

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 POINT OF VIEW

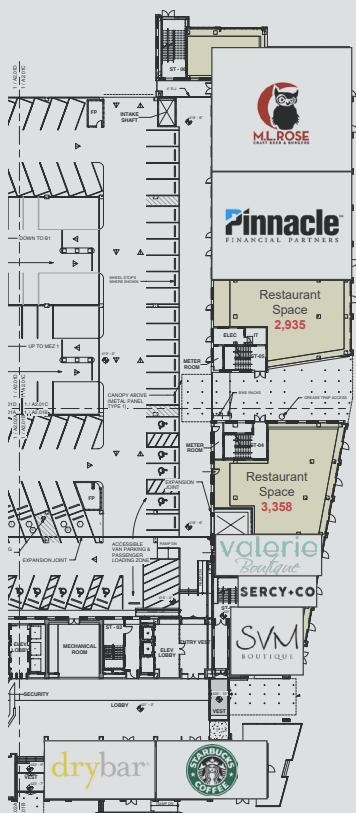
★★★

COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

YOU'LL SEE



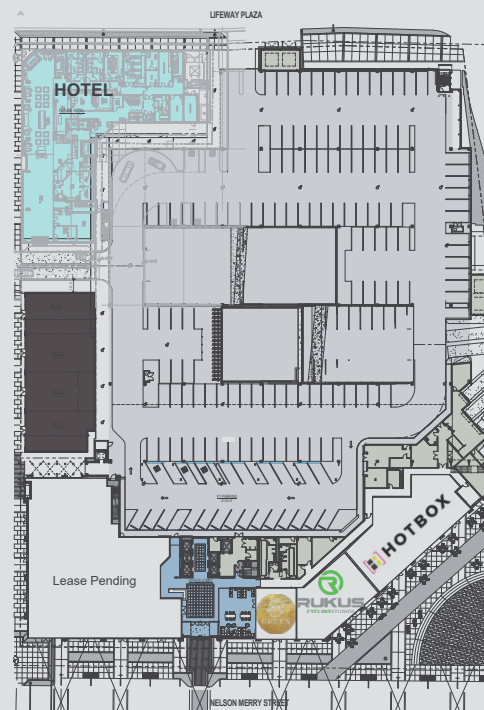
BLOCK A



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

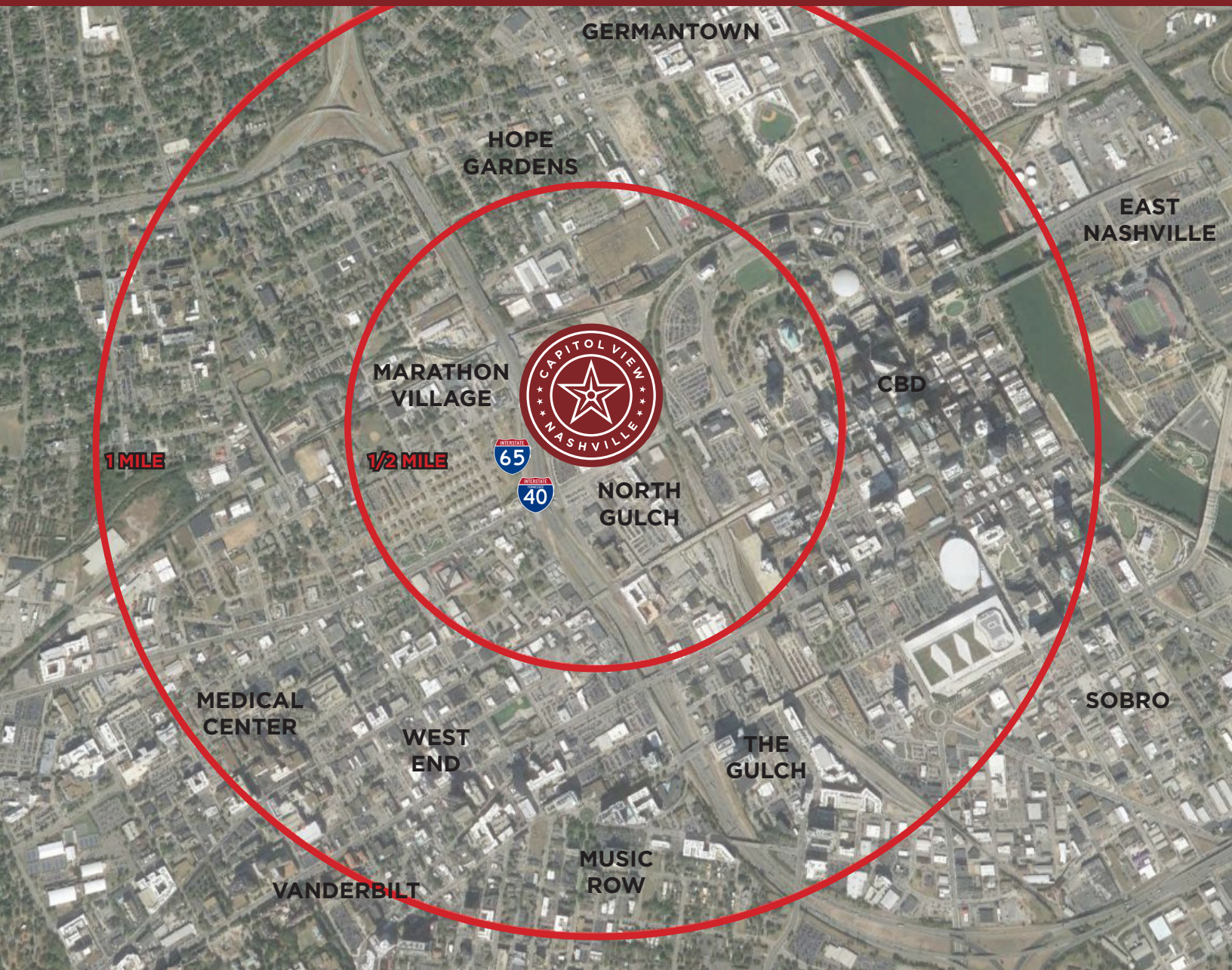
9,619

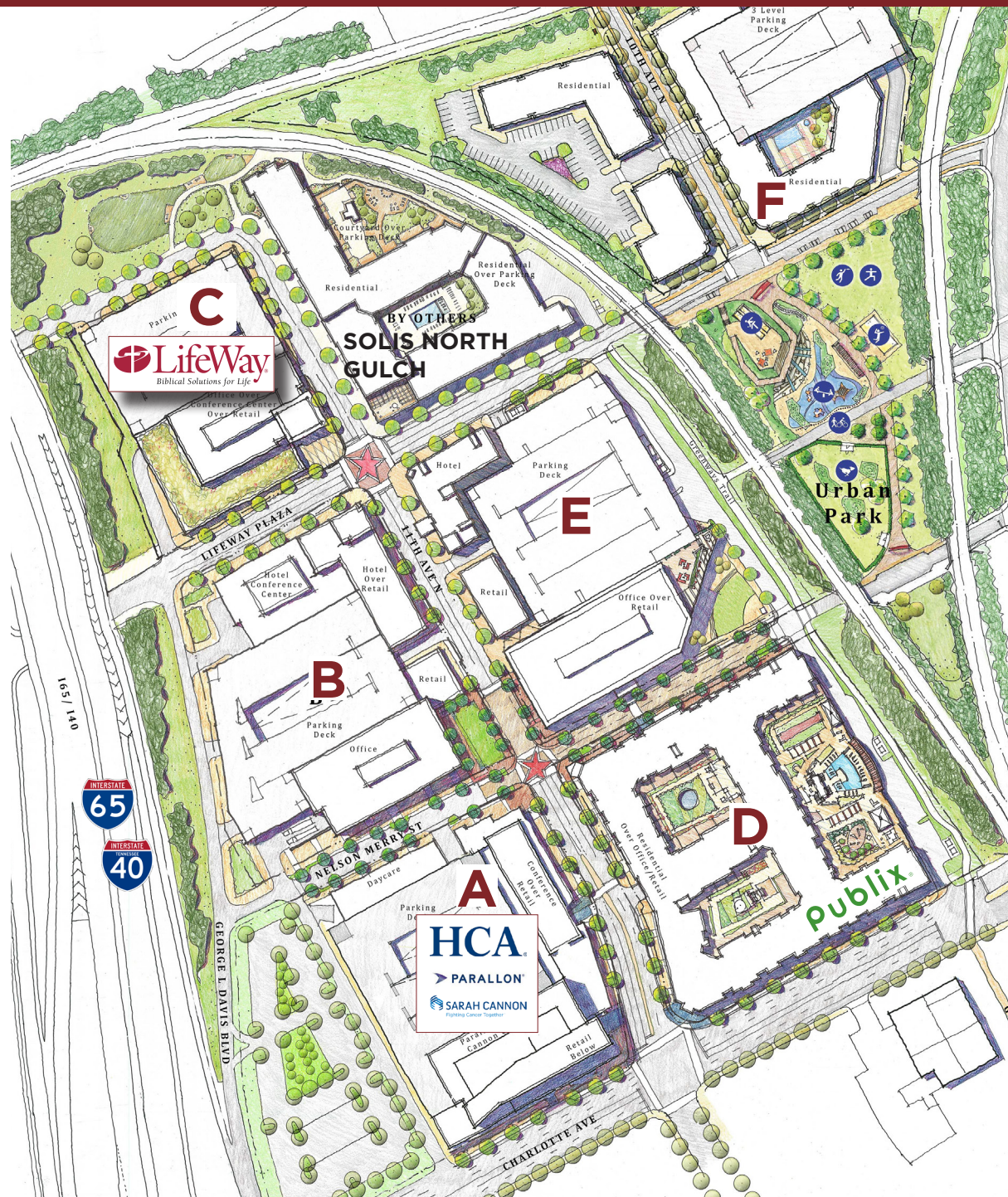


INCOME FOR 63% OF
DOWNTOWN RESIDENTS

\$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

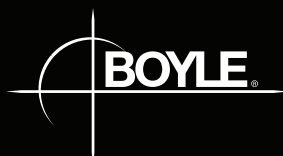
200 Residential Units

THE GUTHRIE

Developed by Others

Open

271 Residential Units



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