

CAPITOL VIEW

★★★ NASHVILLE



RETAIL
Block D

DOWNTOWN NASHVILLE AT THE INTERSECTION OF I-40/CHARLOTTE AVENUE AND 11TH AVENUE N



PROJECT OVERVIEW

32 ACRES

MIXED-USE DEVELOPMENT

1,100,000

SQ. FT. OF CLASS A OFFICE SPACE INCLUDING LIFEWAY AND HCA SUBSIDIARIES HEALTHTRUST, PARALLON AND SARAH CANNON

130,000

SQ. FT. OF RETAIL & RESTAURANT SPACE

600

UPSCALE MULTI-FAMILY APARTMENTS

410

HOTEL ROOMS

2.5 ACRES

URBAN ACTIVITY PARK CONNECTED TO THE NASHVILLE GREENWAY SYSTEM

CAPITOL VIEW RETAIL SPACE AVAILABLE FOR LEASE



A DIFFERENT VIEW OF VIEW

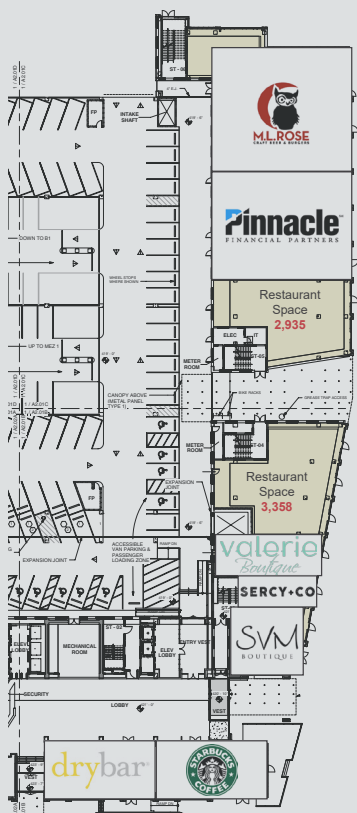
★★★

COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

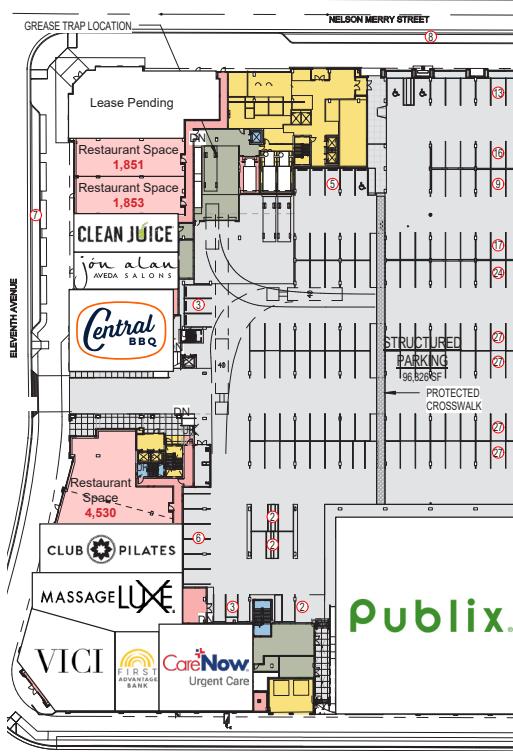
YOU'LL SEE



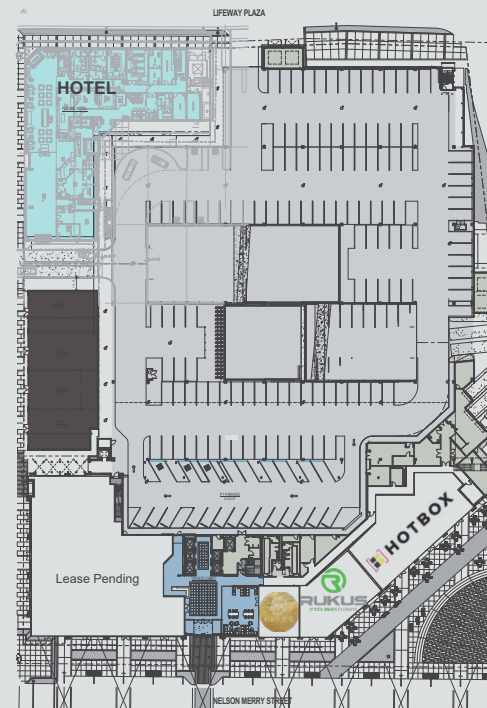
BLOCK A



BLOCK D



BLOCK E



LOCATION

With direct access to I-40/I-65 and eight points of ingress and egress, the site is also a "20 minute drive time" site, which greatly broadens the demographic base.

PARKING

Capitol View retail parking is at grade (first floor of parking deck) for free. This doesn't exist anywhere else in the CBD, the Gulch or the West End submarkets.



ESTIMATED VEHICLES PER DAY

135,129 +



POINTS OF INGRESS AND EGRESS

8



DAYTIME POPULATION DOWNTOWN NASHVILLE

78,113



NIGHTTIME POPULATION DOWNTOWN NASHVILLE

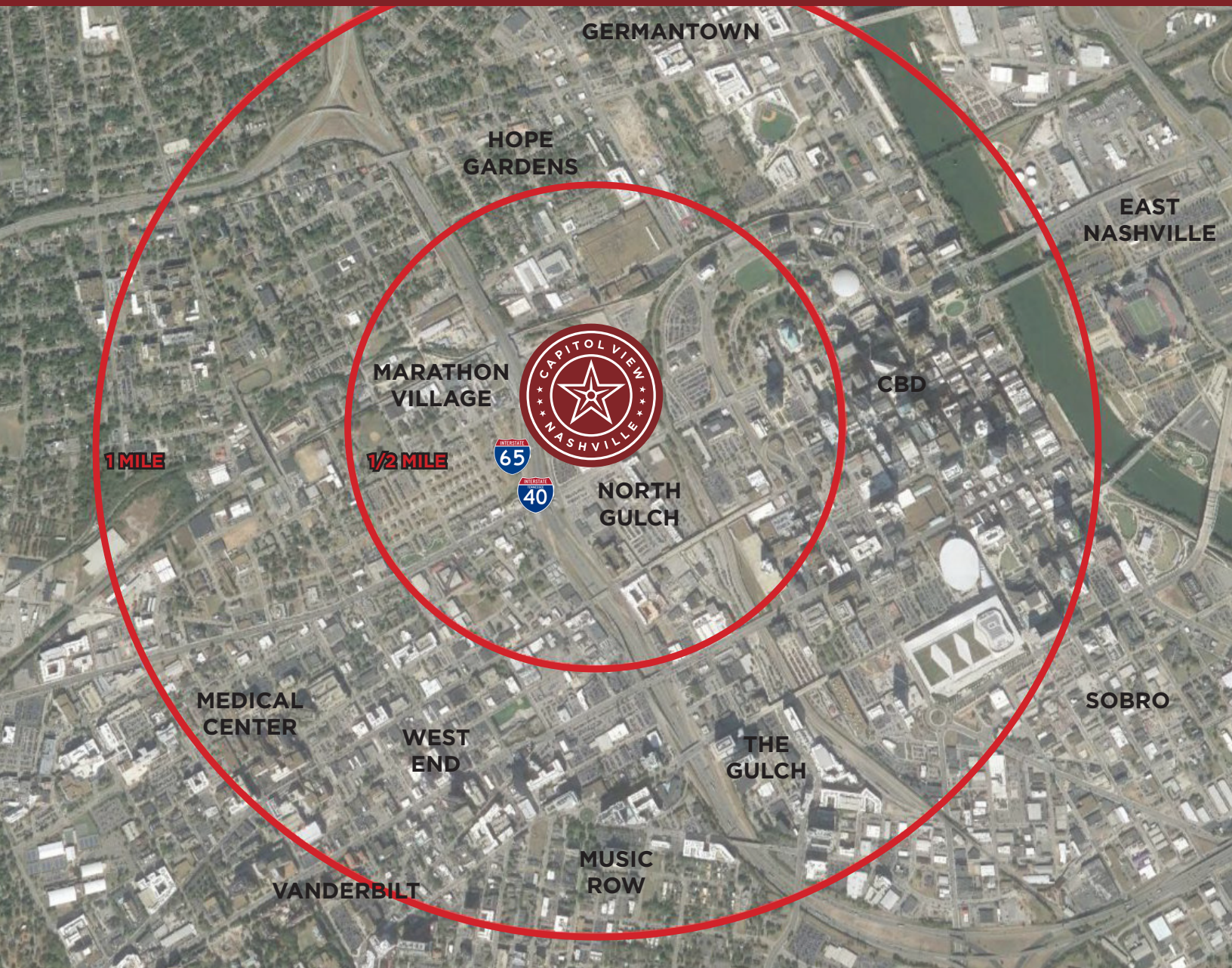
9,619

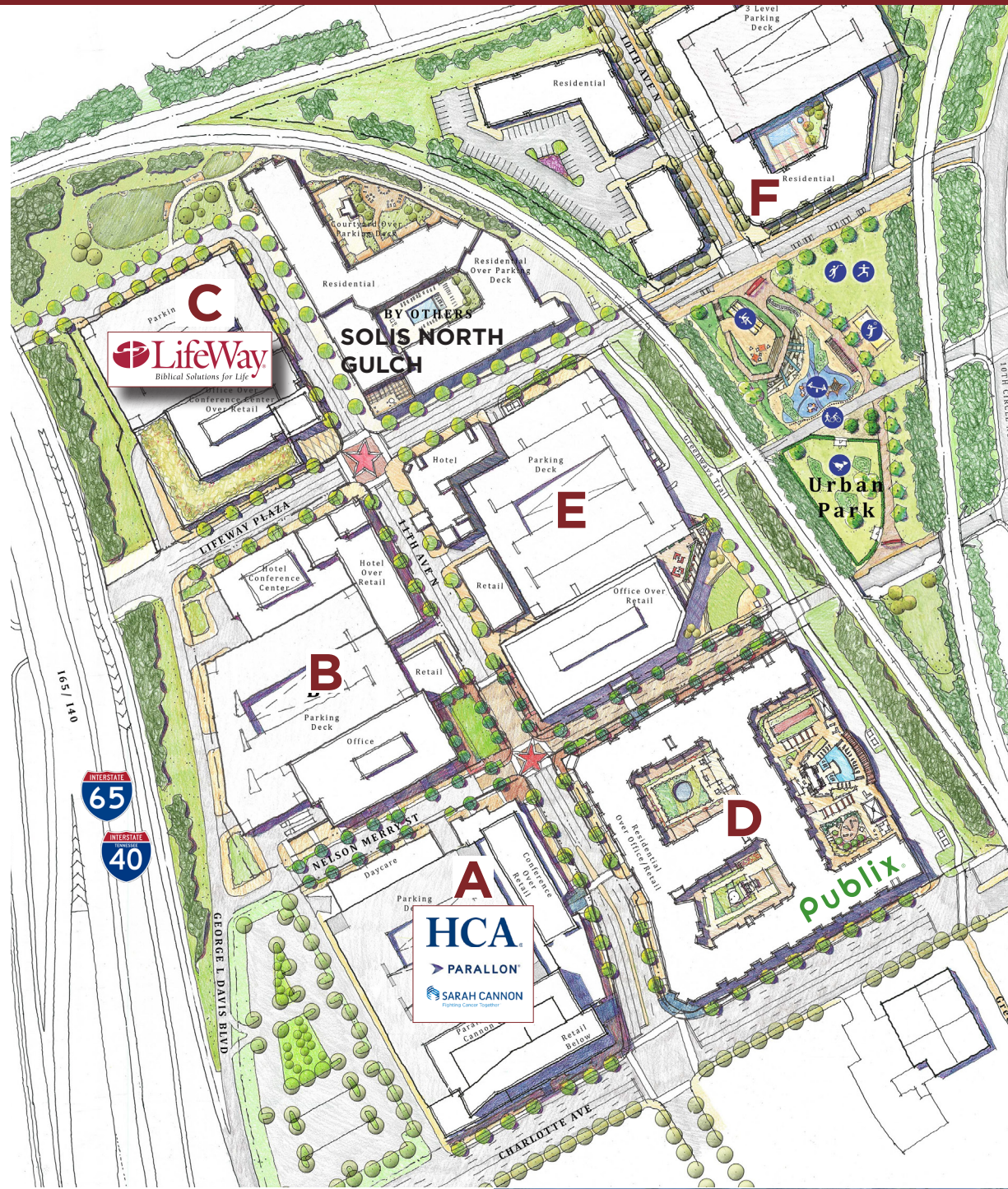


INCOME FOR 63% OF DOWNTOWN RESIDENTS

\$100,000 +







OVERALL SITE DATA
32 ACRES

BLOCK A - HCA

Open
23,000 SF Retail
500,000 SF Office

BLOCK B - HCA

Future Expansion
HCA Phase 2

BLOCK C - LIFEWAY

Open
8,000 SF Retail
250,000 SF Office

BLOCK D

Open
60,000 SF Retail
40,000 SF Office
378 Residential Units

BLOCK E

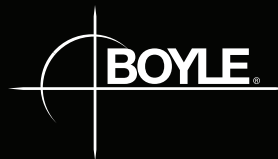
Open
13,000 SF Retail
300,000 SF Office
169-key Hampton Inn & Suites

BLOCK F

Future Expansion
200 Residential Units

THE GUTHRIE

Developed by Others
Open
271 Residential Units



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