

Rare Green Hills Lease Opportunity

Over 17,000sf of Adaptive Re-use Retail
& Boutique Space

4012 Hillsboro Pike, Nashville, TN 37215

R. Michael Crabtree
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Lease Opportunity Overview

- Rare lease opportunity in Nashville's destination retail shopping submarket
- Located at 4012 Hillsboro Pike, Nashville, TN — strategically positioned along main corridor in the heart of Green Hills
- Adaptive re-use redevelopment with full exterior renovation including brick facades, storefronts, canopies, and landscape design by *Dryden Studio*
- Over 17,000sf of retail space for lease across four (4) freestanding buildings
- Freestanding buildings range from 2476sf to 7,900sf
- Suites divisible from 800sf to 4,810sf (*varies by building*)
- Excellent signage and branding opportunities in a market with high barriers to entry
- Co-tenancy/mix emphasis on retail, boutiques, showrooms

Green Hills - Submarket Overview

One of the most affluent neighborhoods in Nashville. Home to over 300 of the region's top destination retail, restaurant, and entertainment brands

Home to the highest concentration of luxury residential homes in the region.

Green Hills is home to Taubman-owned The Mall at Green Hills, which just underwent a \$200 million renovation and expansion and is home to over 120 brands including Nordstrom, Apple, Louis Vuitton, Restoration Hardware, Coach, and many other luxury and fast fashion retailers unique to Nashville/Middle TN.

Directly across the street from 4012 Hillsboro is The Hill Center, an urban shopping village featuring dozens of shops including Anthropologie, West Elm, Lululemon, Shake Shack, Doughbirds, and Whole Foods Market.



The Mall at Green Hills



Bluebird Cafe



Restoration Hardware - Green Hills



Hill Center Green Hills

Green Hills Trade Area Brands



Project Site Plan

Four (4) Buildings Totaling 17,280 sf with 60 parking spaces



*Building A also has 1711sf mezzanine opportunity

Project Renderings



Project Architect — [Dryden Studio](#)

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Project Renderings



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Site Aerial - Facing East



Site Aerial - Facing Northwest



Sugar Tree Creek



THE MALL AT Green Hills



TRADER JOE'S



Davidson County Clerk - Green Hills Branch

Site



Vertis Green Hills
16 story mixed-use



Rosette Green Hills
22 story mixed-use



Green Hills - Market Aerial



Leasing Availability

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Building A

7,984 sf

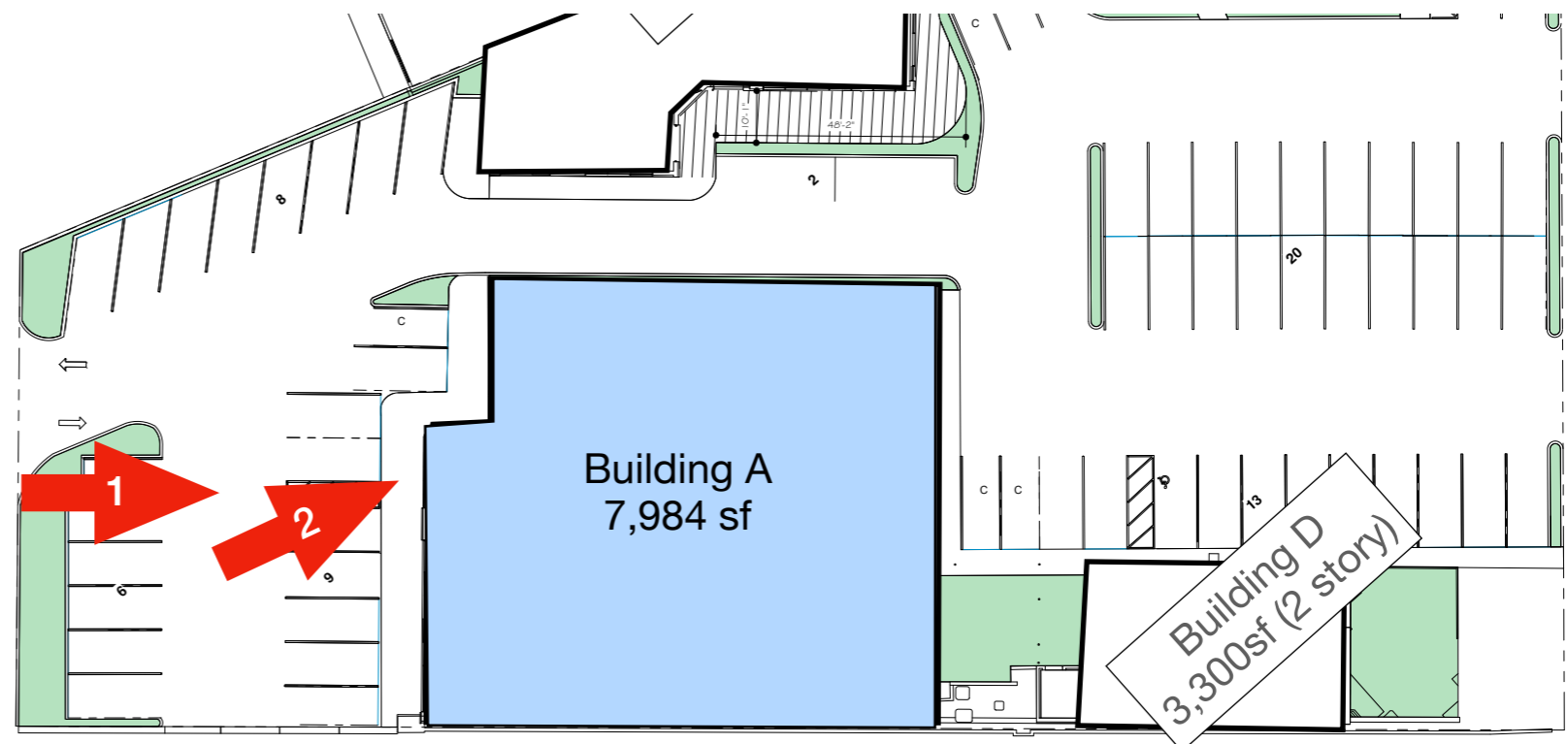
- Freestanding Building
- Divisible for multiple tenants
- Convenient to storefront parking
- Rare Hillsboro Pike frontage
- Includes 4,944sf barrel roof structure (existing)



View 1

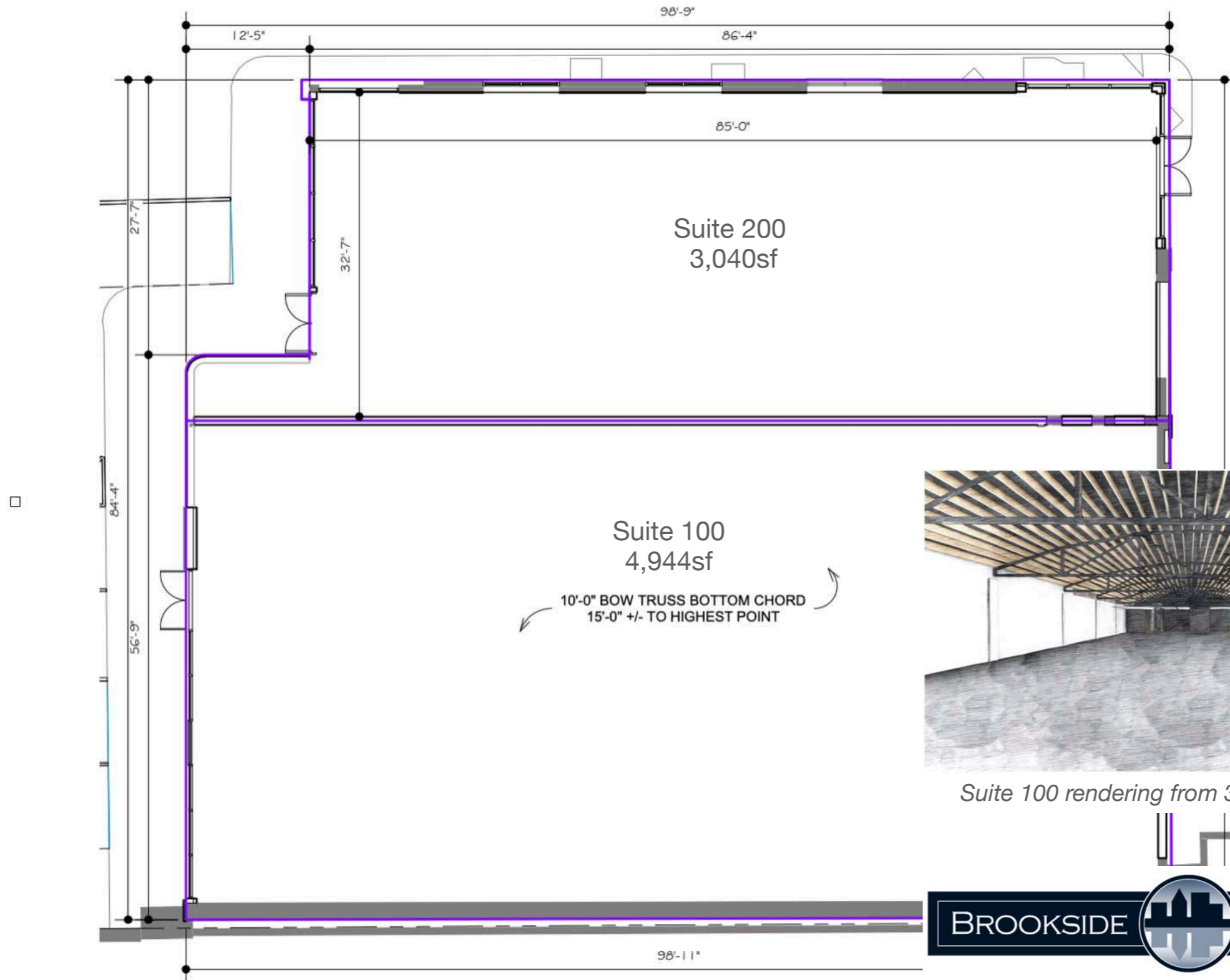


View 2



Building A - Premises Exhibit

7,984 sf



Suite 100 rendering from 3D scan of building

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Building B

2,476 sf

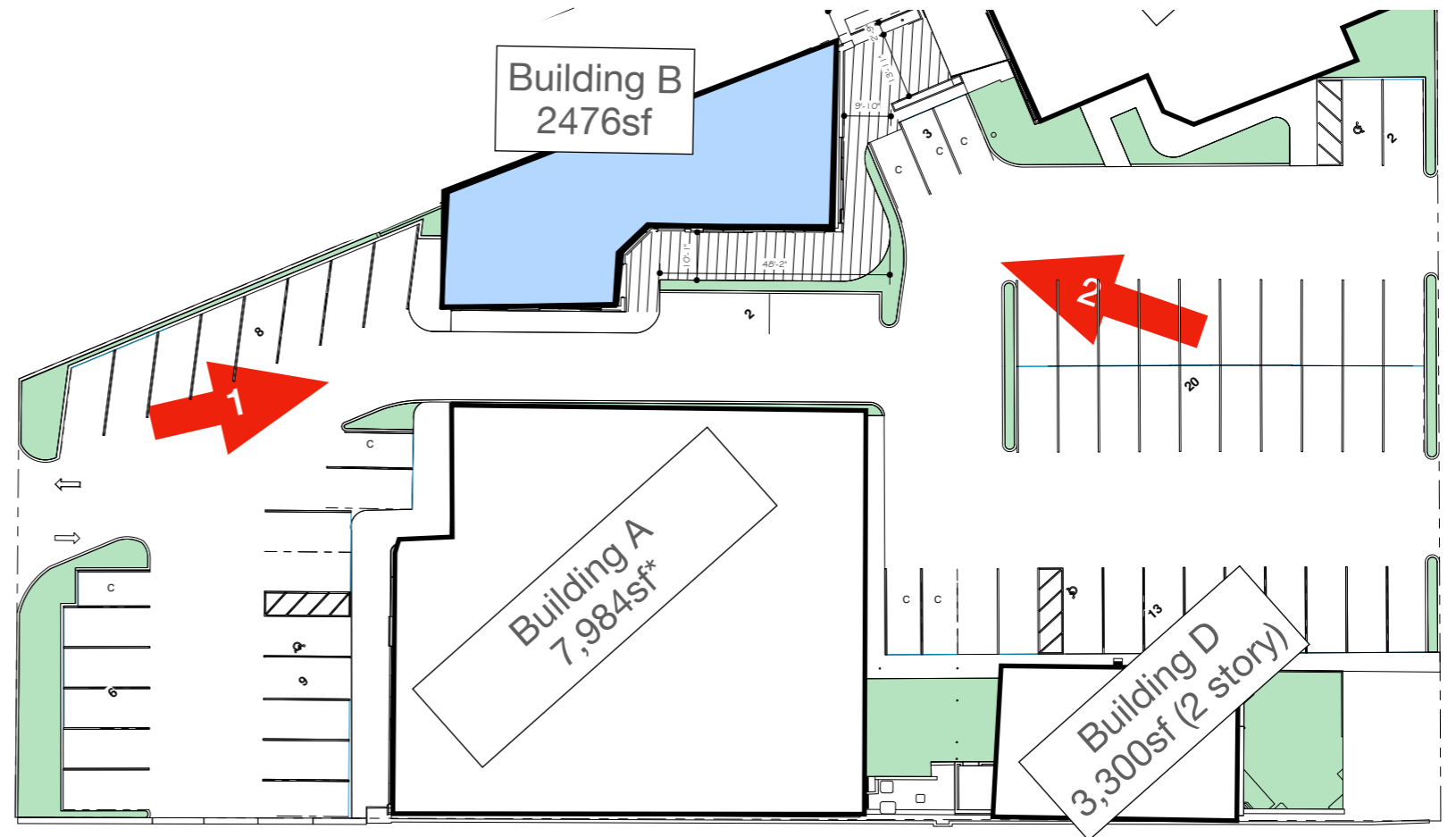
- Freestanding building
- Prime visibility
- Rare branding opportunity along Hillsboro Pike
- Potential for architectural impact
- Convenient to storefront parking
- Divisible to 1200sf
- Hillsboro Pike frontage



View 1

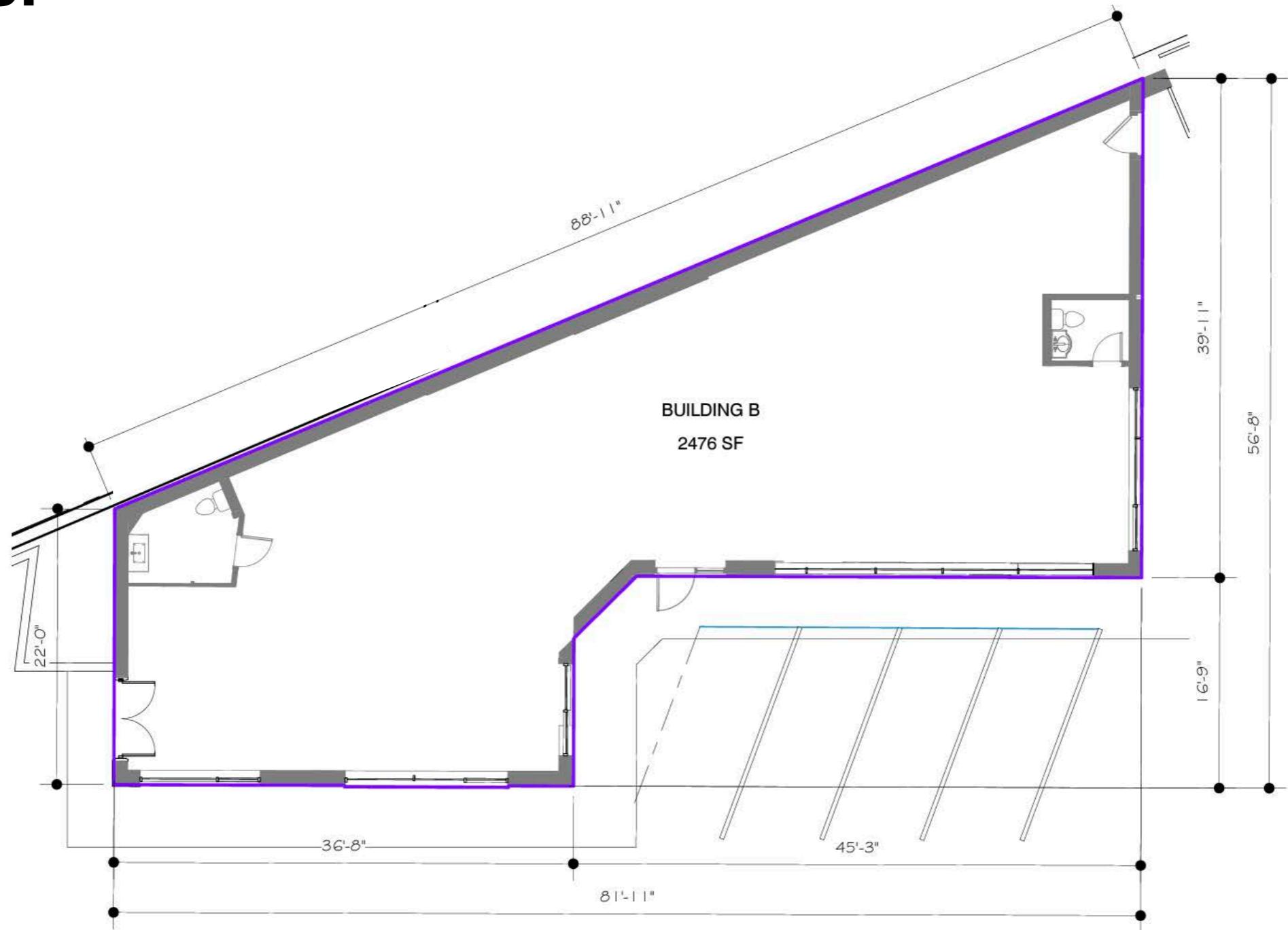


View 2



Building B - Premises Exhibit

2,476 sf



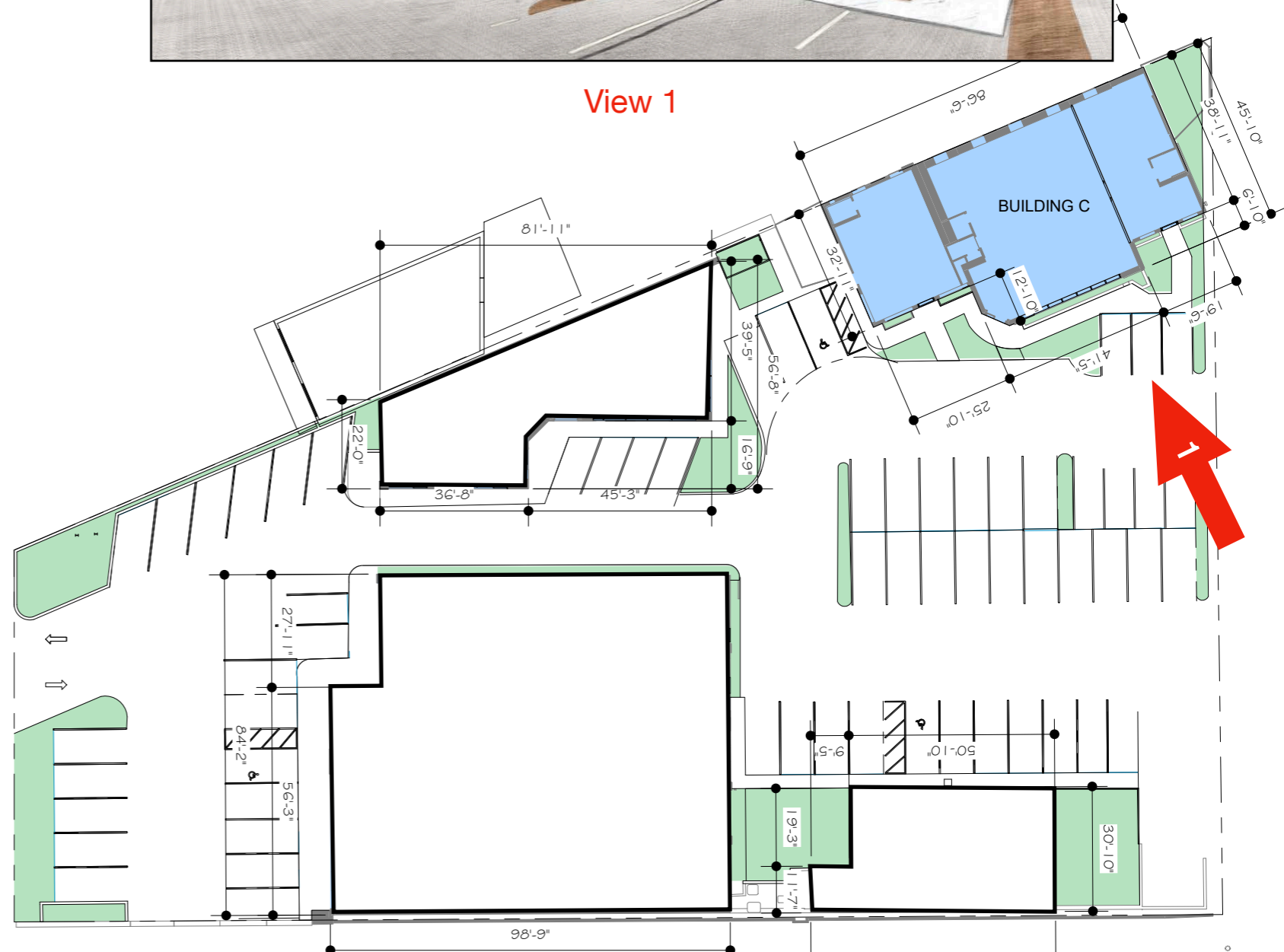
Building C

3,500 sf



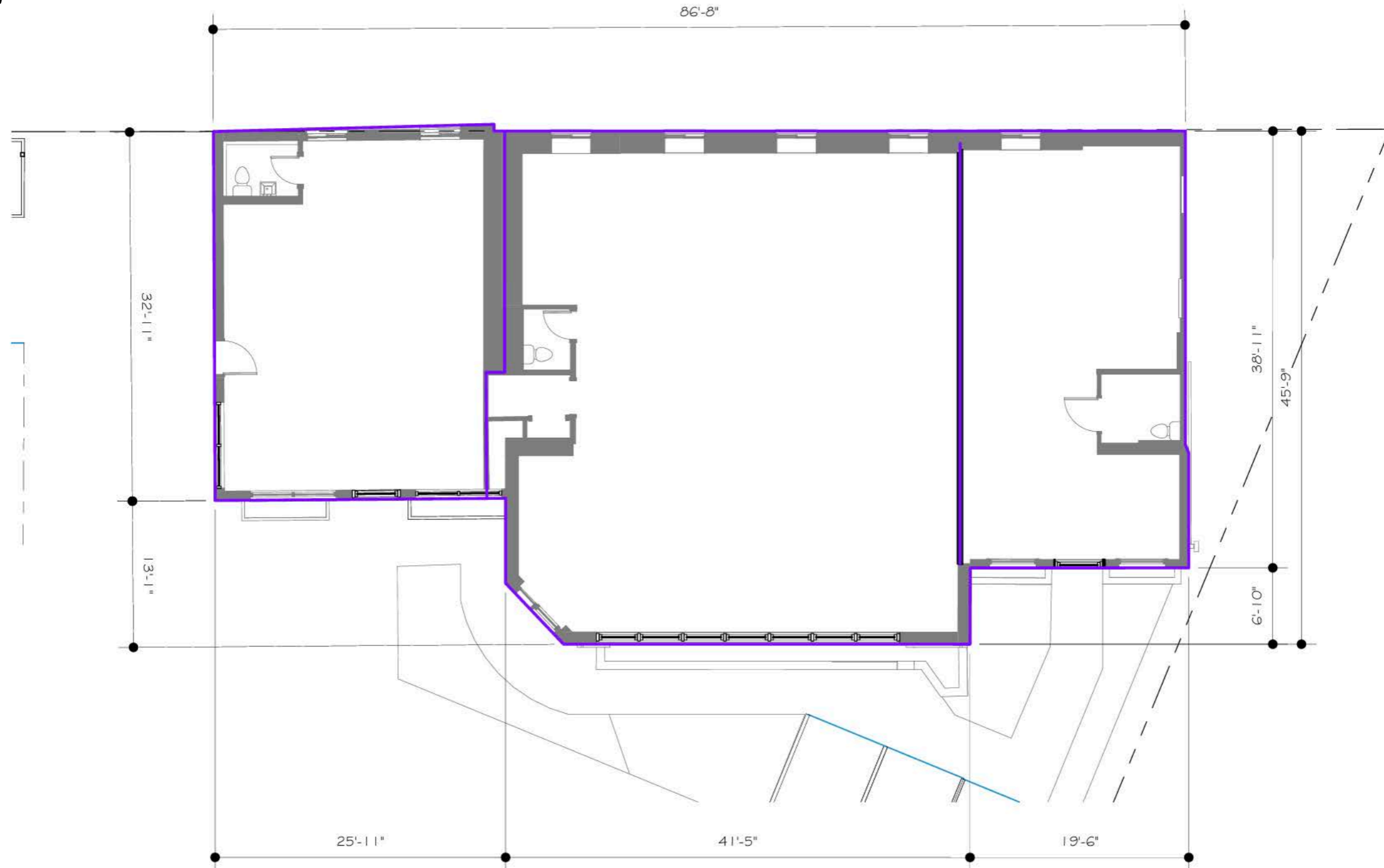
View 1

- Freestanding Building
- Excellent signage and branding opportunities
- Convenient to abundant parking and egress to Warfield Drive via alley (signalized)
- Divisible for 2 or 3 tenants



Building C - Premises Exhibit

3,500sf



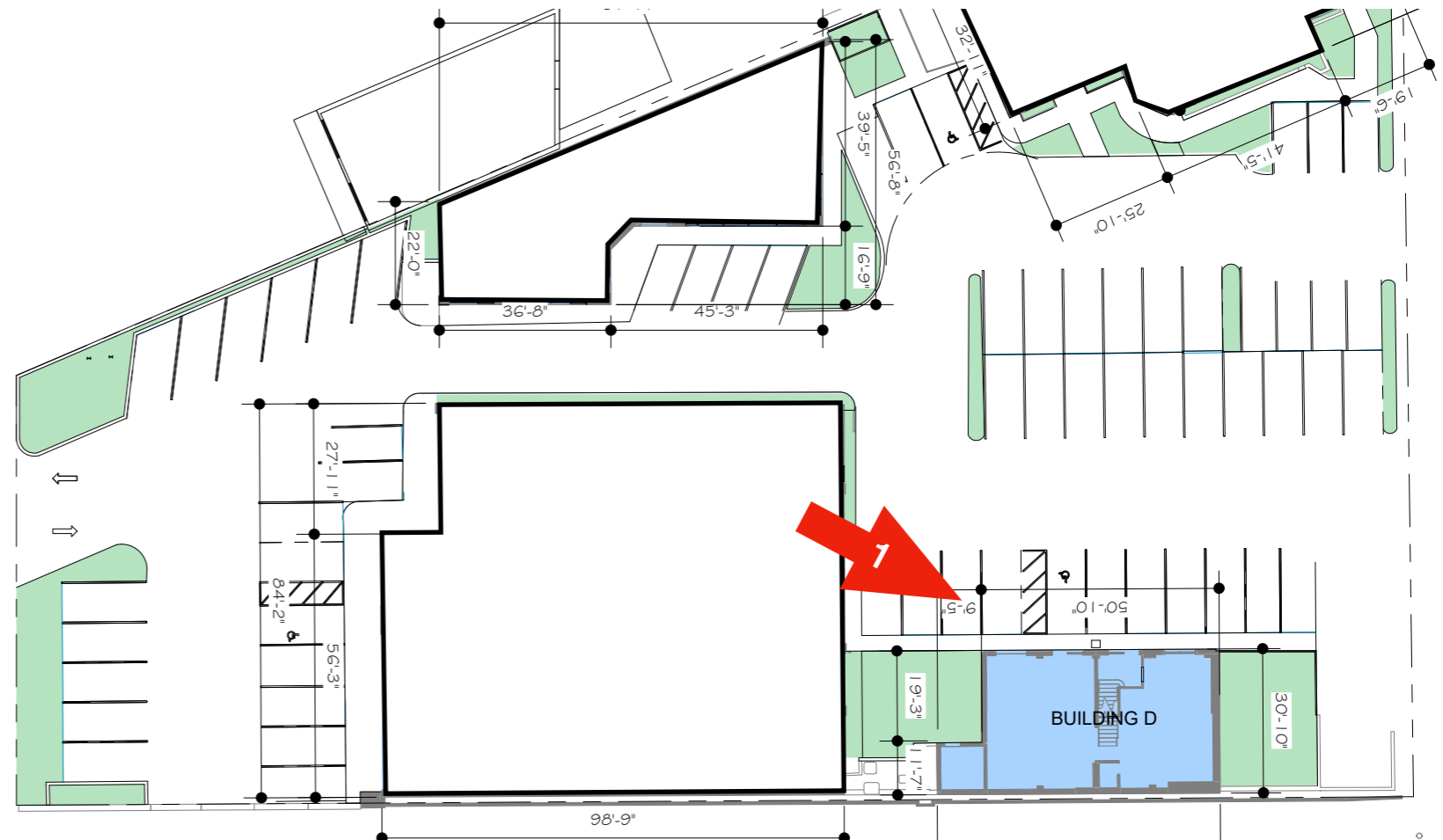
Building D

3,300sf total

- Freestanding Building
- 2 stories
(1650sf per floor)
- Excellent signage and branding opportunities
- Convenient to storefront parking
- Divisible for 2 or more tenants

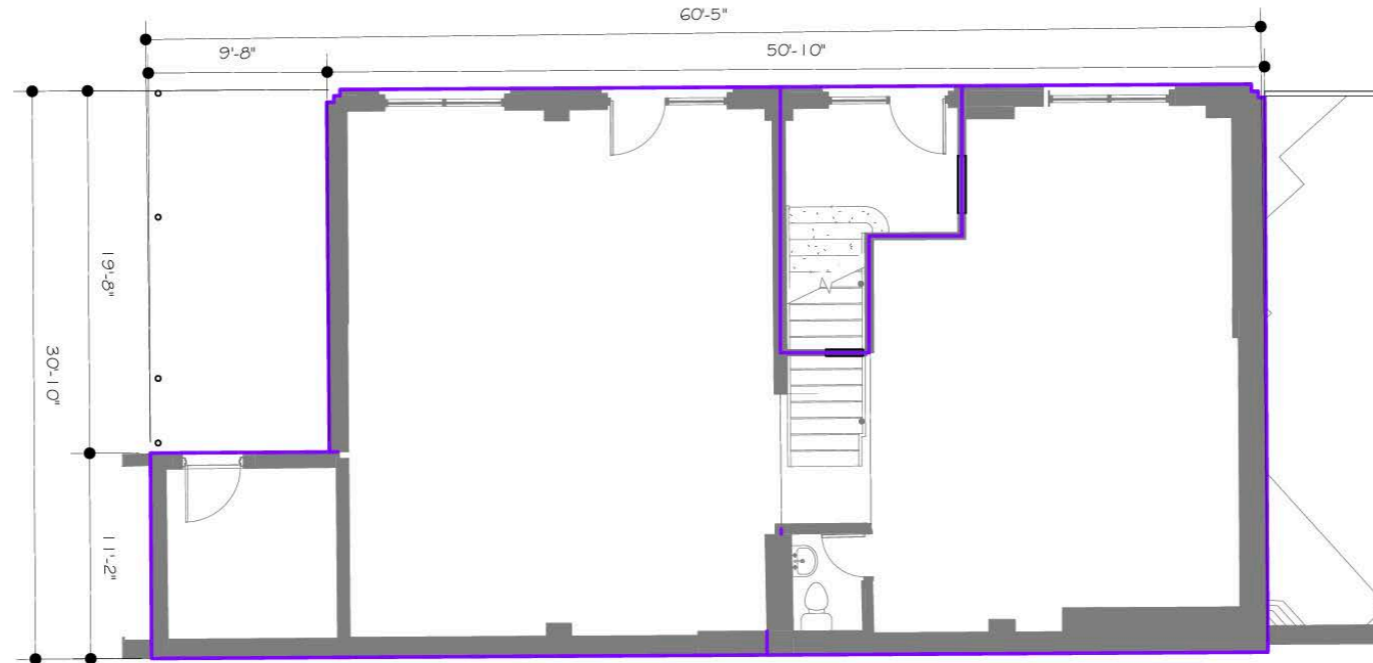


View 1

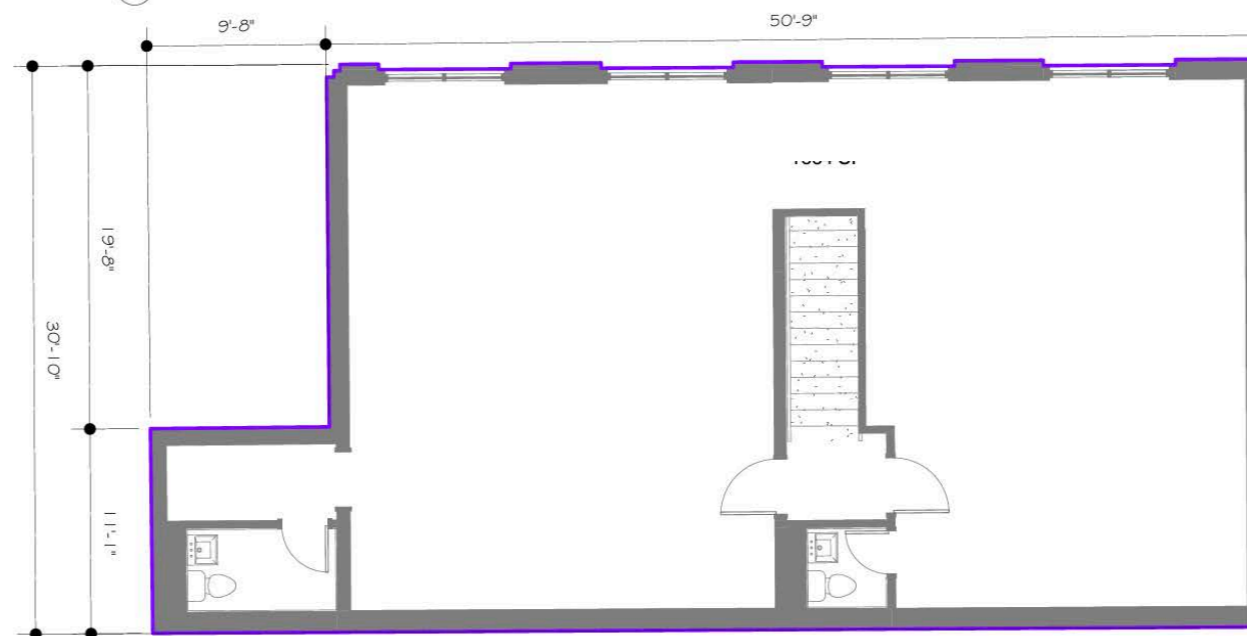


Building D - Premises Exhibit

3,300sf



1 BUILDING D - FIRST FLOOR



2 BUILDING D- SECOND FLOOR

BUILDING D LEASING PLANS

Green Hills Submarket

ESRI Demographic Snapshot (1, 3, 5 miles)



Executive Summary

4012 Hillsboro Pike, Nashville, Tennessee, 37215
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.10341
Longitude: -86.81510

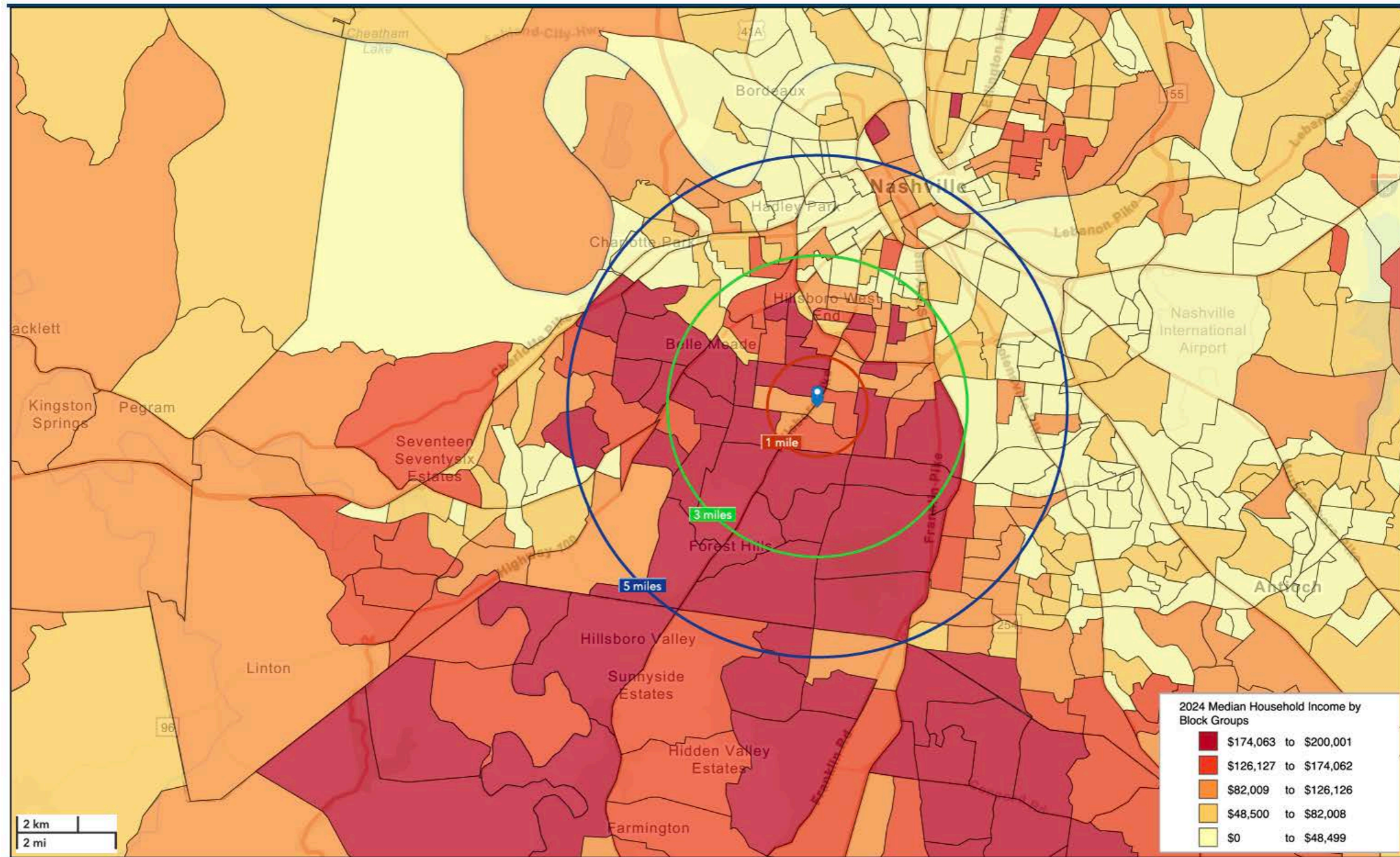
	1 mile	3 miles	5 miles
Population			
2010 Population	10,301	66,519	159,022
2020 Population	12,157	76,269	186,612
2024 Population	12,344	77,188	197,421
2029 Population	12,293	77,046	217,855
2010-2020 Annual Rate	1.67%	1.38%	1.61%
2020-2024 Annual Rate	0.36%	0.28%	1.33%
2024-2029 Annual Rate	-0.08%	-0.04%	1.99%
2020 Male Population	43.5%	45.4%	47.4%
2020 Female Population	56.5%	54.6%	52.6%
2020 Median Age	39.6	32.9	32.2
2024 Male Population	44.3%	46.1%	48.2%
2024 Female Population	55.7%	53.9%	51.8%
2024 Median Age	40.4	33.6	33.0

In the identified area, the current year population is 197,421. In 2020, the Census count in the area was 186,612. The rate of change since 2020 was 1.33% annually. The five-year projection for the population in the area is 217,855 representing a change of 1.99% annually from 2024 to 2029. Currently, the population is 48.2% male and 51.8% female.

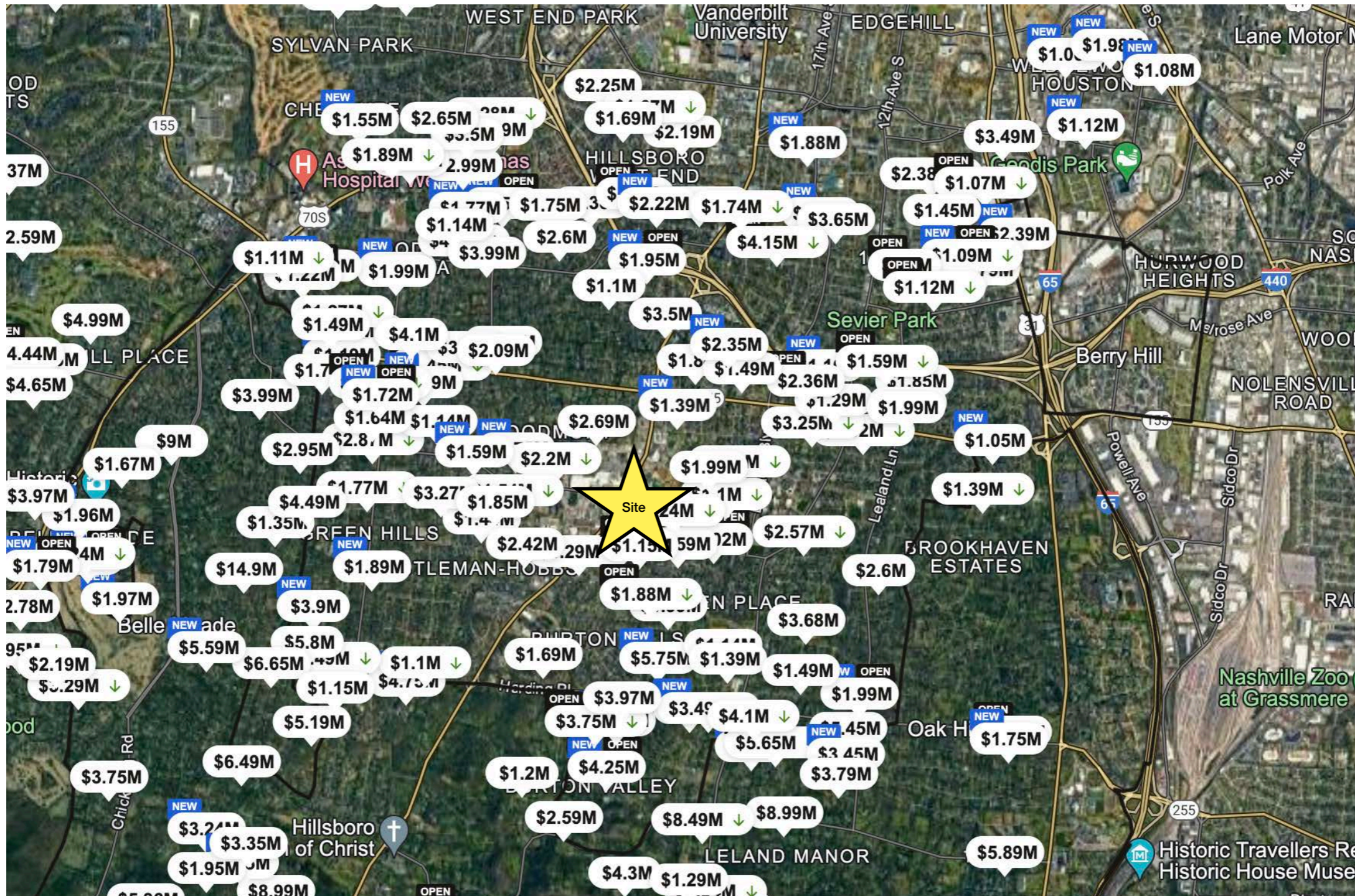
Median Household Income			
2024 Median Household Income	\$128,562	\$131,754	\$90,225
2029 Median Household Income	\$157,881	\$154,957	\$105,599
2024-2029 Annual Rate	4.19%	3.30%	3.20%
Average Household Income			
2024 Average Household Income	\$191,936	\$194,846	\$150,392
2029 Average Household Income	\$222,517	\$219,109	\$166,884
2024-2029 Annual Rate	3.00%	2.37%	2.10%
Per Capita Income			
2024 Per Capita Income	\$89,672	\$85,490	\$68,491
2029 Per Capita Income	\$103,005	\$95,620	\$78,402
2024-2029 Annual Rate	2.81%	2.26%	2.74%

Nashville Median Household Income Map

with 1, 3, 5 mile radius rings for reference (source: ESRI)



Area Residential For Sale > \$1 Million



Source: [realtor.com](https://www.realtor.com)

For leasing inquiries please contact:

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