

# FOR LEASE

±225 SF Small Retail / Office Suite  
Located in the Heart of Green Hills In the 4104 Shopping Complex

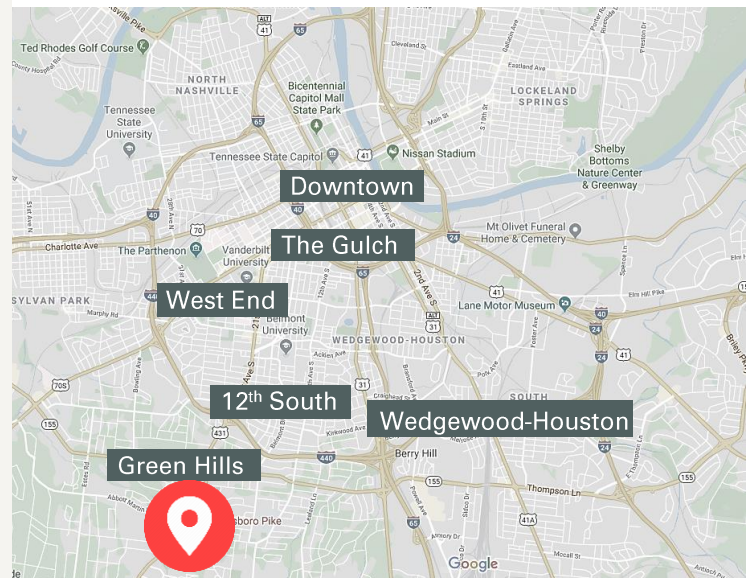
4104 Hillsboro Pike, Ste 1, Nashville, TN 37209



## HIGHLIGHTS

- ±225 SF Small Retail / Office Suite
  - Perfect for personal services, salon, appointment-type retail, or office
- Lease Rate: \$1,200/ Month FSG
- Shared break room, restrooms & common area
- 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*



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Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211  
T: 615.256.3189 / F: 615.254.4026



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Retail / Office Suite

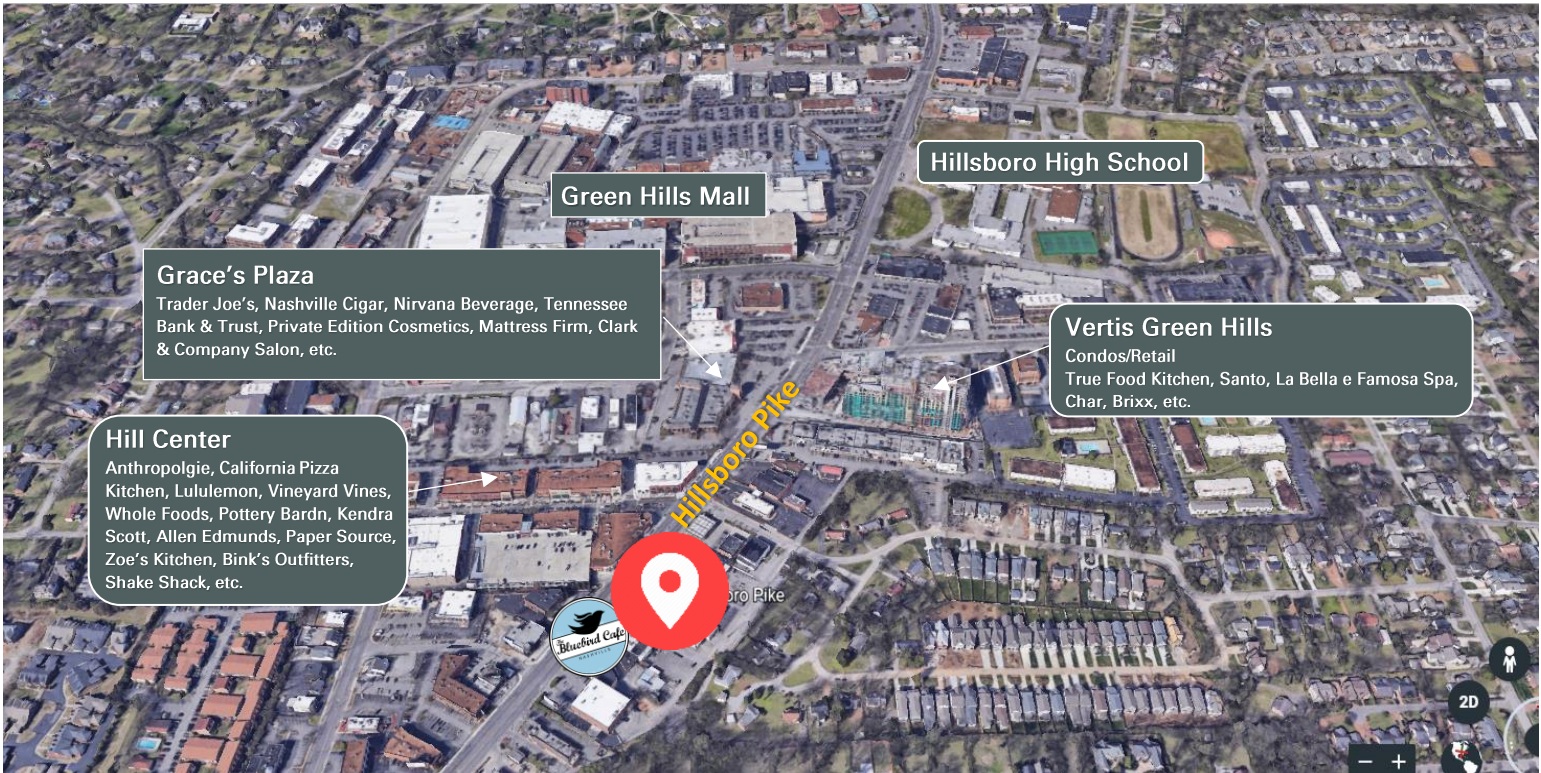
4104 Hillsboro Pike  
Nashville, TN 37215  
Davidson County

CHARLES  
HAWKINS CO.

PHOTOS / AERIAL



DEMOGRAPHIC INFORMATION			
	1 MILE	3 MILES	5 MILES
	11,827	67,077	183,751
	6,128	31,277	81,277
	\$72,856	\$87,512	\$69,014



**Grace's Plaza**  
Trader Joe's, Nashville Cigar, Nirvana Beverage, Tennessee Bank & Trust, Private Edition Cosmetics, Mattress Firm, Clark & Company Salon, etc.

**Hill Center**  
Anthropolgie, California Pizza Kitchen, Lululemon, Vineyard Vines, Whole Foods, Pottery Barn, Kendra Scott, Allen Edmunds, Paper Source, Zoe's Kitchen, Bink's Outfitters, Shake Shack, etc.

**Vertis Green Hills**  
Condos/Retail  
True Food Kitchen, Santo, La Bella e Famosa Spa, Char, Brixx, etc.

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