

CHARLES
HAWKINS CO.

FOR LEASE



NOW IN FULL VIEW

With the Crestmoor Road realignment complete, the building and its exterior signage are now in full view from Hillsboro Pike.

1,517

SF RETAIL
SUITE 104

Across from the Mall at Green Hills, on Hillsboro Pike.

\$50.00 NNN

PER SF · AVAILABLE NOW

35,000+

DAILY VEHICLES

\$250M

MALL TRANSFORMATION

2104 Crestmoor Drive, Suite 104 · Nashville, TN 37215

615.256.3189 · charleshawkinsco.com

HIGHLIGHTS

Building and Signage in Full View

The completed Crestmoor Road realignment opened a clear line of sight to the building and its exterior signage from Hillsboro Pike and its 35,000+ vehicles a day.

1,517 SF Retail Suite

Suited to boutique retail, services and experiential concepts. Available now.

Lease Rate: \$50.00/SF NNN

Estimated 2026 NNN expenses of \$13.54 per square foot.

Parking Options

Surface spaces at the door and a secure garage below.

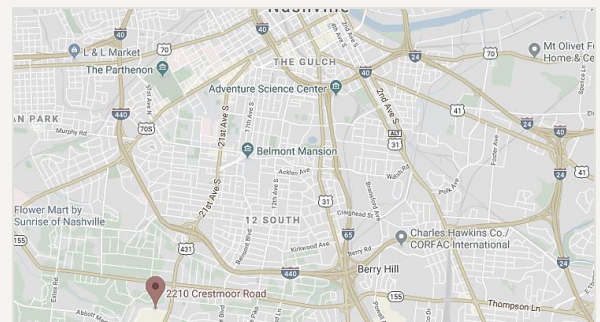
Across from the Mall at Green Hills

Simon is investing \$250M in the mall, with new storefronts, entrances and landscaping.



DEMOGRAPHICS

RADIUS	POP.	HH	AVG. INCOME
1 mile	40,500	19,000	\$110,000
3 miles	175,000	85,000	\$85,000
5 miles	560,000	230,000	\$75,000



Why Green Hills

Green Hills is Nashville's established shopping district, surrounded by some of the city's highest household incomes. New condominiums such as Eden House, mixed-use projects along Hillsboro Pike and the mall's renovation are adding residents and shoppers to a trade area that was already strong.

35,000+

 vehicles a day on Hillsboro Pike, now with a clear view of the building and its signage.

NEXT DOOR Mall at Green Hills · Hill Center — Anthropologie, Shake Shack, Lululemon, Whole Foods, Pottery Barn, Kendra Scott, Oak Hall · Vertis Green Hills.

AROUND THE PROPERTY

The Mall at Green Hills

Simon is carrying out a \$250M renovation: a new exterior, landscaping, storefronts and two-story entrances.

Hillstead · 2121 Crestmoor

A six-story, 98-residence project directly across the street. Topped out, with completion expected in late 2026.

4301 Hillsboro Pike

A rezoning has been filed to redevelop the Continental Plaza office building as mixed use.

The Crestmoor at Green Hills

A newly completed luxury senior living community at 3808 Cleghorn Avenue.

Custom luxury infill

New single-family starts on Harding Place, Skyline Drive and Golf Club Lane range from \$1.8 million to more than \$5 million.

Crestmoor Road realignment · complete

Crestmoor now lines up directly with Glen Echo at Hillsboro Pike, with 8-foot sidewalks, bike lanes and new signals. Substantially complete in August 2026.

98

luxury residences at Hillstead, directly across Crestmoor Road.

Hillstead, at 2121 Crestmoor Road, is a luxury residential and retail project from Material Ventures and Stiles Residential Group. It has topped out and is on track for completion in late 2026.

6

STORIES

750 – 2,220 SF

ONE, TWO AND THREE
BEDROOM

~10,000 SF

GROUND-FLOOR RETAIL

195

PARKING SPACES

ALREADY SIGNED

6,155 SF is leased to an upscale full-service restaurant and 1,524 SF to a health food concept. The ground floor faces Crestmoor Road, the same street as Suite 104.

WHO MOVES IN

One- to three-bedroom luxury residences from 750 to 2,220 SF, with private outdoor space, a fitness center, coworking offices, a courtyard and private dining.

What has changed around Suite 104

THE MALL

Simon acquired the Mall at Green Hills in November 2025 and began a \$250M renovation in 2026.

THE CORNER

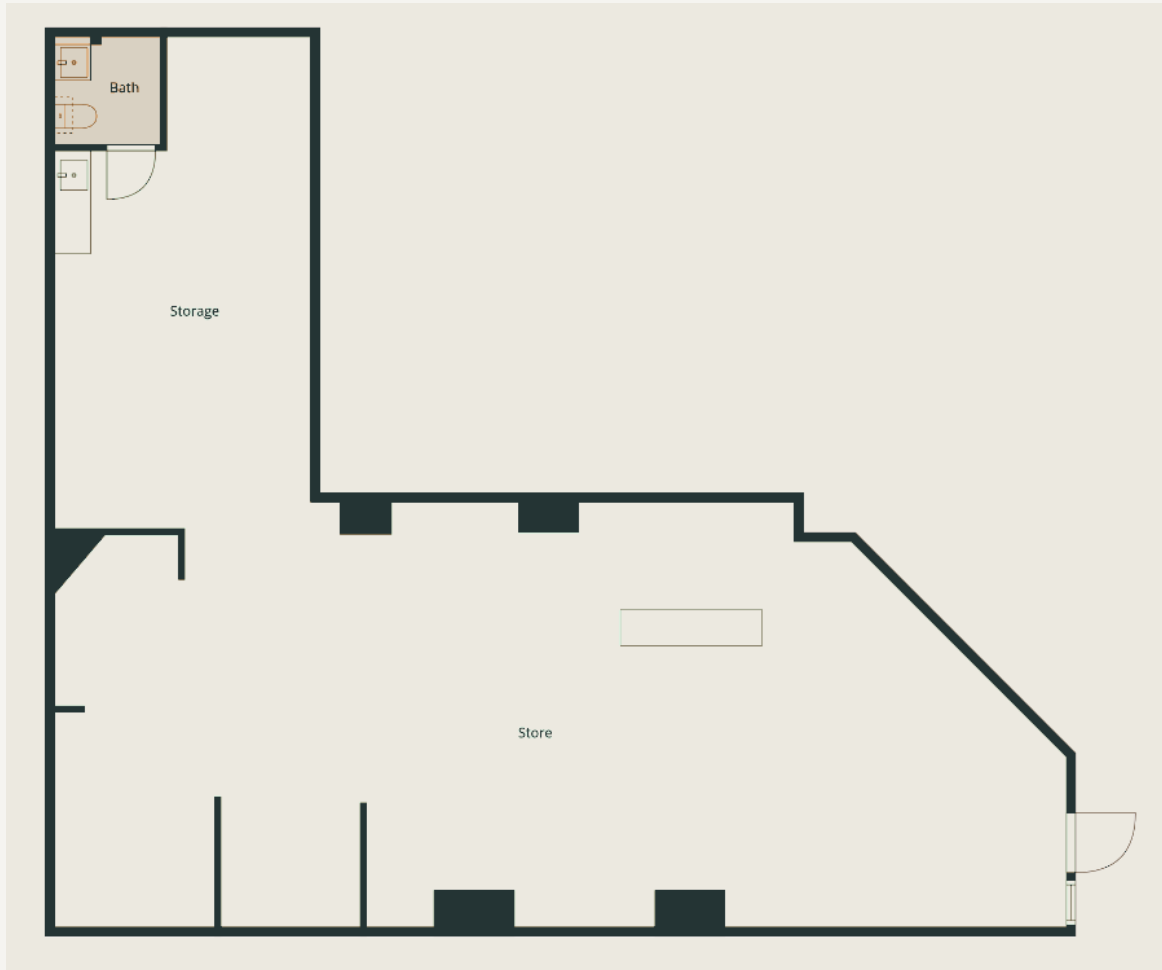
The Crestmoor Road realignment is substantially complete, and the building and its exterior signage are now in full view from Hillsboro Pike.

THE RESIDENTS

98 luxury residences at Hillstead, directly across the street, opening in late 2026 with retail on the ground floor.

Suite 104 — ±1,517 SF

Store 55'4" x 23'3" · Storage 14'0" x 26'11"



Floor plan created by Cubicasa. Measurements deemed highly reliable but not guaranteed.

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EXCLUSIVELY LISTED BY

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