

GREEN HILLS

4014 Hillsboro Circle
Nashville Tennessee 37215



| Demographics | 2026 Average Household Income | 2026 Population | 2026 Number of Households |
|--------------|-------------------------------|-----------------|---------------------------|
| 1 MILE: | \$195,902 | 10,591 | 5,123 |
| 3 MILES: | \$199,187 | 73,582 | 31,324 |
| 5 MILES: | \$161,651 | 191,254 | 85,650 |
| 10 MILES: | \$144,863 | 557,055 | 233,625 |

Available - Current Nashville Deli

- +/-3,920 SF currently Nashville
- +/-11,715 SF Shopping Center
- +/- 22,520 ADT (Hillsboro Pike)

Current Tenants: Orvis and Restore Hyper Wellness + Cryotherapy, CareNow Urgent Care, Nashville Fine Rugs

Neighboring Retailers: Whole Foods, Regions Bank, Corner Pub, Talbots, YMCA, Anthropology, West Elm, Shake Shack, Verizon Wireless, Nordstrom, Dillard's, and many more

MATT EADS, CCIM | BROOKSIDE PROPERTIES INC.

2002 Richard Jones Rd, Ste A300 | Nashville, TN 37215 | Cell: 615.587.7330 | Office: 615.352.3300 | E-mail: meads@brooksideproperties.com

Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics and expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

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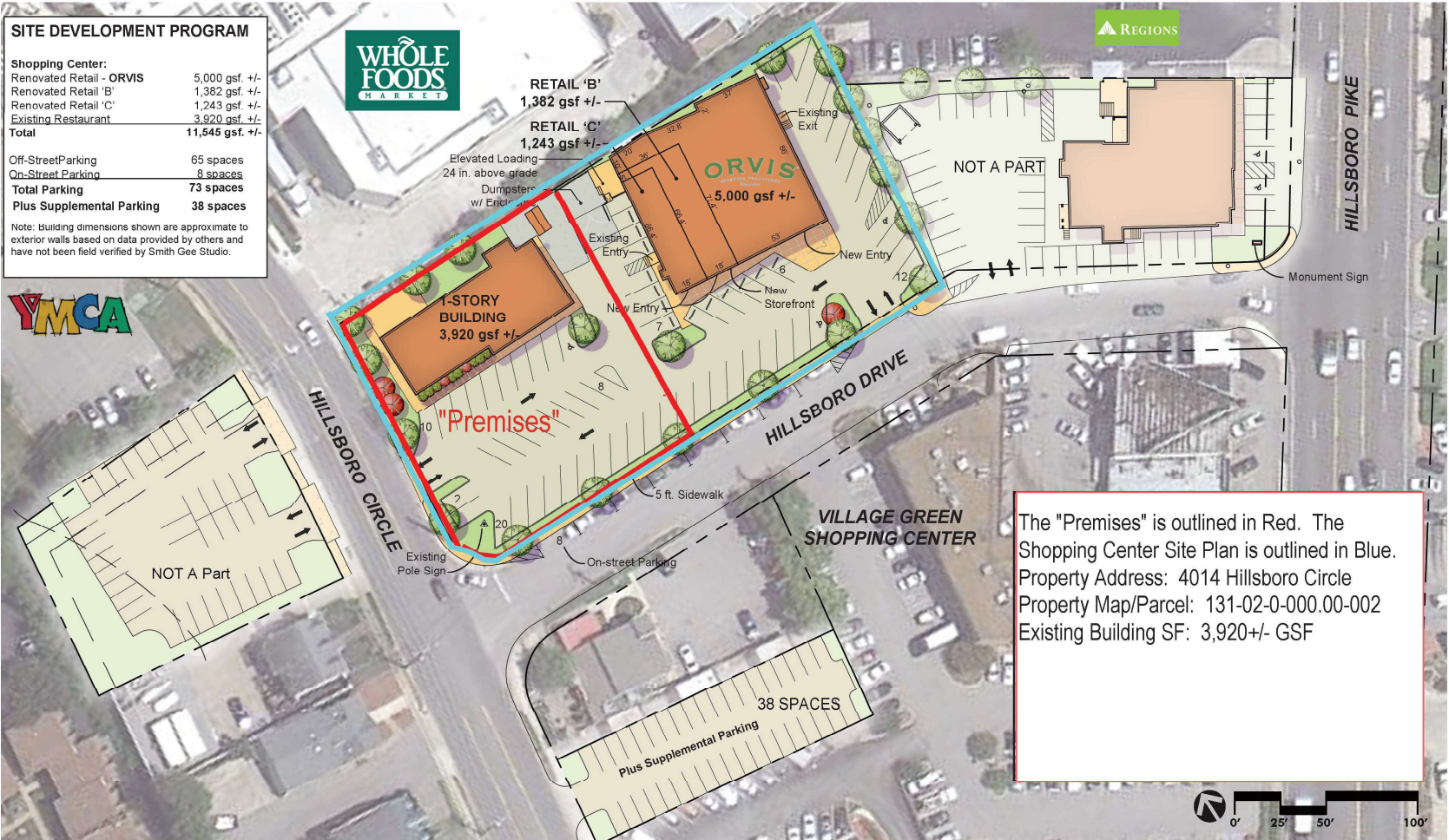


SITE DEVELOPMENT PROGRAM

| Shopping Center: | |
|--------------------------|------------------------|
| Renovated Retail - ORVIS | 5,000 gsf. +/- |
| Renovated Retail 'B' | 1,382 gsf. +/- |
| Renovated Retail 'C' | 1,243 gsf. +/- |
| Existing Restaurant | 3,920 gsf. +/- |
| Total | 11,545 gsf. +/- |

| | |
|----------------------------------|------------------|
| Off-Street Parking | 65 spaces |
| On-Street Parking | 8 spaces |
| Total Parking | 73 spaces |
| Plus Supplemental Parking | 38 spaces |

Note: building dimensions shown are approximate to exterior walls based on data provided by others and have not been field verified by Smith Gee Studio.



The "Premises" is outlined in Red. The Shopping Center Site Plan is outlined in Blue.
 Property Address: 4014 Hillsboro Circle
 Property Map/Parcel: 131-02-0-000.00-002
 Existing Building SF: 3,920+/- GSF



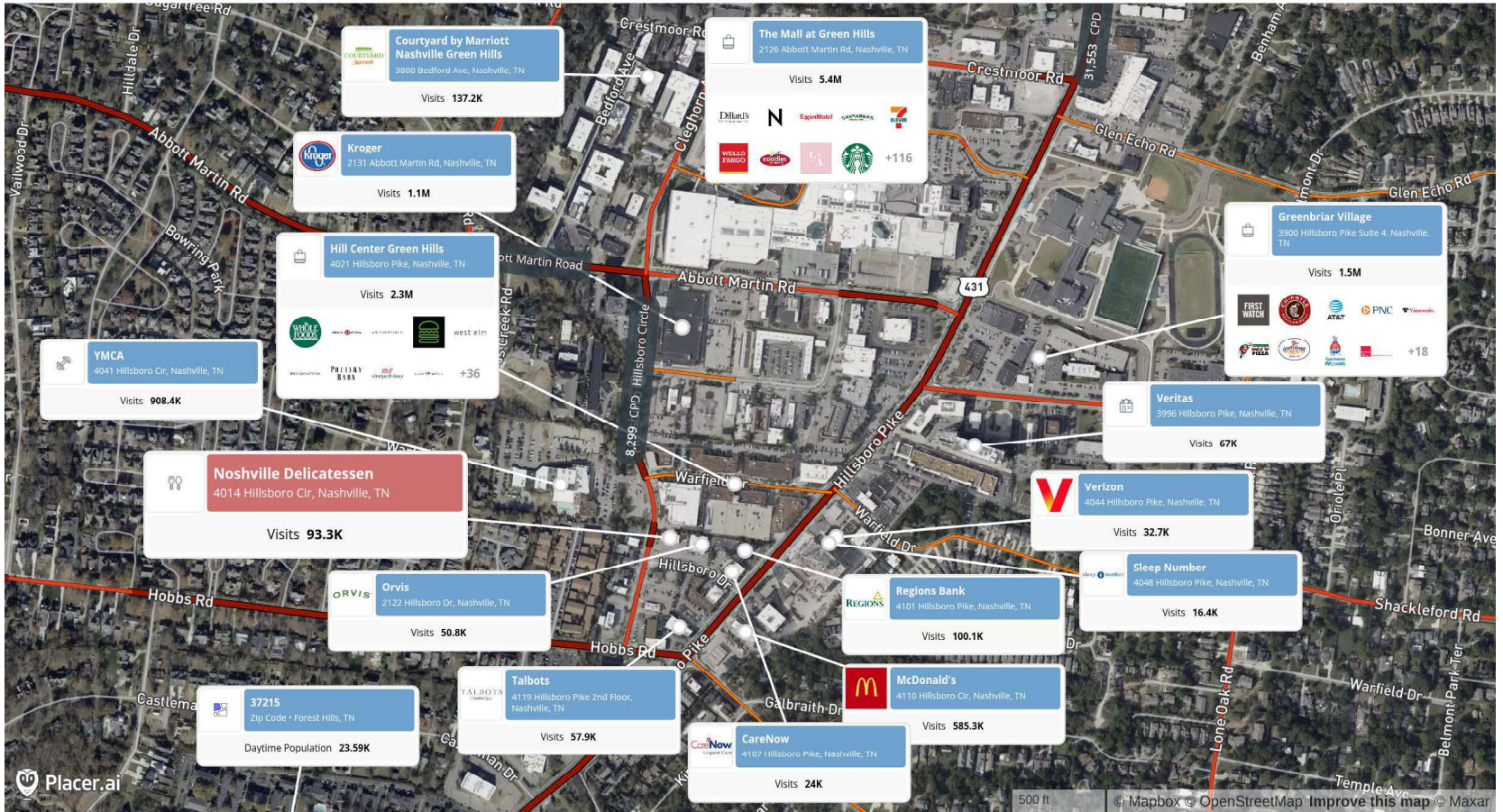
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Mar 1, 2025 - Feb 28, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



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