

Office/Retail Condominium

Rare Ownership Opportunity

Nashville, TN | Greens Hills

For Sale or Lease



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

4104 Hillsboro Pike
Nashville, TN

TABLE OF CONTENTS

1. The Offering
2. Site Photos
3. Location Overview
4. Area Statistics

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4104 Hillsboro Pike
Nashville, TN



CHARLES
HAWKINS CO.

THE OFFERING

Charles Hawkins Co. is pleased to present the opportunity to lease or 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 OR LEASE

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.

SALE PRICE

\$1,575,000

LEASE RATE

\$40/SF MG

SITE PHOTOS

FOR SALE OR LEASE
4104 HILLSBORO PIKE, NASHVILLE, TN



CHARLES
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The Mall at Green Hills



Grace's Plaza

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



Vertis Green Hills

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

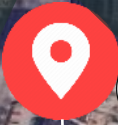
Hill Center

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, Doughbird, etc.



Hillsboro Town Centre

22-Story mixed-used tower

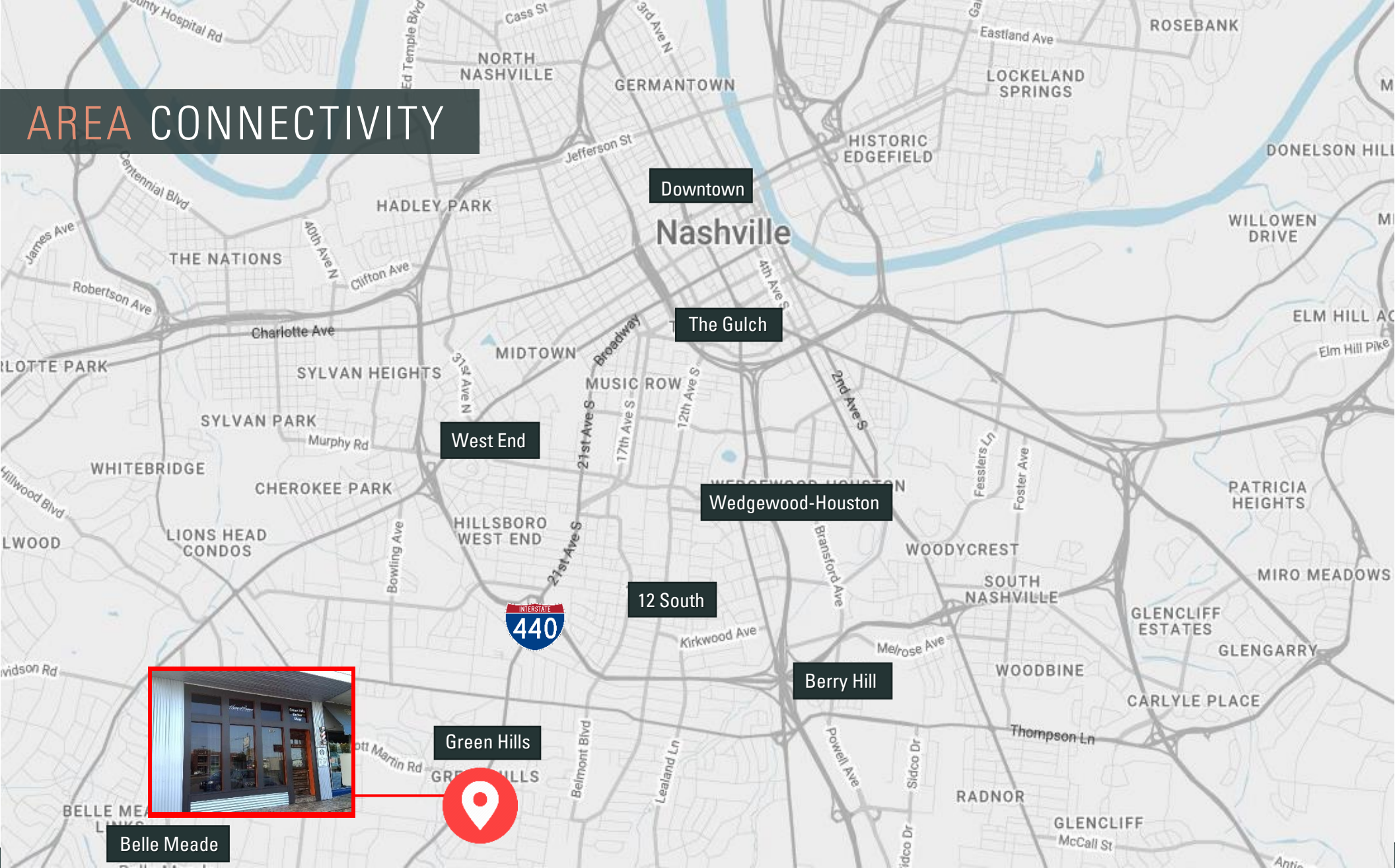


Subject Property

Next to world famous Bluebird Cafe

Hillsboro Pike

AREA CONNECTIVITY



DEMOGRAPHIC INFORMATION



2 Miles 5 Miles 10 Miles

Population	29,515	194,371	557,324
Housing	13,786	87,846	231,471
Income	\$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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