

Prime Green Hills Lease Availability Rare Endcap Opportunities

4100 Hillsboro Pike, Nashville, TN 37215

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BROOKSIDE



PROPERTIES,
INC.





**North Endcap
Restaurant**

**South Endcap
Restaurant**



Opportunity Overview

- Located at 4100 Hillsboro Pike, Nashville, TN — with prime location in the heart of Nashville's exclusive *Green Hills* submarket
- Endcap availability with high visibility and signage opportunities along Hillsboro Pike
- New construction commercial space with 14' ceilings, masonry and glass exterior finishes
- Located at street level+ of a newly constructed 22-story luxury mixed use residential/ retail high rise tower (2025 completion)
- Abundant covered, well lit retail parking (8.5:1000sf), excellent visibility, ingress/egress, and branding/signage opportunity along Hillsboro Pike
- Entitlements in place for 2nd floor covered (rooftop) patio



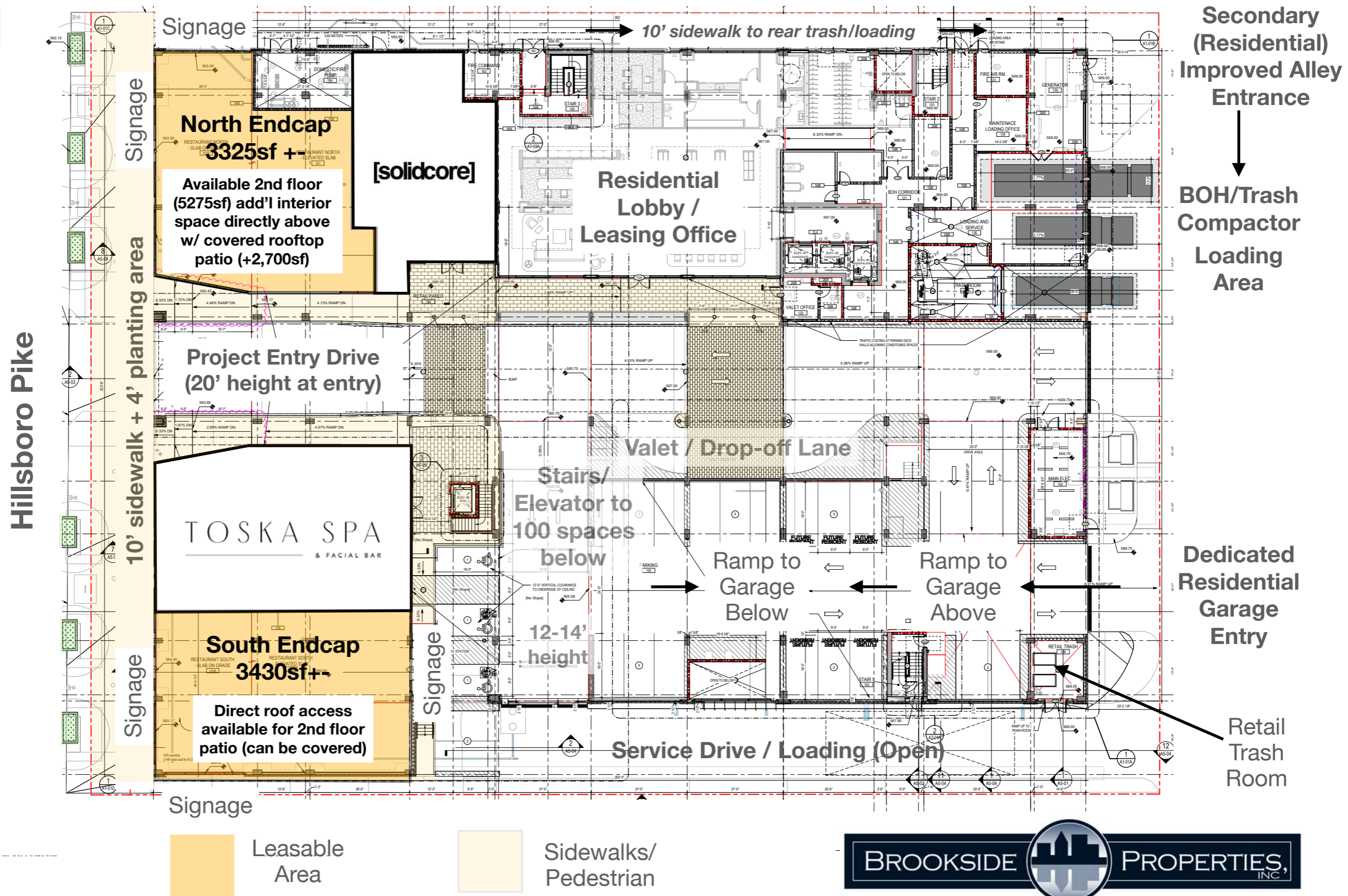
Project Plans

**North Endcap
Restaurant
8,575sf
(2-story) +
Covered Patio**

**South Endcap
Restaurant
3,430sf + Covered
Patio**



Site / Leasing Plan - Ground Floor

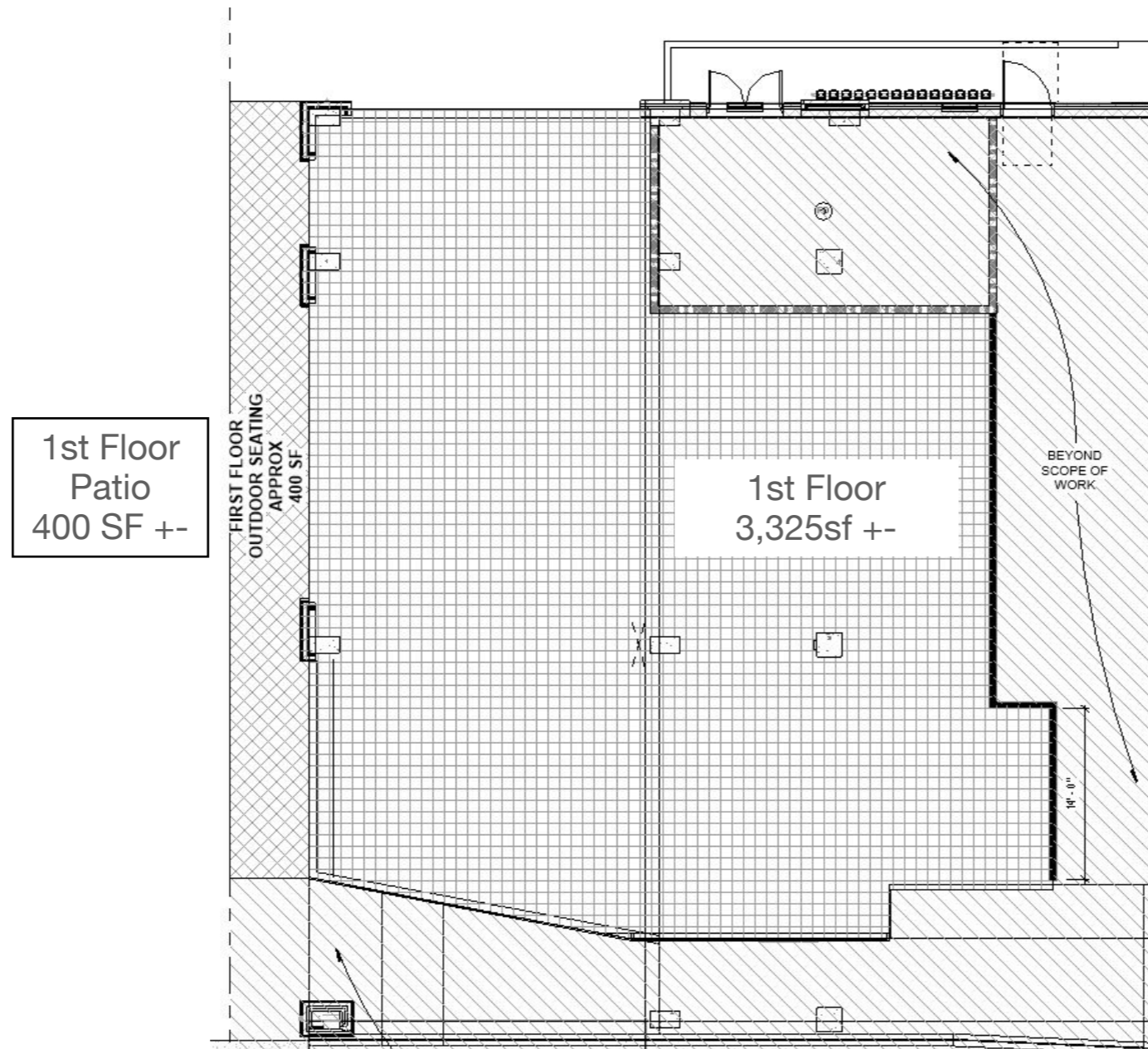


An aerial photograph of a modern, multi-story high-rise building with a glass facade, illuminated from within, set against a cityscape at dusk. The building is the central focus, with its lights glowing against the twilight sky. The surrounding area includes other buildings, parking lots, and streets, all rendered in a soft, semi-transparent style. The text "Premises Exhibits" is overlaid in a large, bold, black font across the middle of the image.

Premises Exhibits

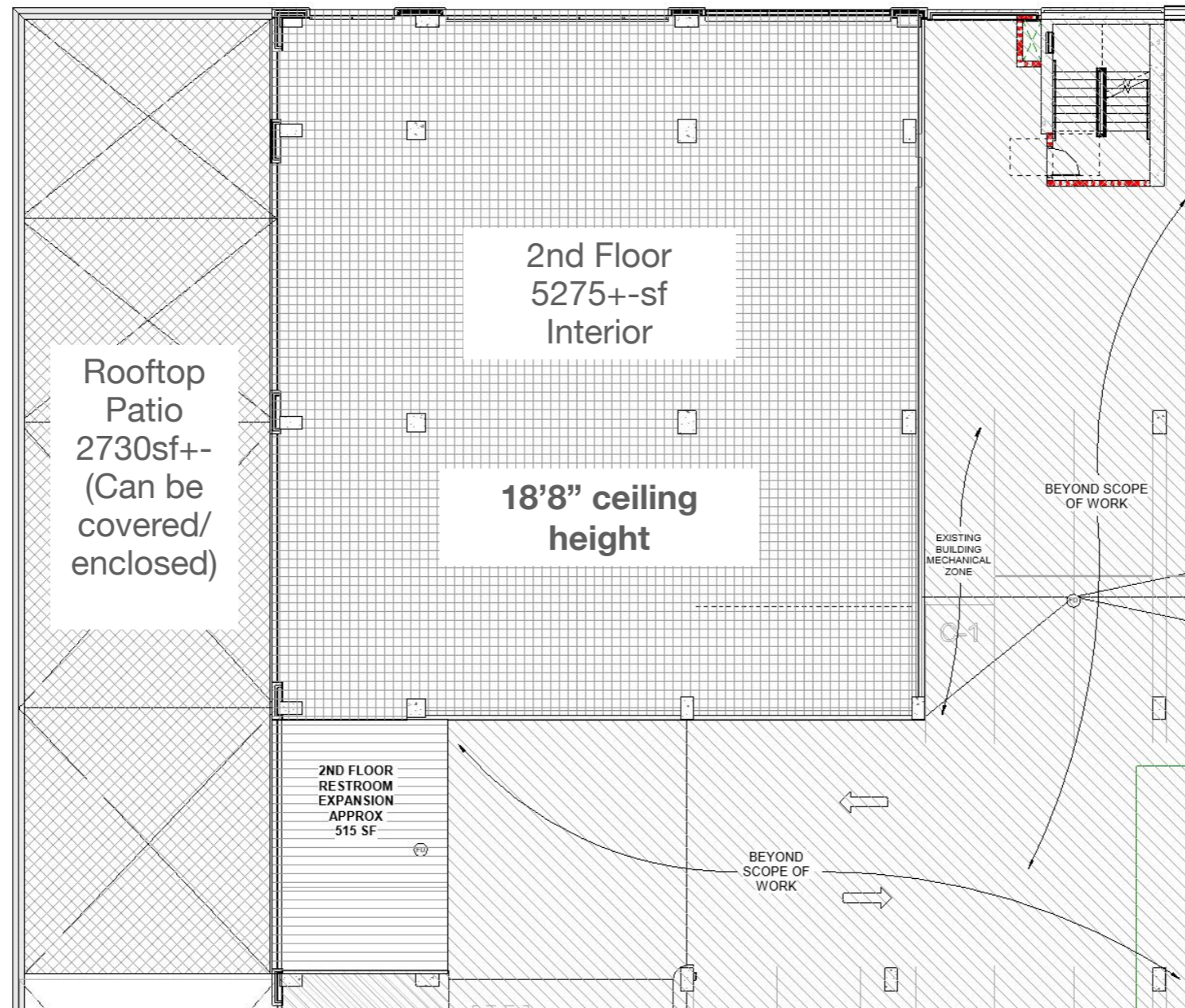
North Endcap – First Floor – 3,325sf

With potential 400sf street level patio



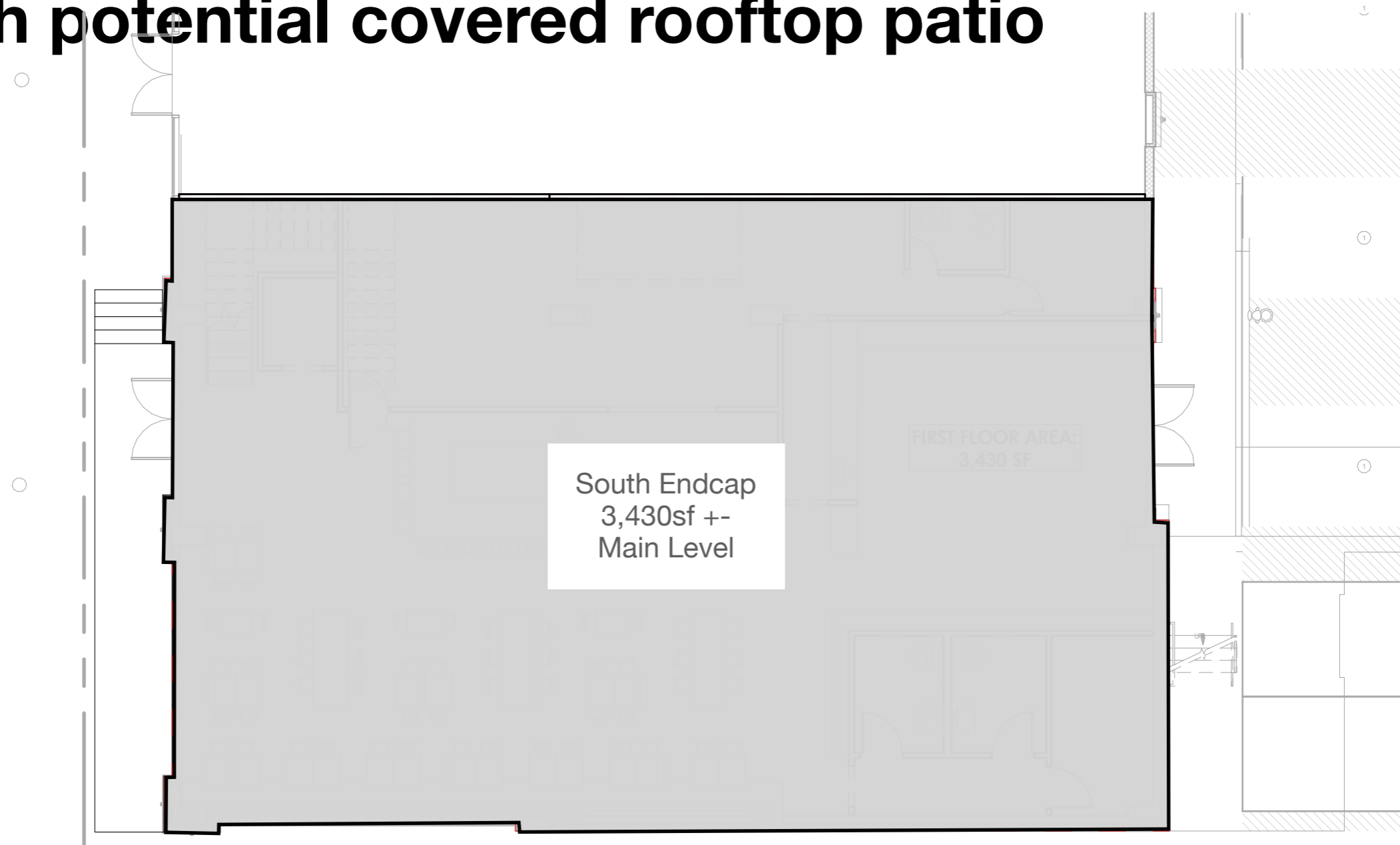
North Endcap – Second Floor – 5,275 sf

With potential 2,730sf expansion or 2nd floor patio



South Endcap – First Floor – 3,430 sf+-

With potential covered rooftop patio



South Endcap – Rooftop Patio – 3,430 sf+-

With potential covered rooftop patio - 1700sf +-





Project Parking

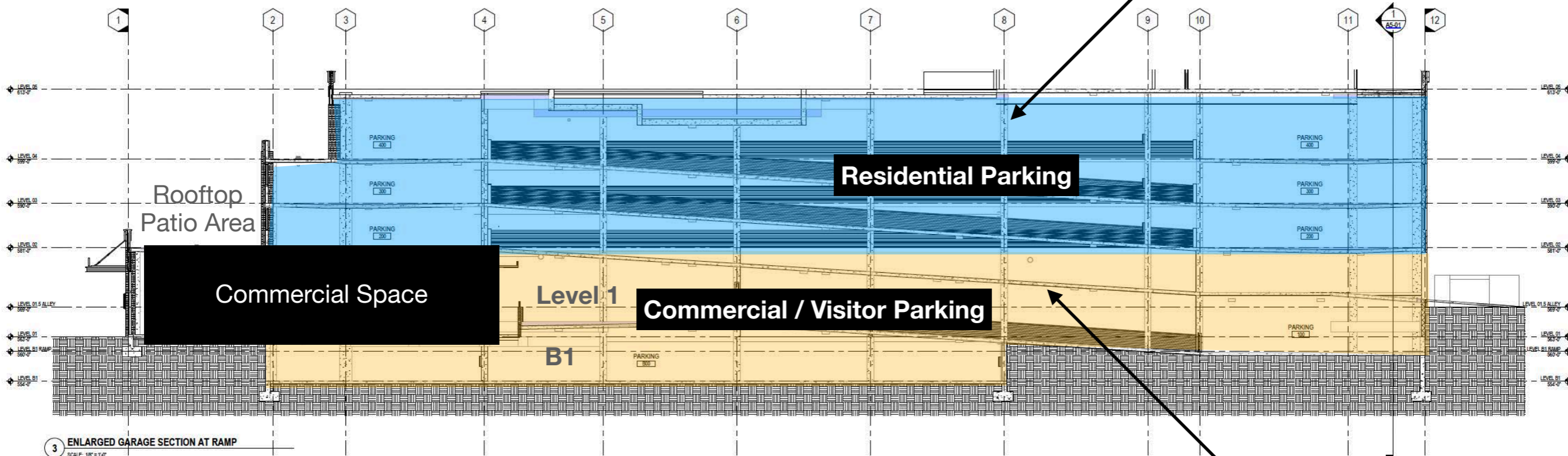
Parking Garage (Enlarged)

Total Project Parking: 485 spaces

Secured Residential Parking Spaces: 335 spaces

<— Hillsboro Pike

^ Residential Tower Above ^



3 ENLARGED GARAGE SECTION AT RAMP
SCALE: 1/8"=1'-0"

Retail Leasable Area: 17,500+- sf

Commercial / Visitor Parking: 146 spaces

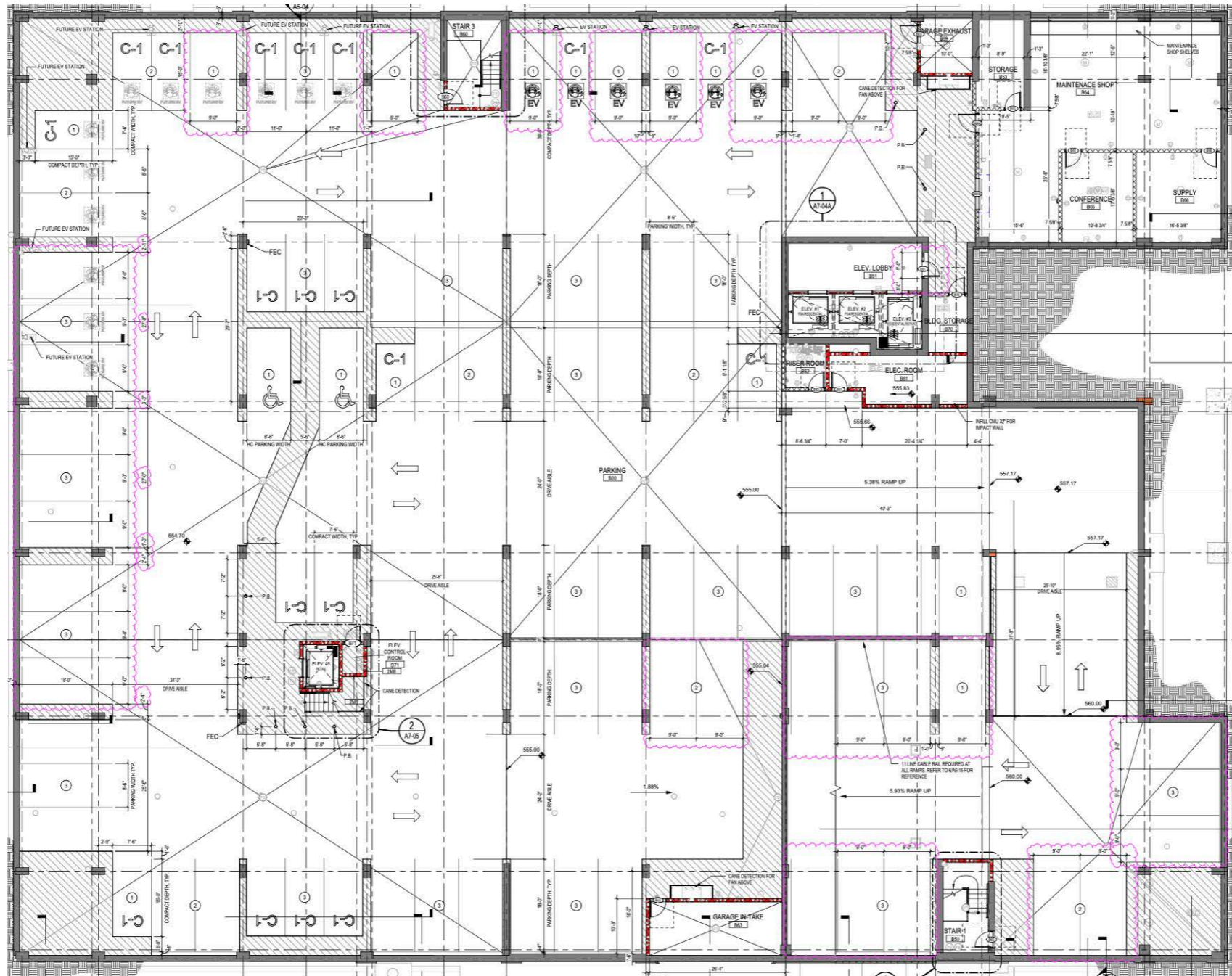
Commercial / Visitor Parking Ratio: > 8.35 per 1000sf

B1 PARKING	
PARKING TYPE	PARKING COUNT
COMPACT 9'-0" X 15' - 90 DEG - EV FUTURE	1
STANDARD 8'-6" X 18' - 90 DEG	49
STANDARD 8'-6" X 18' - 90 DEG - EV FUTURE	2
STANDARD 9'-0" X 18' - 90 DEG	20
STANDARD 9'-0" X 18' - 90 DEG - EV FUTURE	3
	103

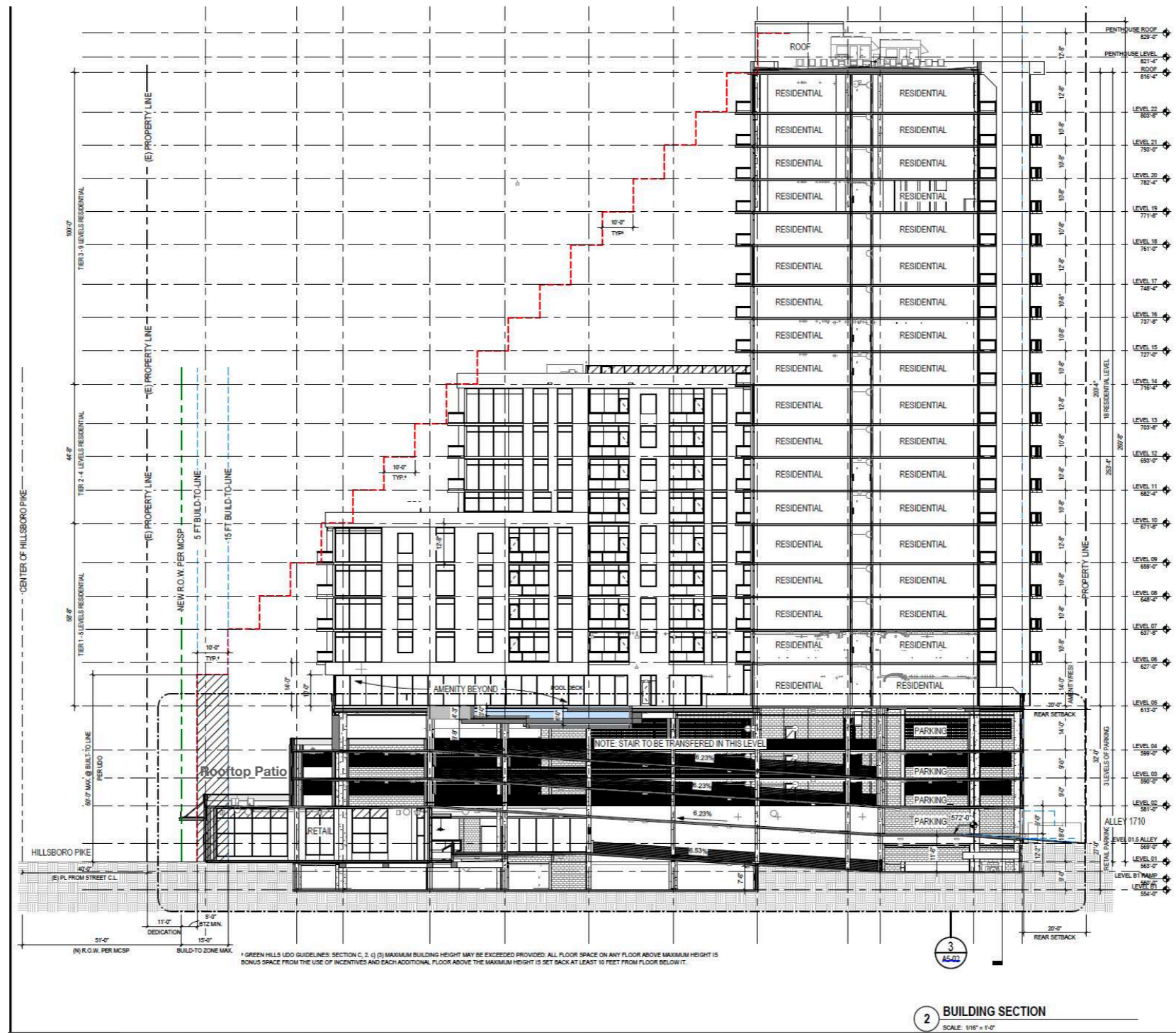
LEVEL 1 PARKING	
PARKING TYPE	PARKING COUNT
9'-0" X 18' - 90 DEG - ADA - EV	1
9'-0" X 18' - 90 DEG - ADA VAN	1
9'-0" X 18' - 90 DEG - ADA VAN EV	1
COMPACT 7'-6" X 15' - 90 DEG - FUTURE RESIDENT	7
STANDARD 8'-6" X 18' - 90 DEG	2
STANDARD 8'-6" X 18' - 90 DEG - FUTURE RESIDENT	20
STANDARD 9'-0" X 18' - 90 DEG	2
STANDARD 9'-0" X 18' - 90 DEG - FUTURE RESIDENT	9
	43



Below Grade Parking - 103 spaces



Project Section/ Parking Plan



An aerial photograph of a modern, multi-story high-rise building with a glass facade, set against a cityscape at sunset. The building is the central focus, with its windows reflecting the warm light of the setting sun. The surrounding city includes various commercial buildings, parking lots, and streets. The sky is a mix of orange, yellow, and blue, indicating the time is either dawn or dusk. The overall scene is a panoramic view of an urban area.

Green Hills Overview

Green Hills Overview

- Considered to be one of the most affluent and desirable neighborhoods in Nashville. Home to Middle Tennessee's top destination shopping and central to the highest concentration of luxury residential in Nashville MSA.
- Conveniently located within a 10-minute drive of Downtown Nashville, Vanderbilt University, Lipscomb University, Belmont University, and the West End Medical District which includes Vanderbilt Medical Center, St. Thomas West Hospital, St. Thomas Midtown Hospital, and Tristar Medical Center.
- Home to Taubman-owned *The Green Hills Mall*, which just underwent a \$200 million renovation and expansion and is home to Nordstrom, Apple, Louis Vuitton, Restoration Hardware, Coach, and many other luxury retailers unique to Nashville/Middle TN.
- Directly across the street from 4100 Hillsboro is *The Hill Center*, an urban shopping village featuring dozens of shops including Anthropologie, West Elm, Lululemon, Shake Shack, California Pizza Kitchen, and Whole Foods Market.



Green Hills Trade Area Brands



Green Hills Aerial



4100 Hillsboro

ESRI Demographics: 1, 3, 5 Miles



Executive Summary

4100 Hillsboro Pike, Nashville, Tennessee, 37215 6
 4100 Hillsboro Pike, Nashville, Tennessee, 37215
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 36.10225
 Longitude: -86.81639

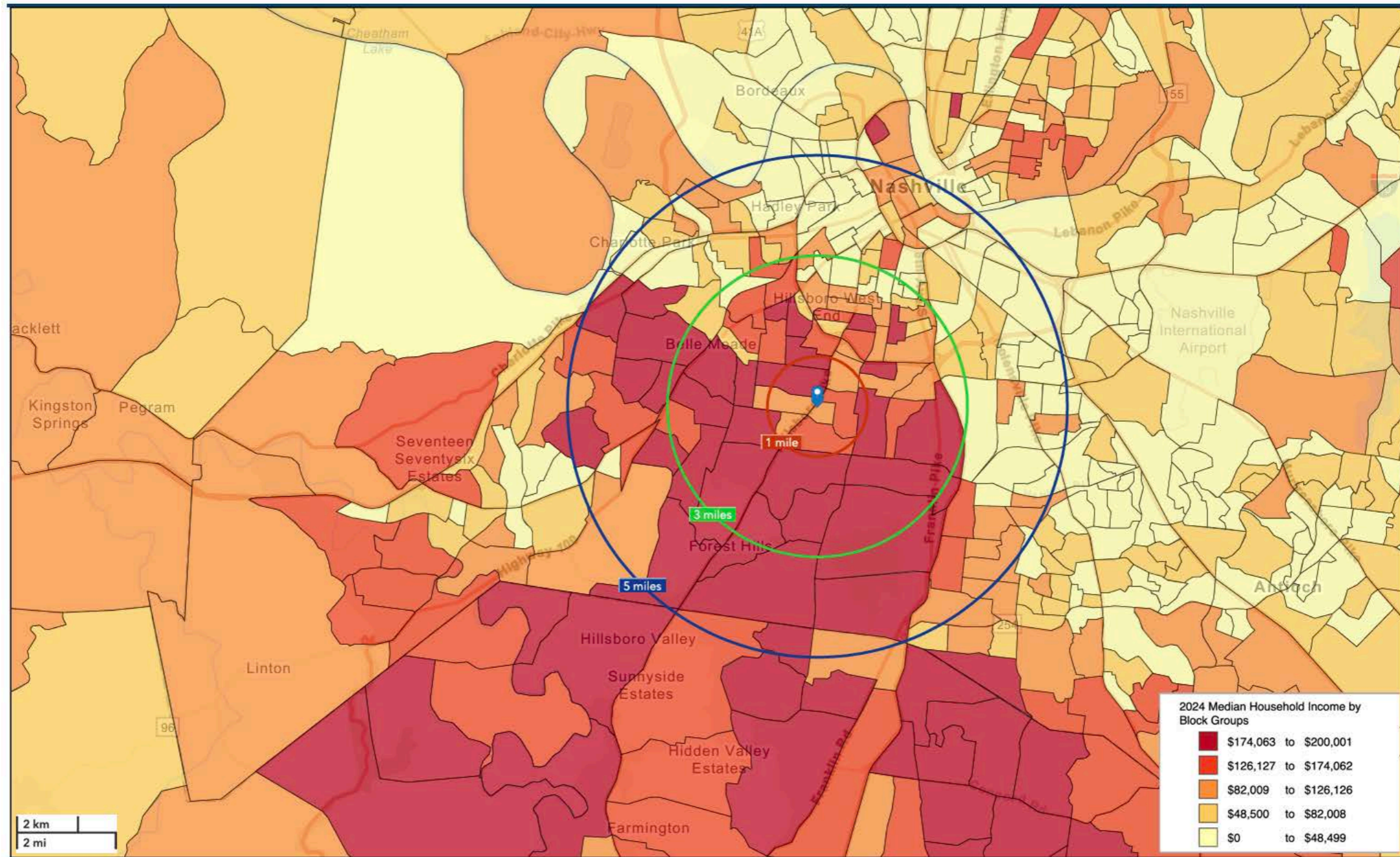
	1 mile	3 miles	5 miles
Population			
2010 Population	8,841	65,339	157,073
2020 Population	10,477	74,844	184,165
2024 Population	10,733	75,654	194,554
2029 Population	10,688	75,241	214,607
2010-2020 Annual Rate	1.71%	1.37%	1.60%
2020-2024 Annual Rate	0.57%	0.25%	1.30%
2024-2029 Annual Rate	-0.08%	-0.11%	1.98%
2020 Male Population	43.8%	45.4%	47.3%
2020 Female Population	56.2%	54.6%	52.7%
2020 Median Age	43.2	33.2	32.2
2024 Male Population	44.6%	46.1%	48.1%
2024 Female Population	55.4%	53.9%	51.9%
2024 Median Age	43.6	33.8	33.0

In the identified area, the current year population is 194,554. In 2020, the Census count in the area was 184,165. The rate of change since 2020 was 1.30% annually. The five-year projection for the population in the area is 214,607 representing a change of 1.98% annually from 2024 to 2029. Currently, the population is 48.1% male and 51.9% female.

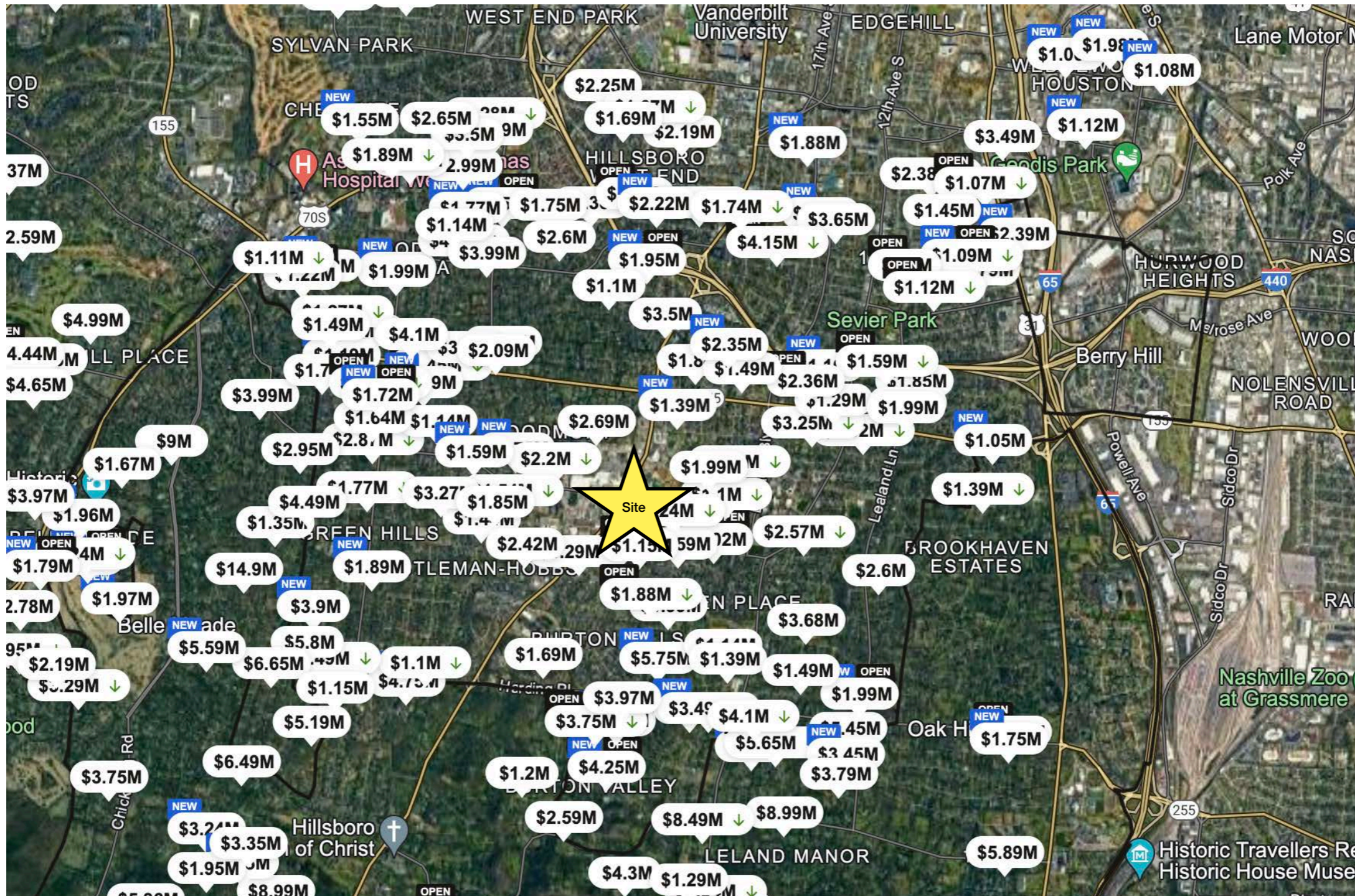
	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	40.1%	40.2%	47.9%
Median Household Income			
2024 Median Household Income	\$130,092	\$135,589	\$91,208
2029 Median Household Income	\$158,752	\$157,760	\$106,489
2024-2029 Annual Rate	4.06%	3.08%	3.15%
Average Household Income			
2024 Average Household Income	\$192,866	\$198,226	\$151,518
2029 Average Household Income	\$223,030	\$223,054	\$167,966
2024-2029 Annual Rate	2.95%	2.39%	2.08%
Per Capita Income			
2024 Per Capita Income	\$94,131	\$86,506	\$69,042
2029 Per Capita Income	\$108,177	\$96,787	\$78,977
2024-2029 Annual Rate	2.82%	2.27%	2.73%

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 more information contact:

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