

Office/Retail Condominium Rare Ownership Opportunity

Nashville, TN | Greens Hills

Offering Memorandum



**CHARLES
HAWKINS CO.**
We've Been Serving Middle Tennessee Since 1962

4104 Hillsboro Pike
Nashville, TN

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Michael W. Groos
First Vice President

O: (615) 345-7218
mgroos@charleshawkinsco.com

Erin Connolly Badaracco
Vice President

C: (615) 406-4096
econolly@charleshawkinsco.com

Charles Hawkins Co.

760 Melrose Avenue, Nashville, TN 37211
O: (615) 256-3189 /
www.charleshawkinsco.com

4104 Hillsboro Pike
Nashville, TN



CHARLES
HAWKINS CO.

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.

INVESTMENT OPPORTUNITY

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

10% Leased with short-term leases in
place.
Owner/user or Investment opportunity.

FEATURES

(7) Retail suites/offices
Shared break room, restrooms &
common area.
Ownership includes pro rata share of
front & back parking lots.

CO-TENANCY

Excellent mix of tenants including
the world-famous Bluebird Café,
Village Bridal, 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.

PRICING GUIDANCE

\$1,575,000

SITE PHOTOS

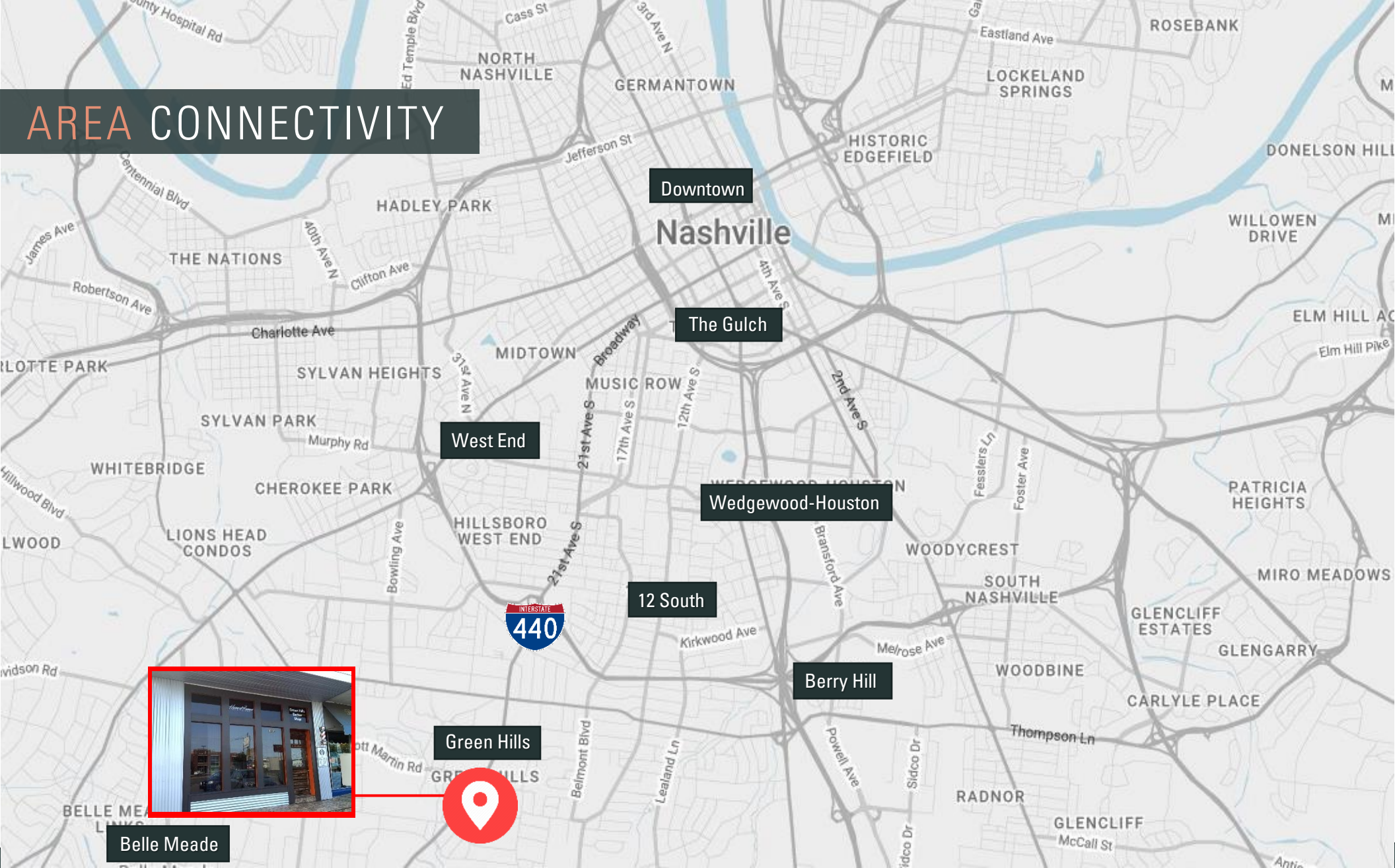
INVESTMENT OPPORTUNITY
4104 HILLSBORO PIKE, NASHVILLE, TN



CHARLES
HAWKINS CO.



AREA CONNECTIVITY



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

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.



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



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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