

2911 HILLSBORO PIKE

OWNER / USER / DEVELOPER OPPORTUNITY IN GREEN HILLS

1.12
ACRES

10,200
SF

SP / OV-IMP: I-440
Impact Overlay
ZONING

The lush-landscaped site consists of 1.12 acres of land, centrally located in the Nashville MSA. The rectangular shaped site sits at the southwestern section of the I-440 Loop, that borders the central portion of the Nashville MSA and includes multiple access points from Sharon Hill Circle and Sharondale Court.

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PROPERTY OVERVIEW

FLUID INTERSTATE ACCESS

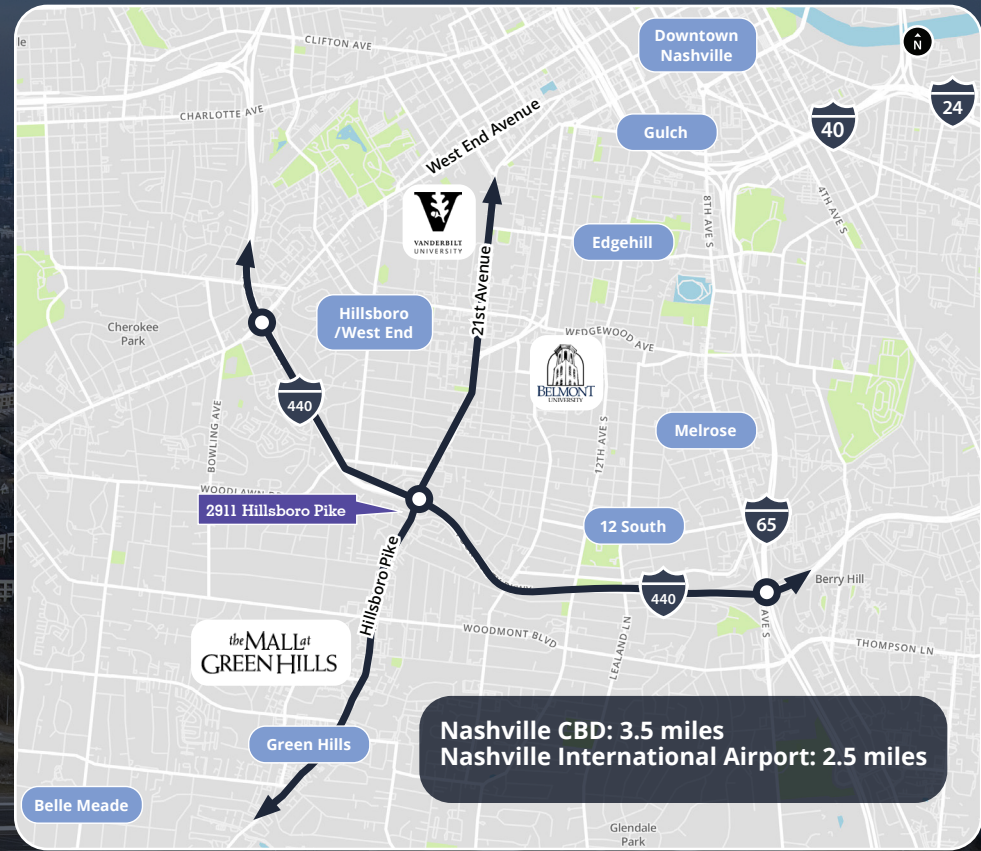
REZONING POTENTIAL

WELL-LANDSCAPED WITH STRONG CURB APPEAL

HIGH-TRAFFIC AREA

VISIBLE SIGNAGE OPPORTUNITY

LIMITED SITE AVAILABILITY IN GREEN HILLS



GREEN HILLS OVERVIEW

Just blocks away from the bustling Green Hills retail corridor, the Church, sits at a highly-trafficked (average daily traffic count of 44,000) intersection with great visibility and signage. Green Hills is bordered by Belle Meade to the west and Forest Hills / Brentwood to the south. The prestigious Hillsboro Road neighborhood encompasses the Mall at Green Hills and retailers such as Nordstrom, Restoration Hardware, Coach, Gucci, Apple, and Louis Vuitton. The income demographics of Green Hills are some of the best in the state.

With lack of land availability, developers have begun to increase density in the Green Hills submarket, including Vertis (18 stories), Hilton (10 stories), and 3808 Cleghorn, which is currently planned for a 12-story senior living facility. The densification of Green Hills and the profile of the retailers has allowed Green Hills to be one of the fastest growing submarkets in the Southeast.



Burton Hills Office Park

Belle Meade

Hillsboro Pike | 43,716 ADT

106

2911 Hillsboro Pike

to Downtown Nashville

to Hillsboro Village

94,783 ADT



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