demographics: 1, 3, 5 Miles



Executive Summary

4100 Hillsboro Pike, Nashville, Tennessee, 37215 7
 4100 Hillsboro Pike, Nashville, Tennessee, 37215
 Rings: 1, 3, 5 mile radii

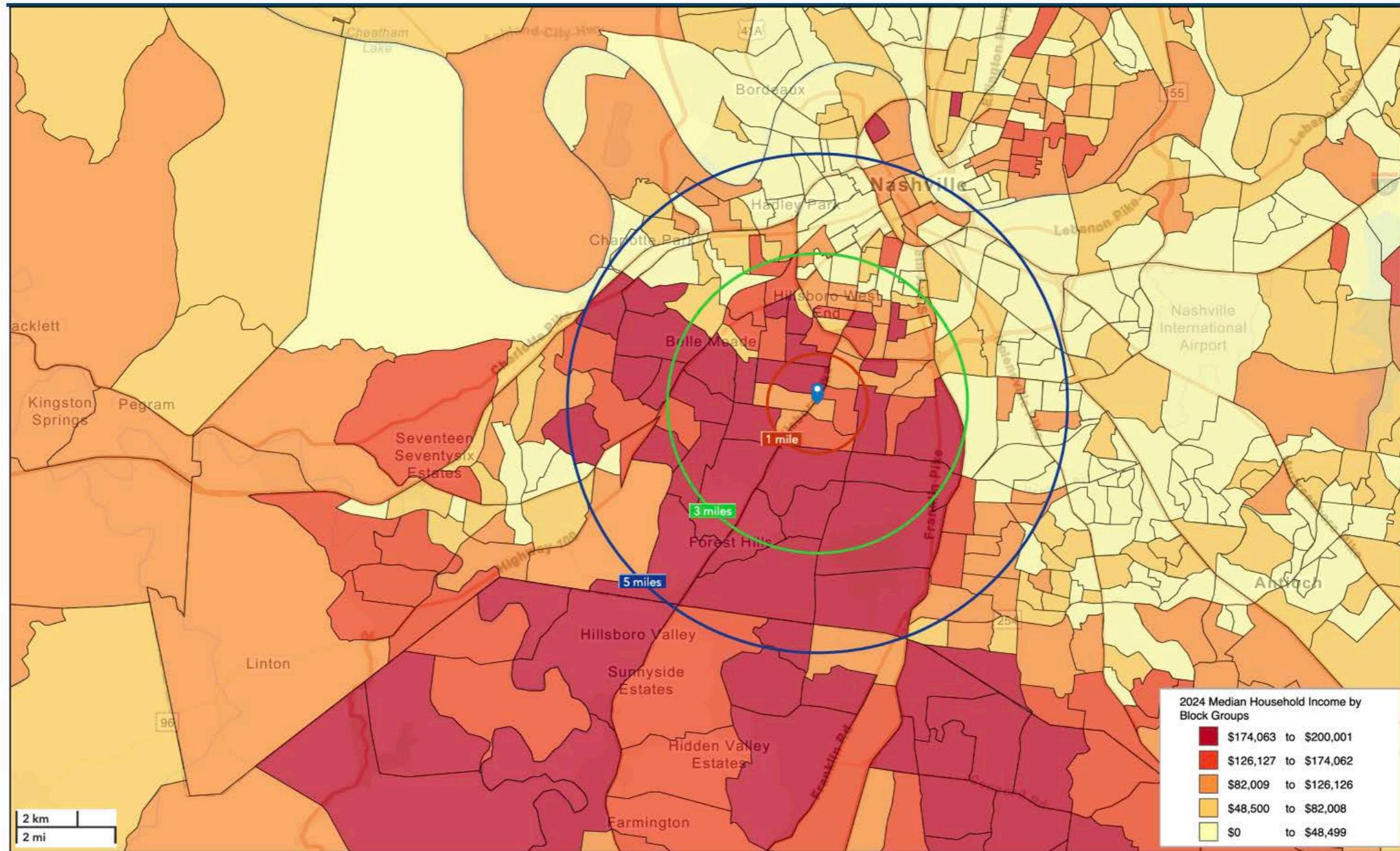
Prepared by Esri
 Latitude: 36.10240
 Longitude: -86.81639

	1 mile	3 miles	5 miles
Population			
2010 Population	8,811	65,942	156,951
2020 Population	10,444	75,592	183,998
2025 Population	10,317	74,196	193,404
2030 Population	10,319	74,624	214,203
2010-2020 Annual Rate	1.71%	1.38%	1.60%
2020-2025 Annual Rate	-0.23%	-0.35%	0.95%
2025-2030 Annual Rate	0.00%	0.12%	2.06%
2020 Male Population	43.7%	45.4%	47.4%
2020 Female Population	56.3%	54.6%	52.6%
2020 Median Age	43.2	33.2	32.2
2025 Male Population	44.2%	45.9%	48.1%
2025 Female Population	55.8%	54.1%	51.9%
2025 Median Age	44.4	33.9	33.1

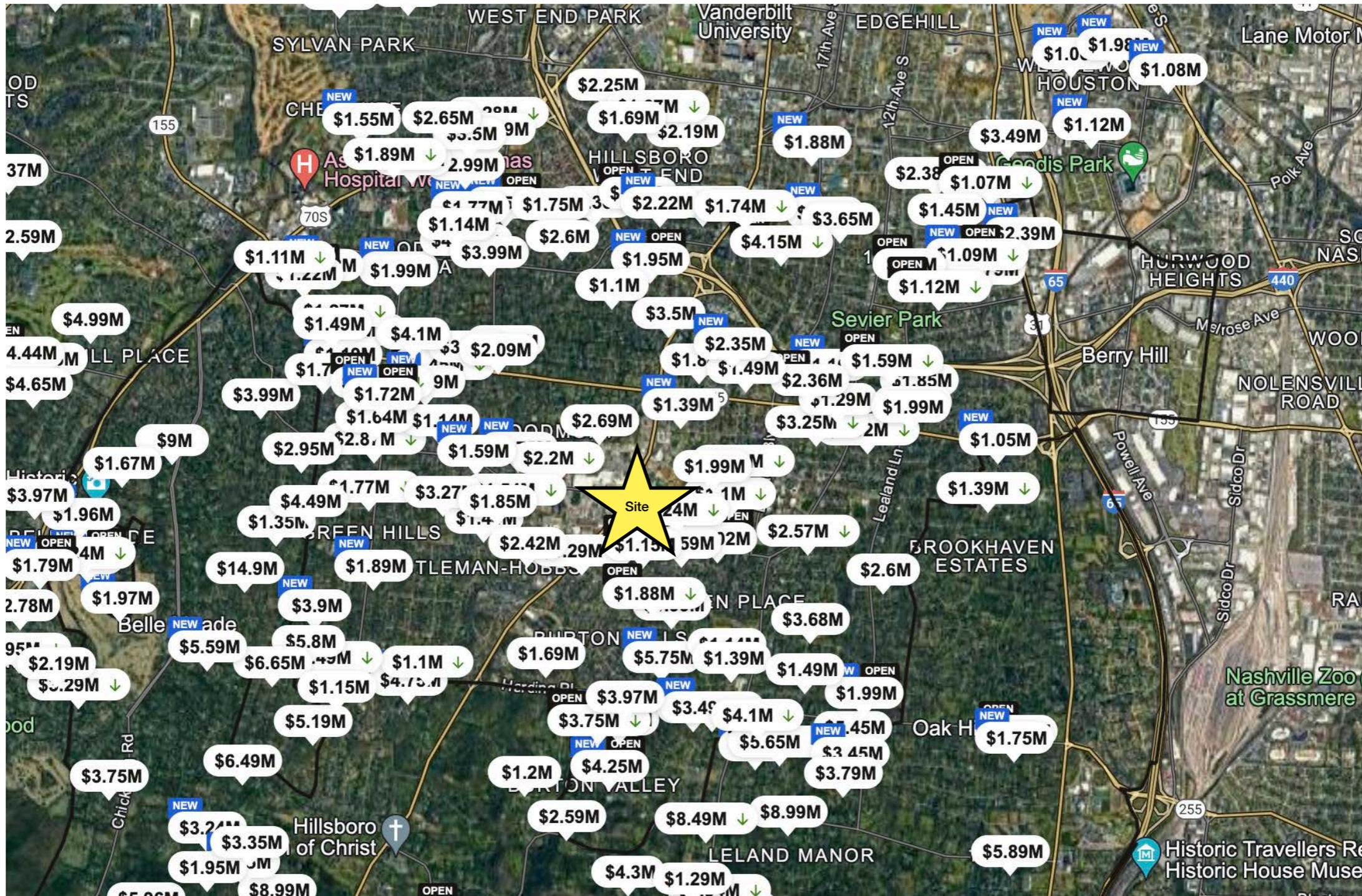
In the identified area, the current year population is 193,404. In 2020, the Census count in the area was 183,998. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 214,203 representing a change of 2.06% annually from 2025 to 2030. Currently, the population is 48.1% male and 51.9% female.

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	45.9%	44.1%	46.1%
Median Household Income			
2025 Median Household Income	\$120,851	\$132,727	\$101,635
2030 Median Household Income	\$148,285	\$154,434	\$113,438
2025-2030 Annual Rate	4.18%	3.08%	2.22%
Average Household Income			
2025 Average Household Income	\$195,476	\$212,386	\$160,882
2030 Average Household Income	\$217,353	\$229,902	\$171,349
2025-2030 Annual Rate	2.14%	1.60%	1.27%
Per Capita Income			
2025 Per Capita Income	\$94,551	\$90,954	\$72,747
2030 Per Capita Income	\$103,788	\$97,530	\$79,434
2025-2030 Annual Rate	1.88%	1.41%	1.77%

Nashville Median Household Income Map with 1, 3, 5 mile radius rings for reference (source: ESRI)



Area Residential For Sale > \$1 Million



Source: [realtor.com](https://www.realtor.com)

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