

FOR SALE

New Development Opportunity

4012 Hillsboro Pike, Nashville, TN

Colliers International | Nashville is pleased to present a rare Green Hills development site with current short-term rental income. The site measures 1.04 acres and is zoned for a 15-story development with views of the city skyline and the Green Hills sunset. The site is adjacent to: Whole Foods, Shake Shack, \$125mm+ Vertis development, and The Mall at Green Hills.

- Located in Nashville's wealthiest submarket: Green Hills
- Adjacent to Whole Foods and Trader Joe's
- Zoned mixed-use, with development potential of 15 stories by-right
- Short-term rental income on the property



COLLIERS INTERNATIONAL
615 3rd Avenue South, Suite 500
Nashville, TN 37210
615 850 2700
www.colliers.com



DOWNTOWN NASHVILLE

TRADER
JOE'S

Hillsboro Pike

SITE

Warfield Drive

Colliers
INTERNATIONAL

GREEN HILLS AMENITIES

GREENBRIAR VILLAGE:

Chipotle
 Parnassus Books
 Great Harvest Bread
 Donut Den
 Men's Warehouse
 Levy's Menswear
 Fleet Feet
 Sherwin Willams

THE MALL AT GREEN HILLS:

Nordstrom
 Apple Store
 Tiffany & Co.
 Louis Vuitton
 Restoration Hardware
 Container Store
 Cheesecake Factory
 Macy's

GRACE'S PLAZA:

The Nail Bar
 Bella Linea
 Uptown Smoke Shop
 Bank of Tennessee
 The Dotted Line

VERTIS:

Luxury Apartments
 True Food Kitchen
 Char
 85,000 SF of Retail & Office

GREEN HILLS COURT:

Allure Nail Spa
 Papa John's
 Parent-Teacher Store
 Flower Mart

HILL CENTER:

Whole Foods + Body
 Shake Shack
 Anthropologie
 Pottery Barn
 Billy Reid
 Mitchell Gold + Bob Williams
 Lululemon
 Bink's Outfitters
 West Elm



FOR SALE

4012 Hillsboro Pike | Nashville, TN 37215

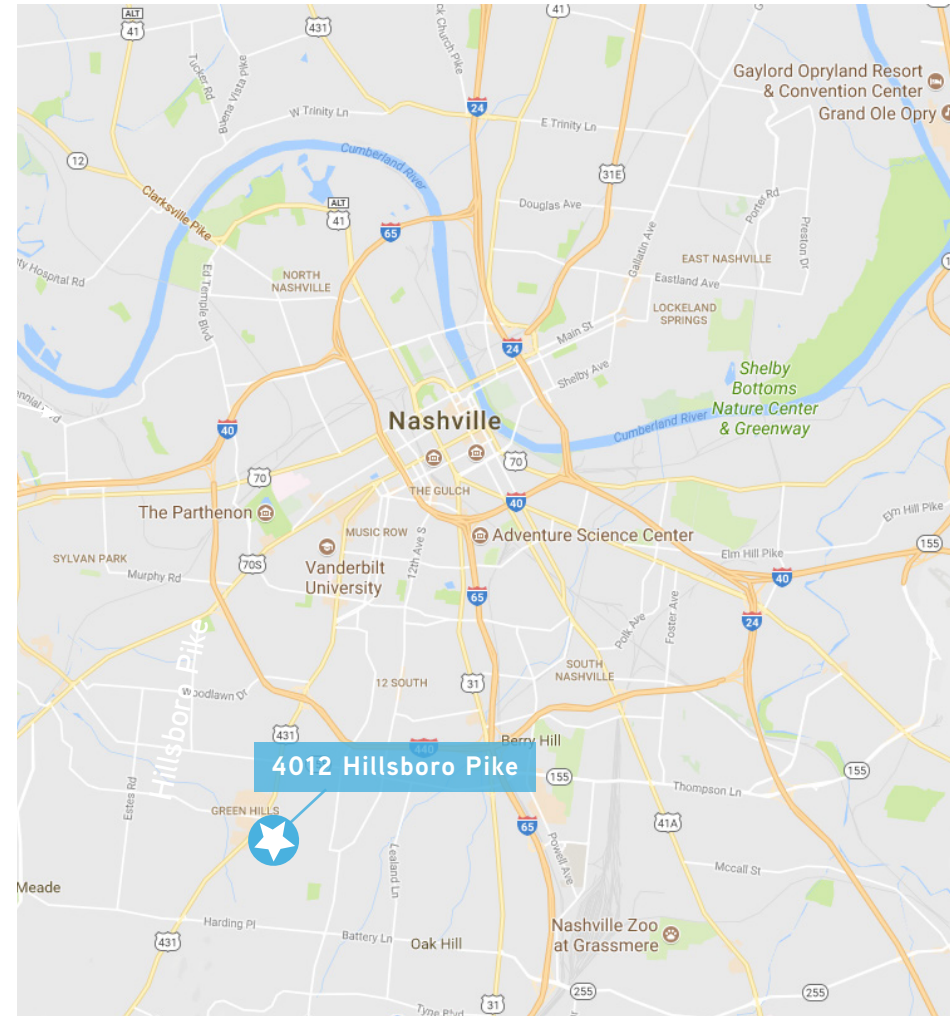
PROPERTY OVERVIEW

4012 Hillsboro Pike, Nashville, TN 37215

Existing Building SF	19,095 SF
Developable Apartment Units	289
Developable SF of Office	187,760
Acreage	1.04 AC
Zoning	M01



LOCATION MAP



CONTACT US

LANCE BLOOM
 Vice President
 615 850 2781
Lance.Bloom@colliers.com

BERT MATHEWS
 Partner
 615 850 2701
Bert.Mathews@colliers.com

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