

**Office/Retail Condominium**  
Rare Ownership Opportunity  
*Nashville, TN / Greens Hills*

— REDUCED PRICE —



**CHARLES  
HAWKINS CO.**

*We've Been Serving Middle Tennessee Since 1962*

**4104** Hillsboro Pike  
Nashville, TN

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# 4104

Hillsboro Pike  
Nashville, TN

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## THE OFFERING

Charles Hawkins Co. is pleased to present the opportunity to purchase a commercial condominium in the heart of Green Hills, Nashville's premier high-income retail destination. This property offers frontage on the highly traveled Hillsboro Pike and presents investors a rare opportunity to own a piece of one of Nashville's most coveted streets.

FOR SALE

4104 HILLSBORO PIKE, NASHVILLE, TN



## PROPERTY OVERVIEW

### ADDRESS

4104 Hillsboro Pike  
Nashville, TN

### SIZE

±2,675 SF Lower-Level Office/Retail  
Condominium  
(1) of 4-Condos in the Shopping Center

### OPPORTUNITY

Owner/user or investment  
opportunity

### FEATURES

- Open Floorplan
- Entrances on Hillsboro Pike and from back parking lot (accessible)
- Ownership includes pro rata share of front and back parking lots

### CO-TENANCY

Excellent mix of tenants, including  
the world-famous Bluebird Café,  
Village Bridal, Bob's Wine & Spirits,  
& The Patio Hair Salon.

### LOCATION

High profile site in Green Hills with  
high traffic counts (35,000 cars per  
day), close proximity to Green Hills  
Mall & Hill Center.

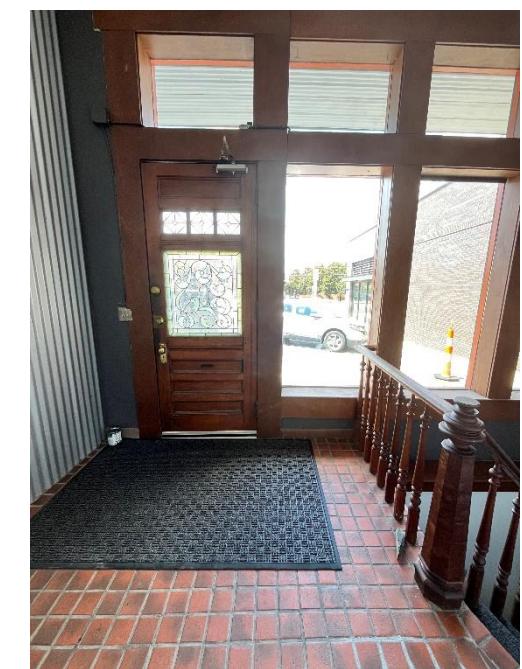
REDUCED PRICE

\$1,200,000

# SITE PHOTOS

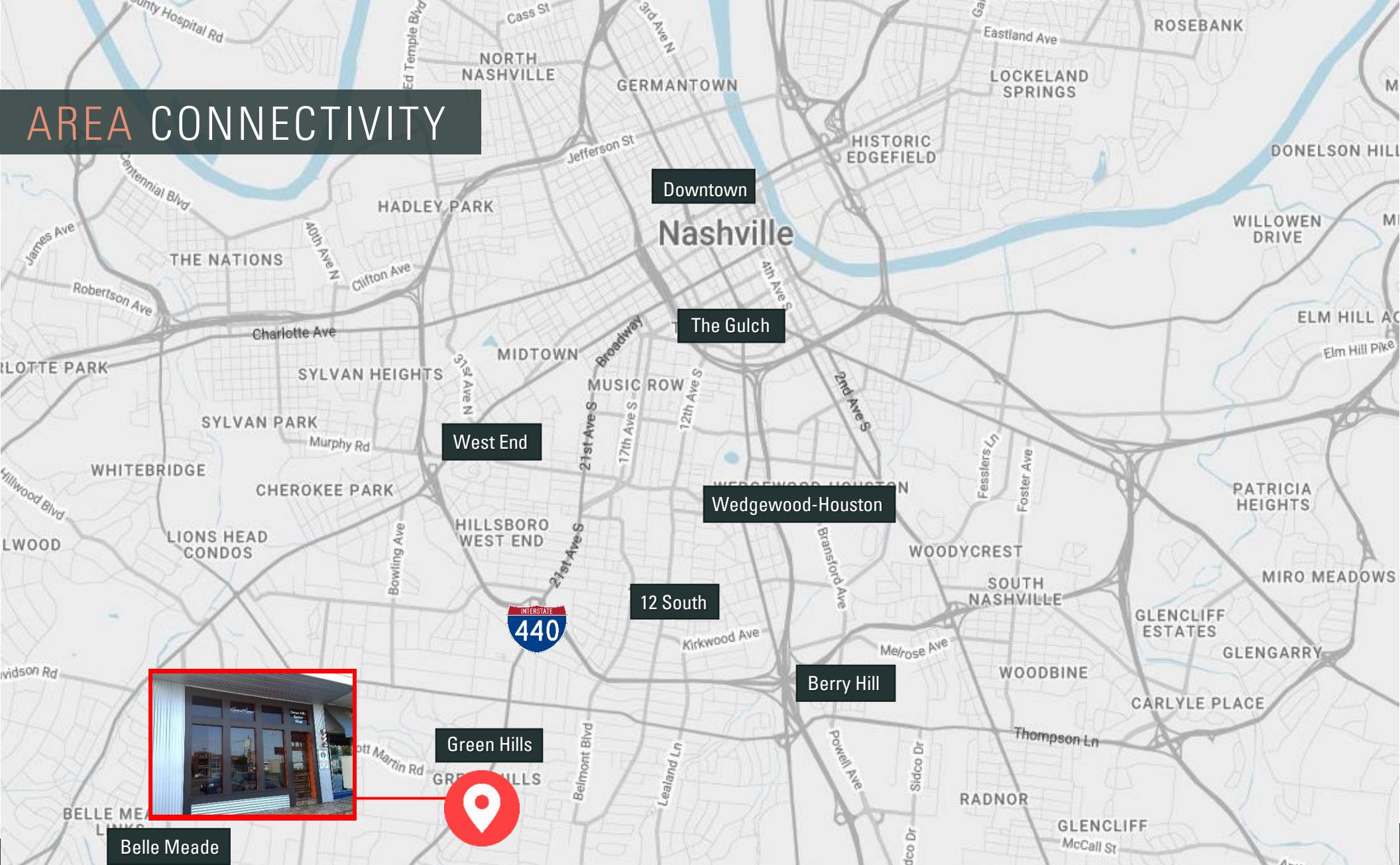
FOR SALE

4104 HILLSBORO PIKE, NASHVILLE, TN





# AREA CONNECTIVITY



Belle Meade



## DEMOGRAPHIC INFORMATION

2 Miles 5 Miles 10 Miles



29,515 194,371 557,324



13,786 87,846 231,471



\$157,086 \$114,977 \$103,214

# CHANGING SKYLINE



Green Hill's skyline is changing, with high rises increasing across the landscape. In addition to Vertis Green Hills, an 18-story luxury apartment community, developer Transwestern is currently working on a 22-story mixed-use development called Hillsboro Town Centre, that will include condos, restaurants, and retail space. When completed, it will be the tallest structure in Green Hills.

## DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
	30,606	196,302	554,761
	14,364	88,253	230,510
	\$156,142	\$114,322	\$103,079



**Home to the Mall at Green Hills** - The Mall at Green Hills offers shoppers 120+ stores with 55+ of them unique-to-market



# NEIGHBORHOOD SNAPSHOT

Considered one of the most desirable areas to live in Nashville, Green Hills is an affluent neighborhood south of downtown that is home to numerous upscale brands and boutiques.



**Growth & Development** – a 22-story mixed-use building is currently under construction adjacent to the subject property.



**Affluent Community** – One of Nashville's most sought-after communities to live

Photo credit: Tennessean



# 4104

Hillsboro Blvd, Nashville, TN

## CONTACT US

EXCLUSIVELY LISTED BY

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