

Rare Green Hills Lease Availability Prime Endcap Opportunity

4100 Hillsboro Pike, Nashville, TN 37215

**R Michael Crabtree, CCIM
Senior Vice President — Investments
Brookside Properties, Inc.**



www.RosetteGreenHills.com

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

**North Endcap
3300sf+-**



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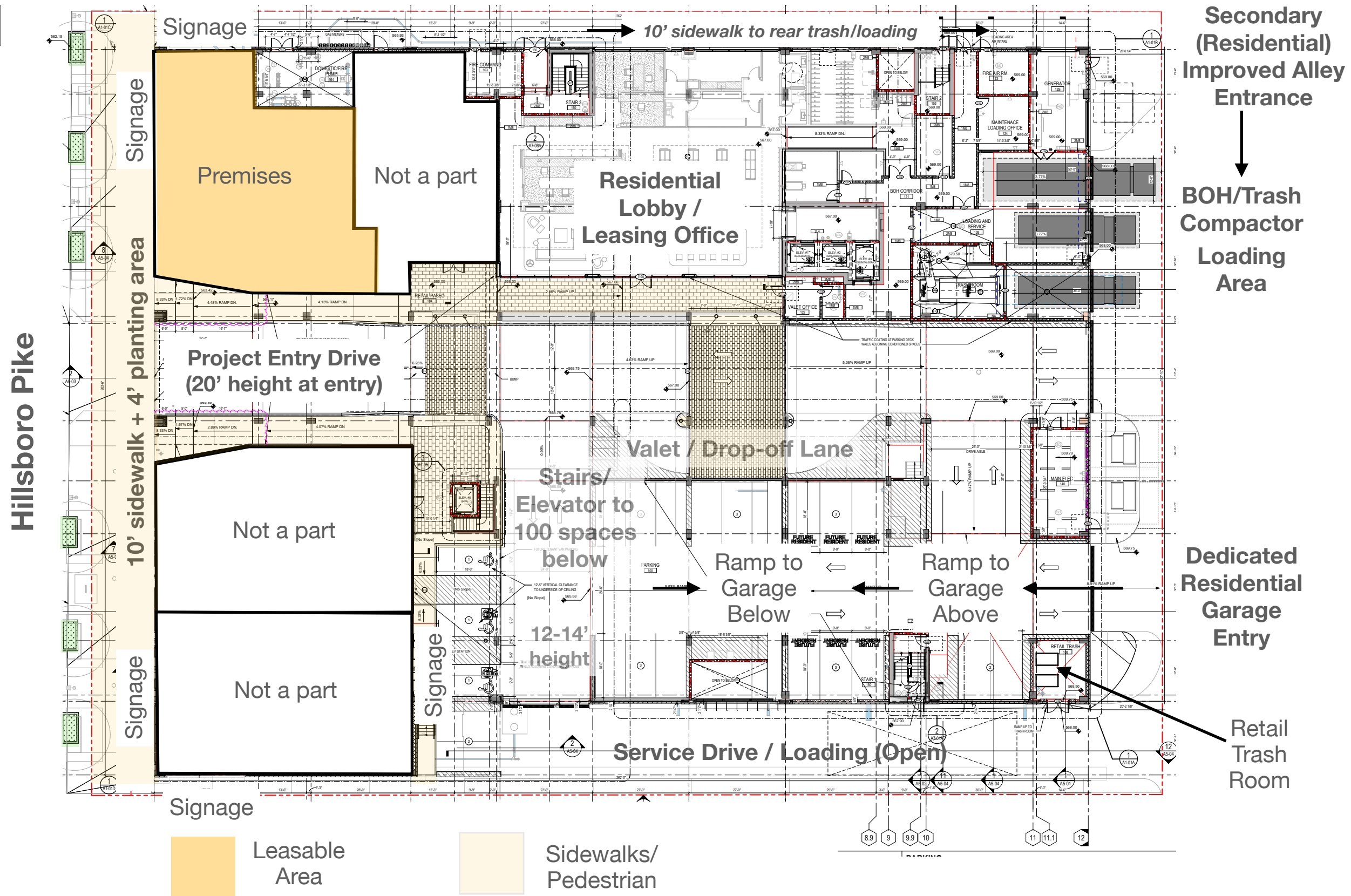
Opportunity Overview

- 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

An aerial photograph of a city at dusk or dawn, with a large, modern, multi-story building with a glass facade and balconies overlaid in the center. The building is semi-transparent, showing the city below. The text "Site Plan & Exhibits" is written in a large, bold, black font across the middle of the image.

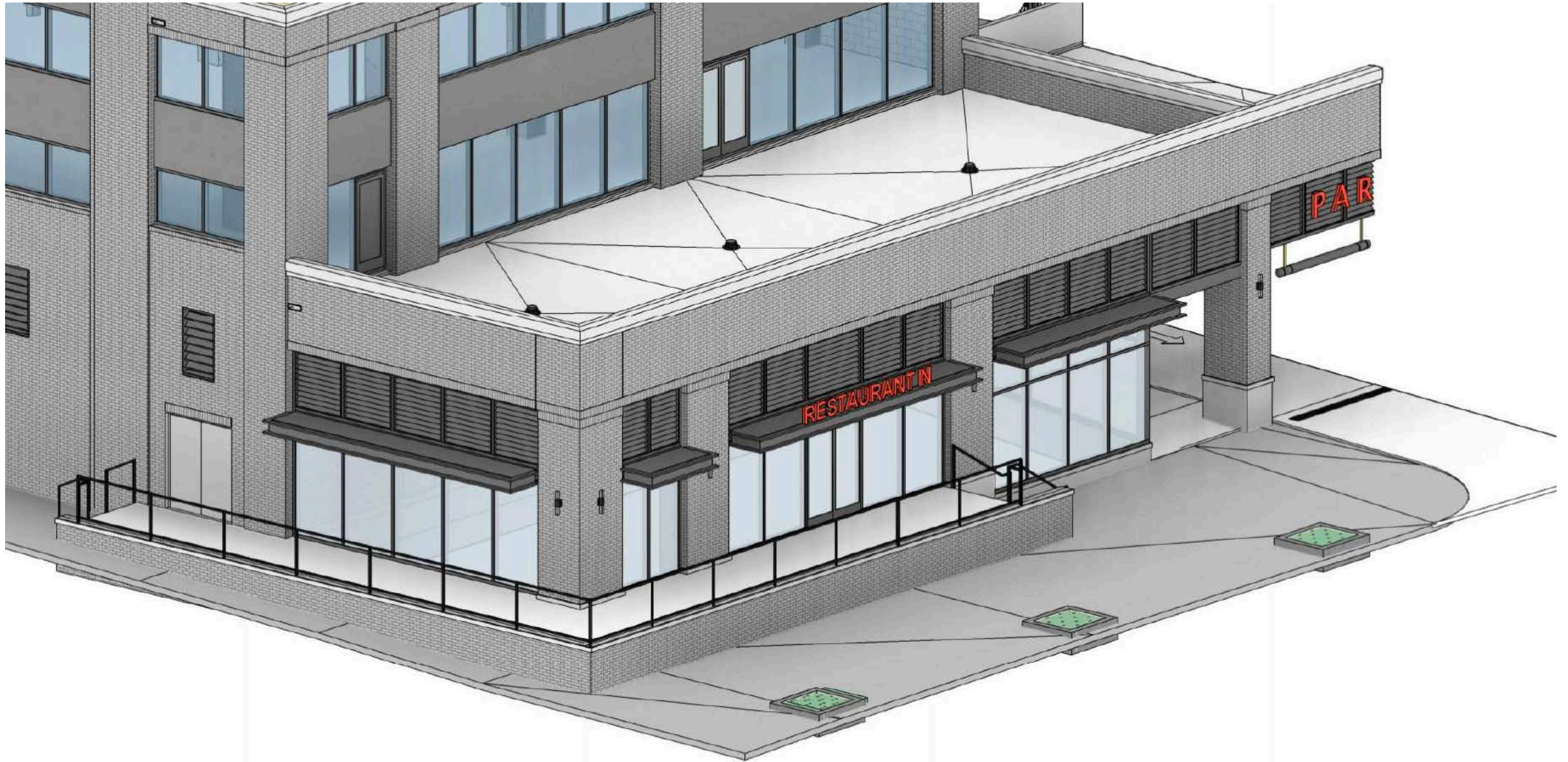
Site Plan & Exhibits

Site / Leasing Plan - Ground Floor



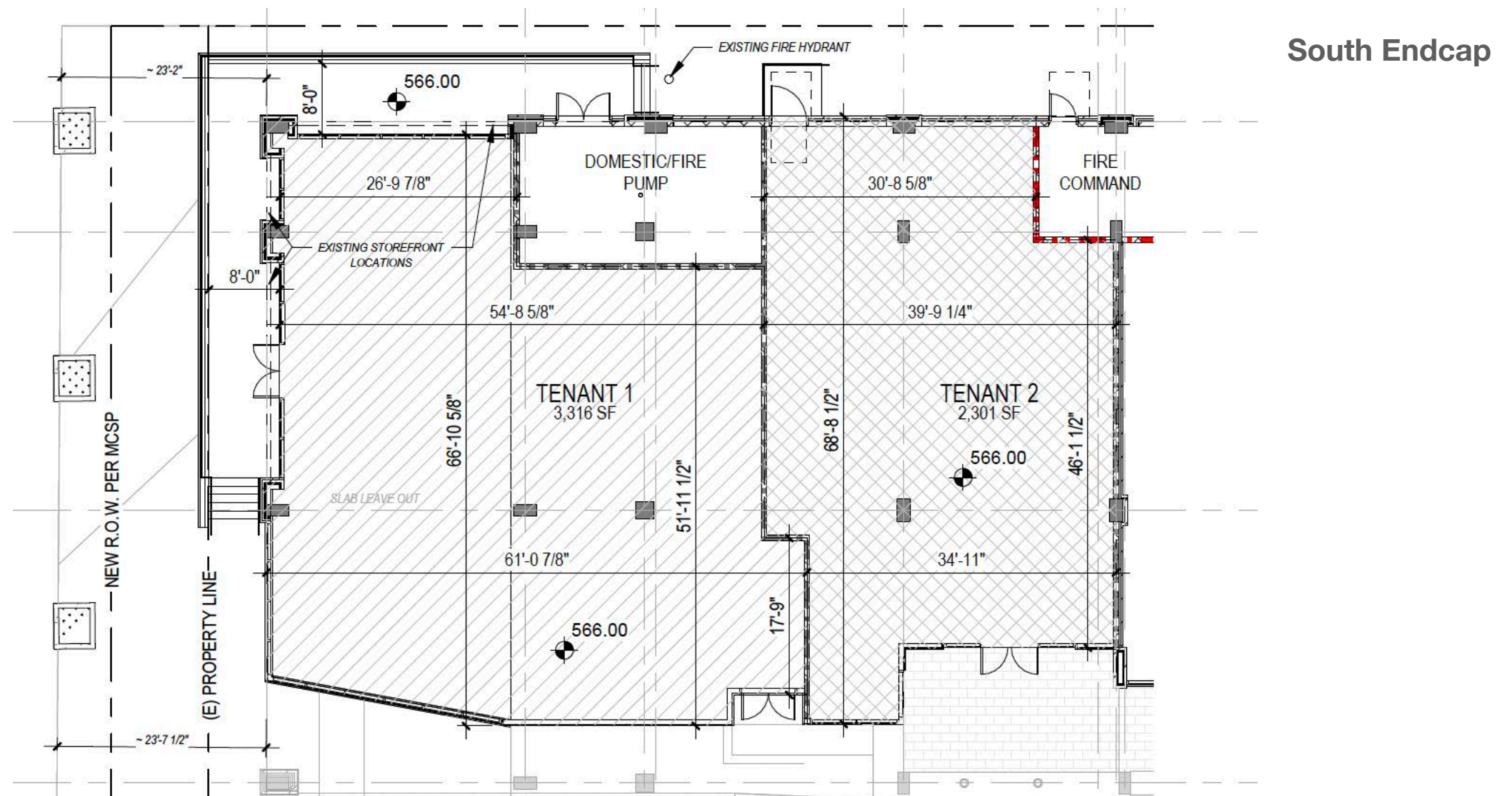
North Endcap — 3,300 sf+-

Corner View - Perspective (with added patio shown)



North Endcap — 3,300 sf+-

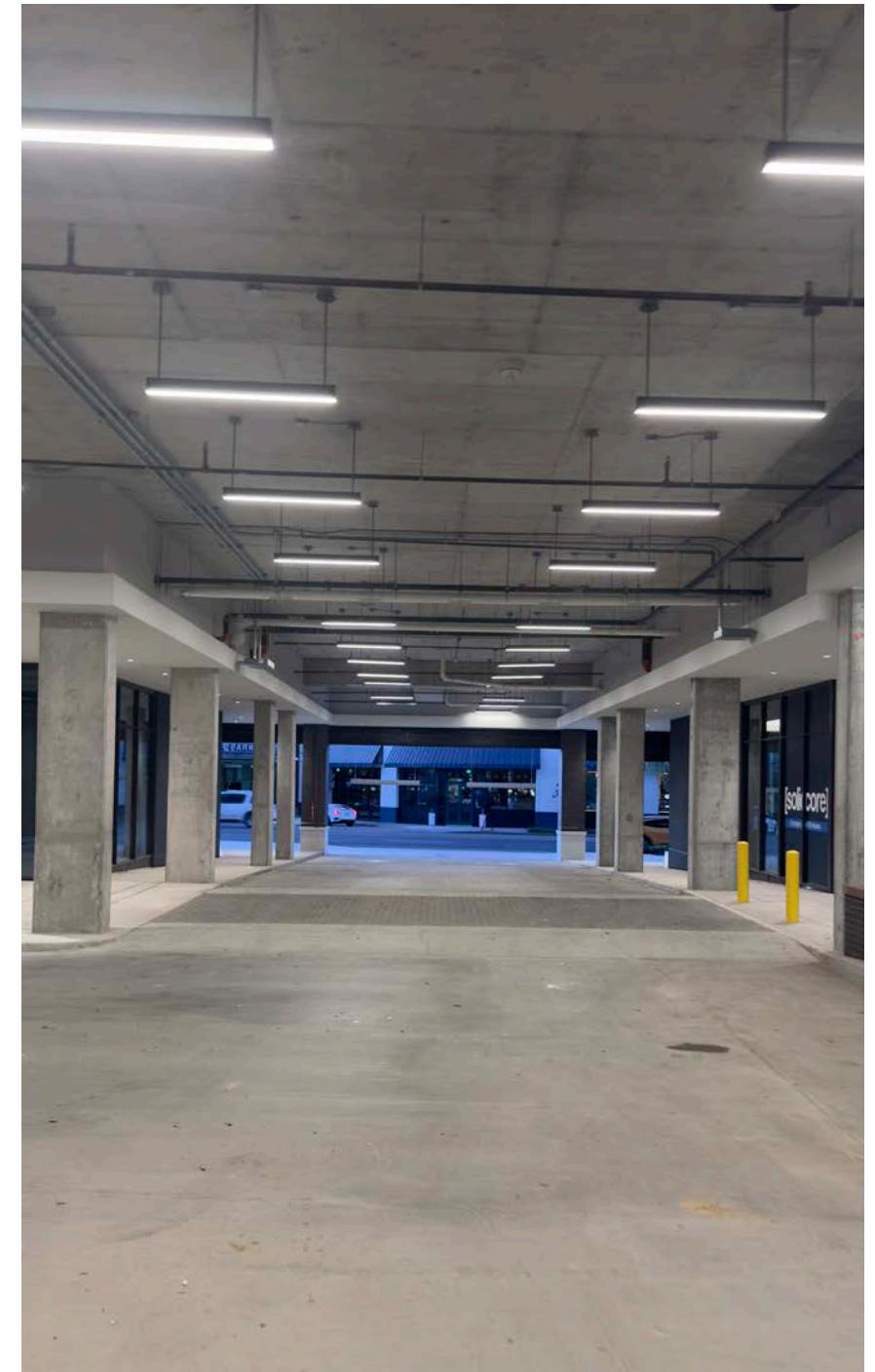
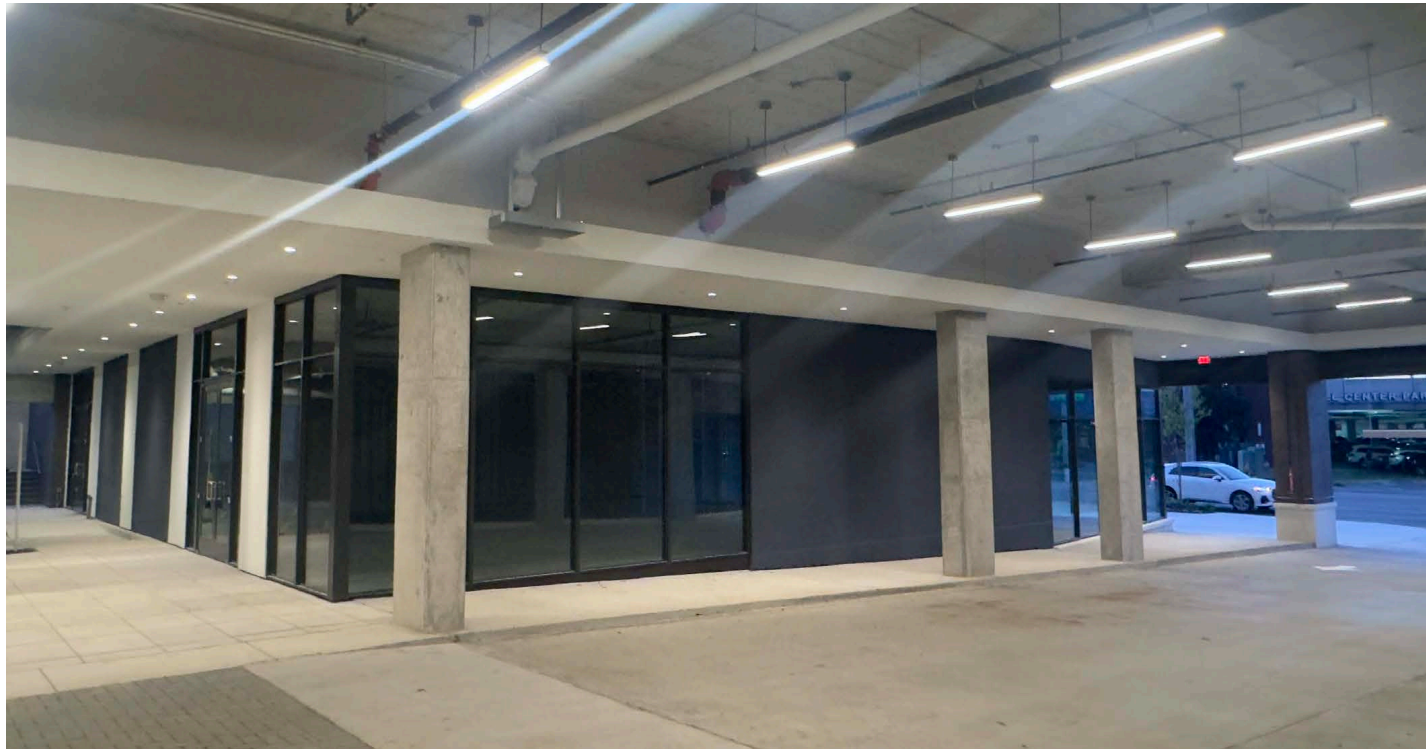
With added patio shown



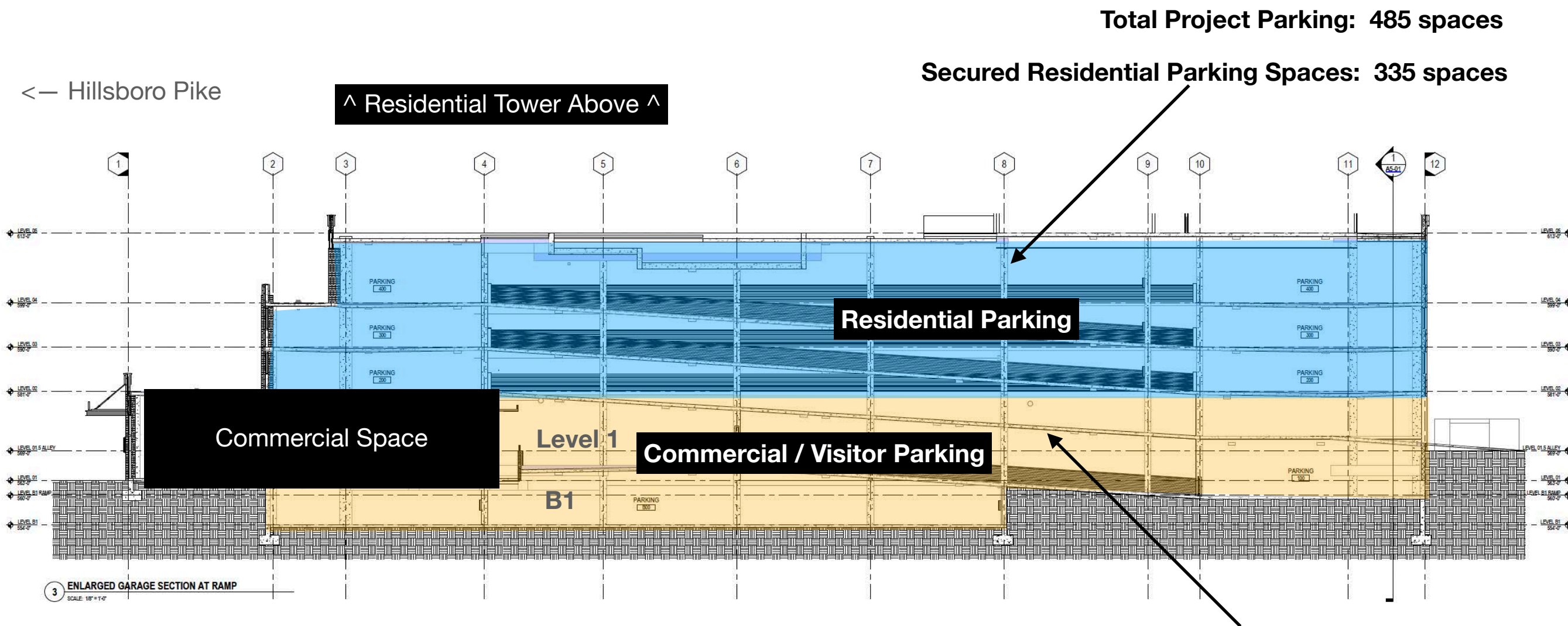


Project Parking

Motor Court and Onsite Parking Garage with high ceilings, premium lighting, 140+ covered spaces for retail and visitors



Parking Garage (Enlarged)



Retail Leasable Area: 12,500+- sf

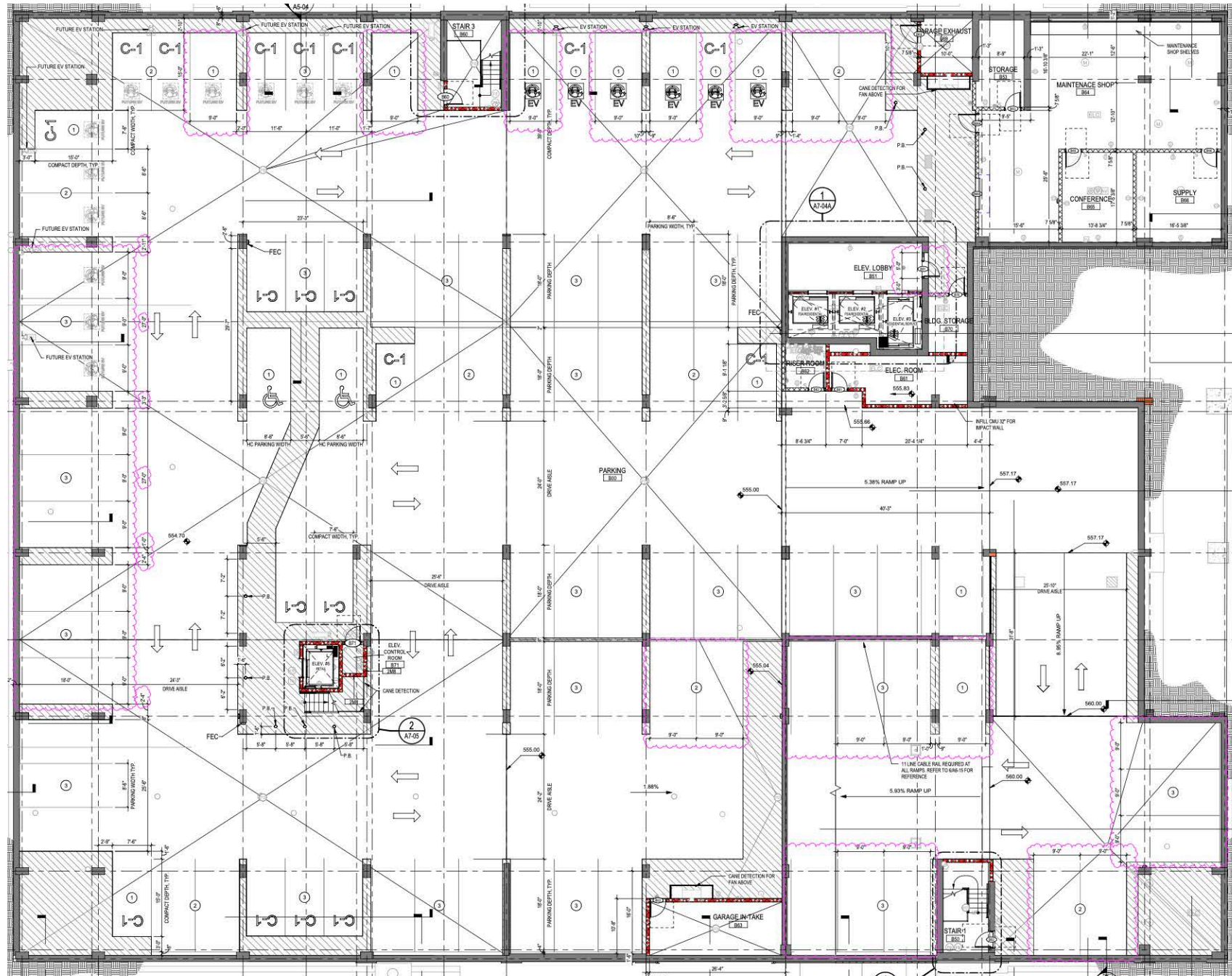
Commercial / Visitor Parking: 146 spaces

Commercial / Visitor Parking Ratio: > 11.50 per 1000sf

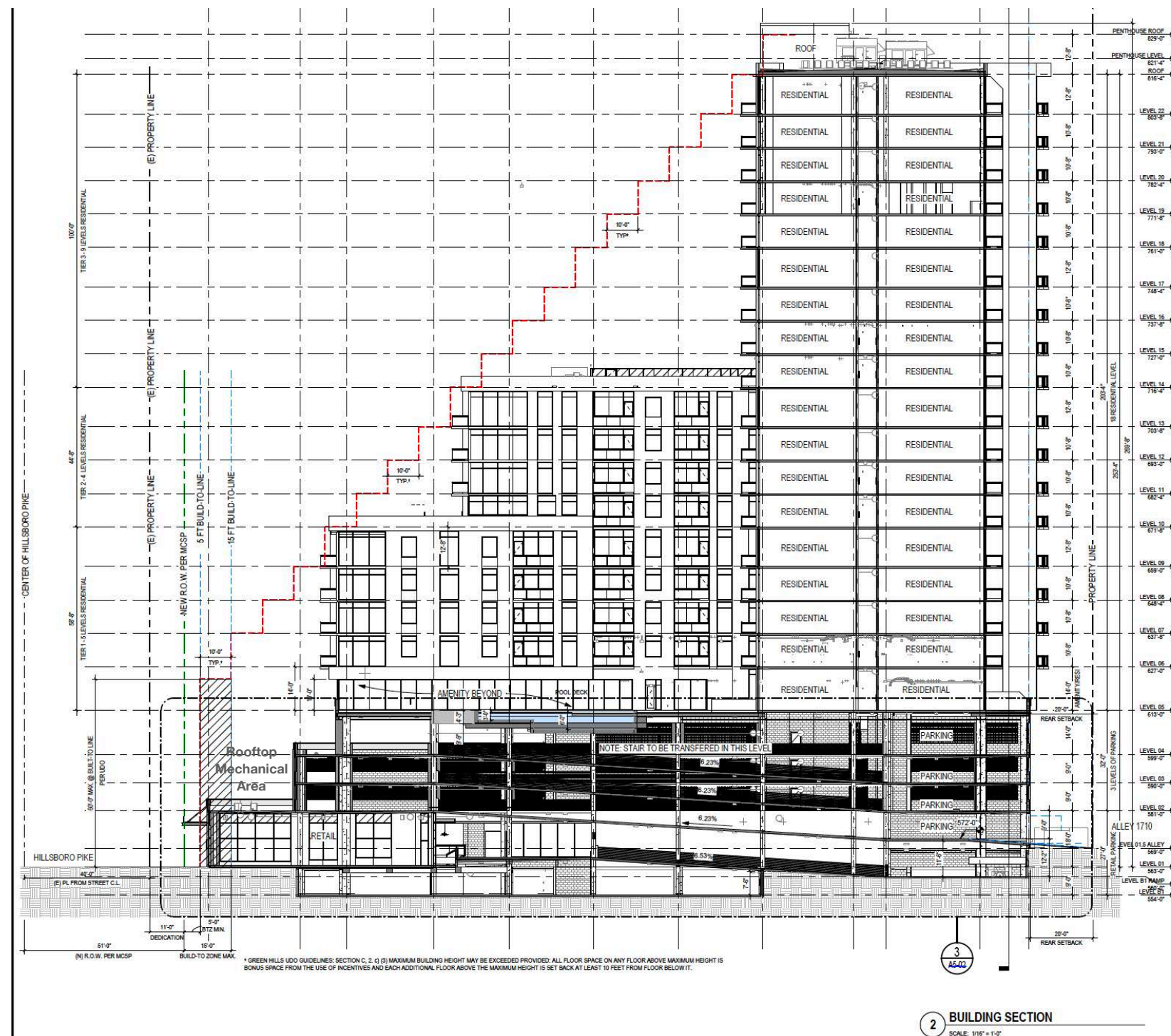
B1 PARKING	
PARKING TYPE	PARKING COUNT
COMPACT 9'-0" X 15' - 90 DEG - EV FUTURE	1
STANDARD 8'-6" X 18' - 90 DEG	49
STANDARD 8'-6" X 18' - 90 DEG - EV FUTURE	2
STANDARD 9'-0" X 18' - 90 DEG	20
STANDARD 9'-0" X 18' - 90 DEG - EV FUTURE	3
	103

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



Project Section/ Parking Plan



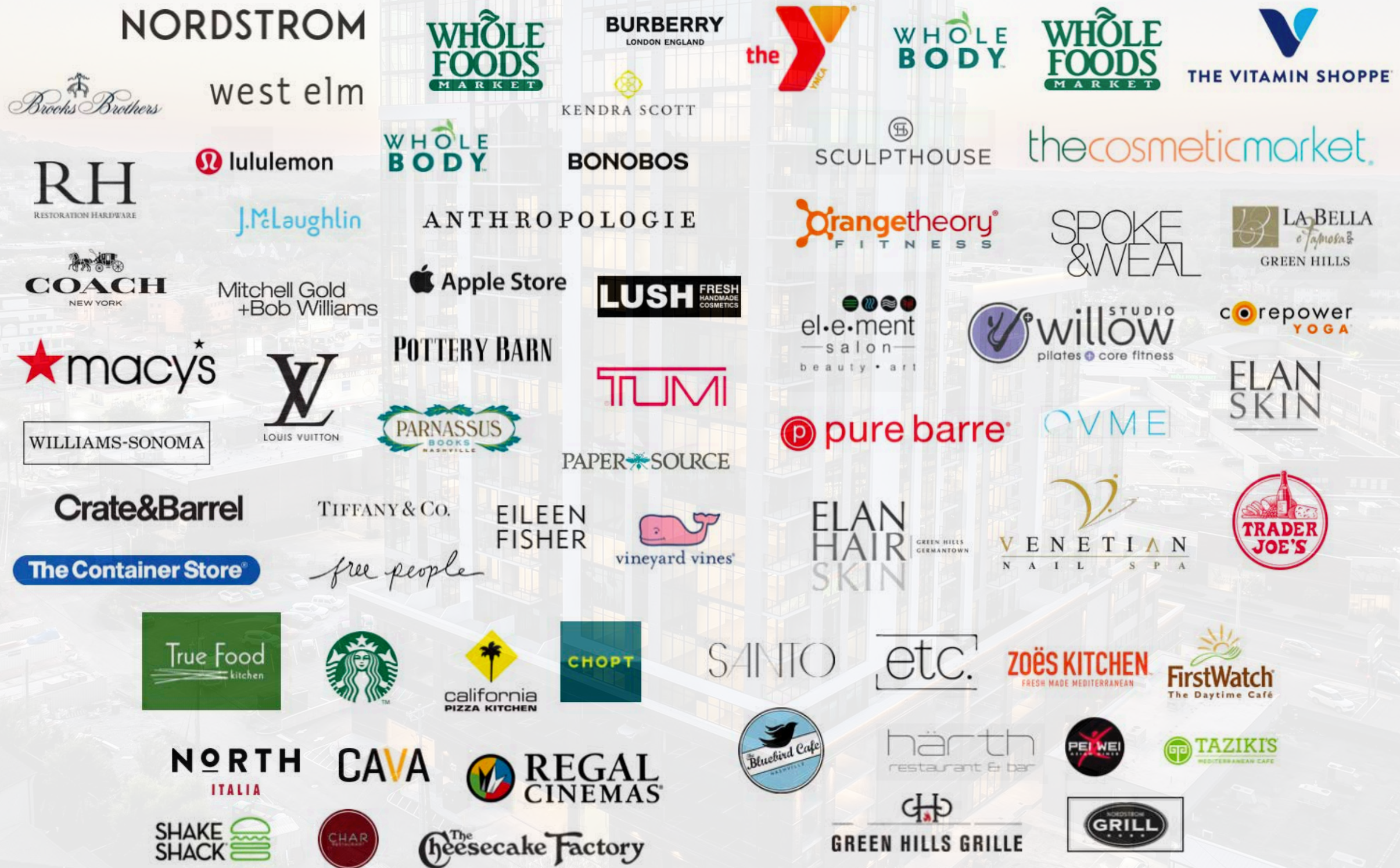
An aerial photograph of a modern, multi-story high-rise building with a glass facade, situated in an urban environment. The building is the central focus, with its lights glowing from within. The surrounding city includes various commercial buildings, parking lots, and streets. In the background, rolling hills are visible under a soft, hazy sky, suggesting a sunset or sunrise. The overall scene is presented in a faded, light blue-grey tone.

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



Green Hills Aerial



4100 Hillsboro

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

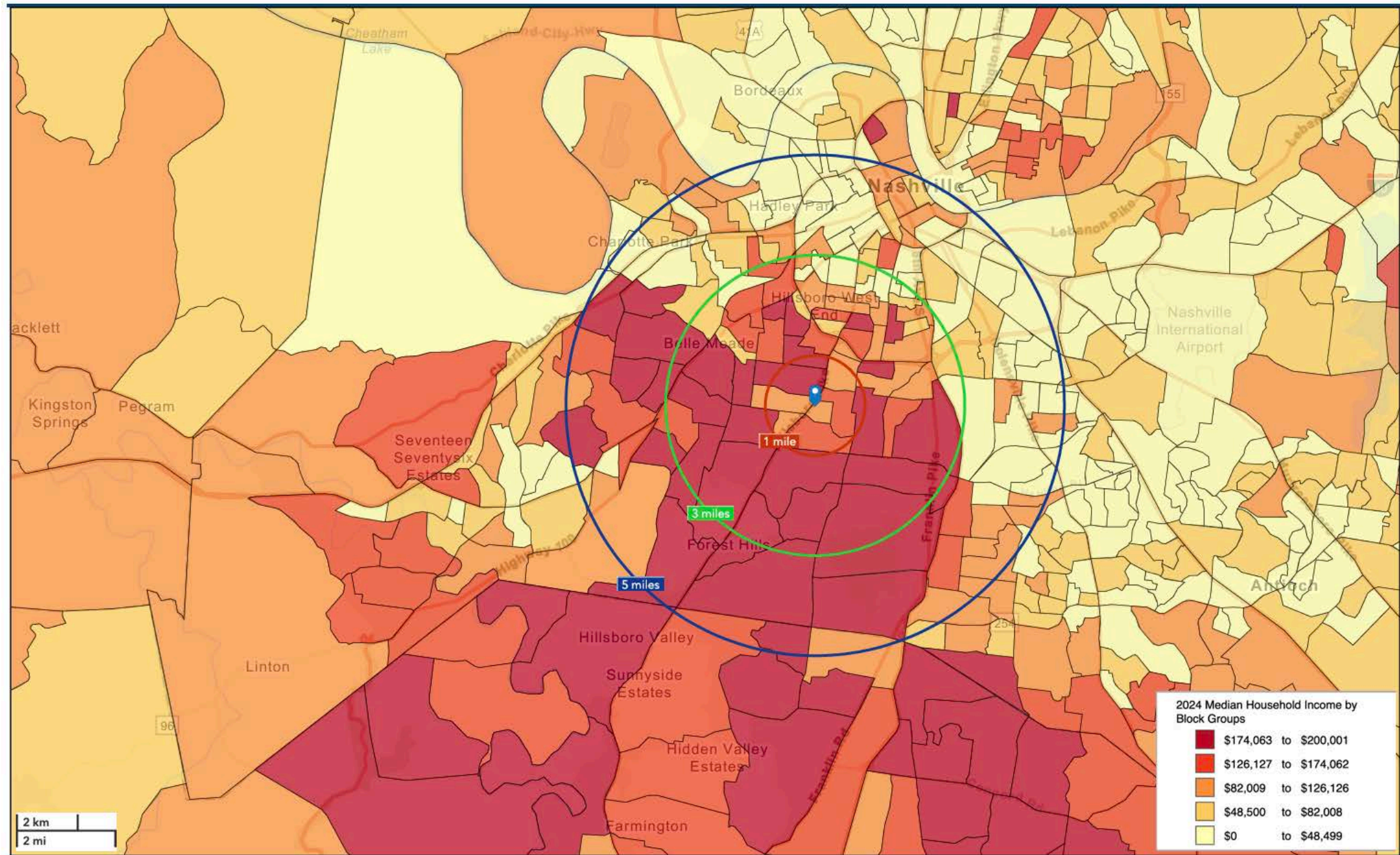
	1 mile	3 miles	5 miles
Population			
2010 Population	8,811	65,942	156,951
2020 Population	10,444	75,592	183,998
2025 Population	10,317	74,196	193,404
2030 Population	10,319	74,624	214,203
2010-2020 Annual Rate	1.71%	1.38%	1.60%
2020-2025 Annual Rate	-0.23%	-0.35%	0.95%
2025-2030 Annual Rate	0.00%	0.12%	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.

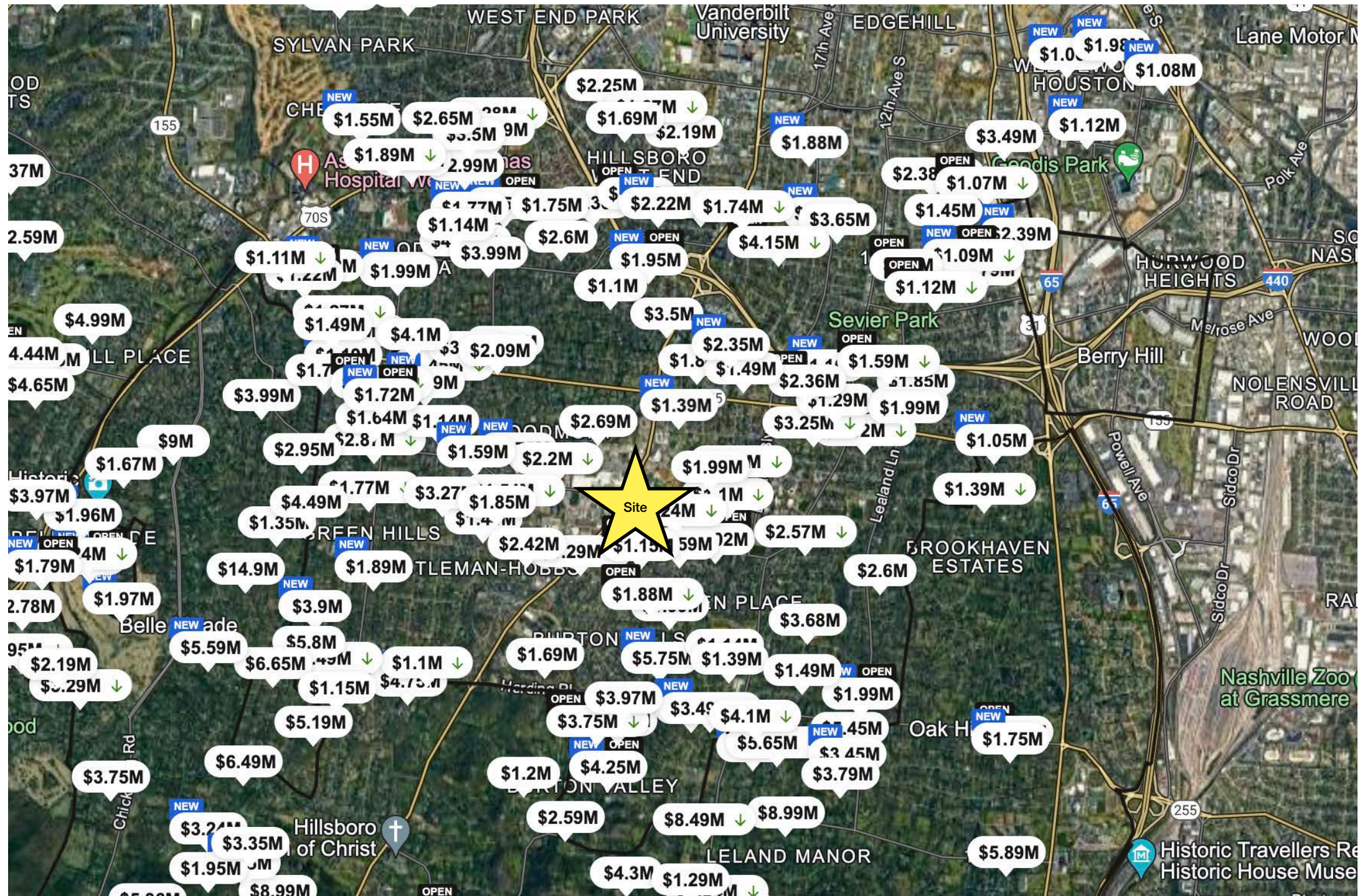
	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	45.9%	44.1%	46.1%
Median Household Income			
2025 Median Household Income	\$120,851	\$132,727	\$101,635
2030 Median Household Income	\$148,285	\$154,434	\$113,438
2025-2030 Annual Rate	4.18%	3.08%	2.22%
Average Household Income			
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)

For more information contact:

R. Michael Crabtree, CCIM

Senior Vice President — Investments
Brookside Properties, Inc

Cell: (615) 483-9982 (text or call)

mcrabtree@brooksideproperties.com

2002 Richard Jones Road, Suite C-200

Nashville, TN 37215