

CAPITOL VIEW ★★★ NASHVILLE



RETAIL
Block E

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

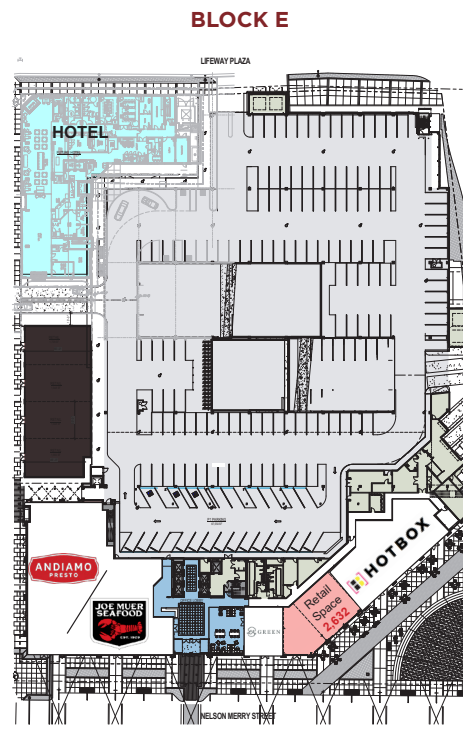
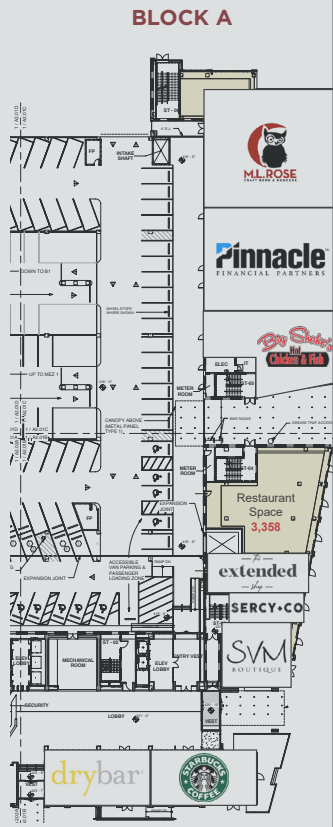


A DIFFERENT POINT OF VIEW

★★★

COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

YOU'LL SEE



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

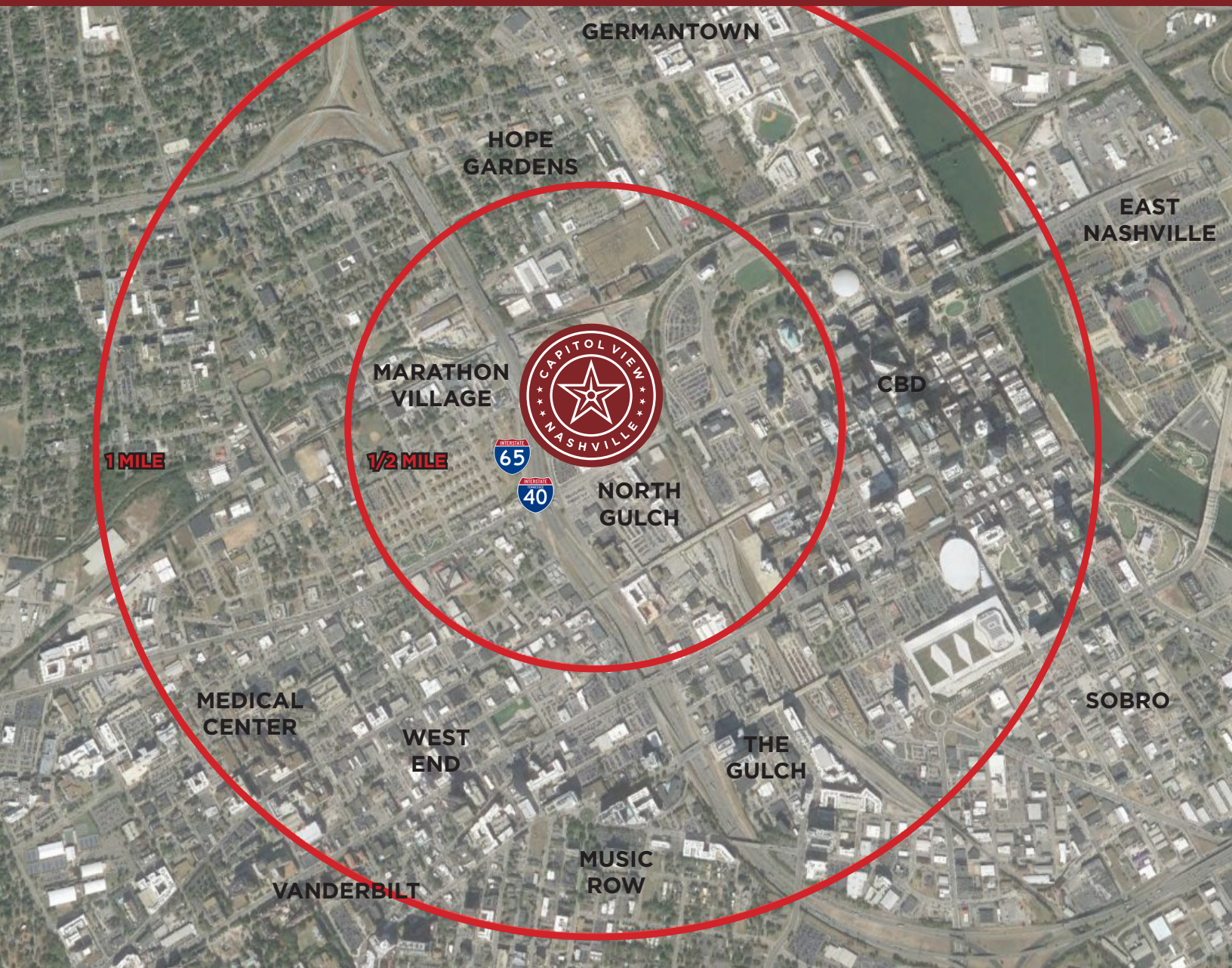
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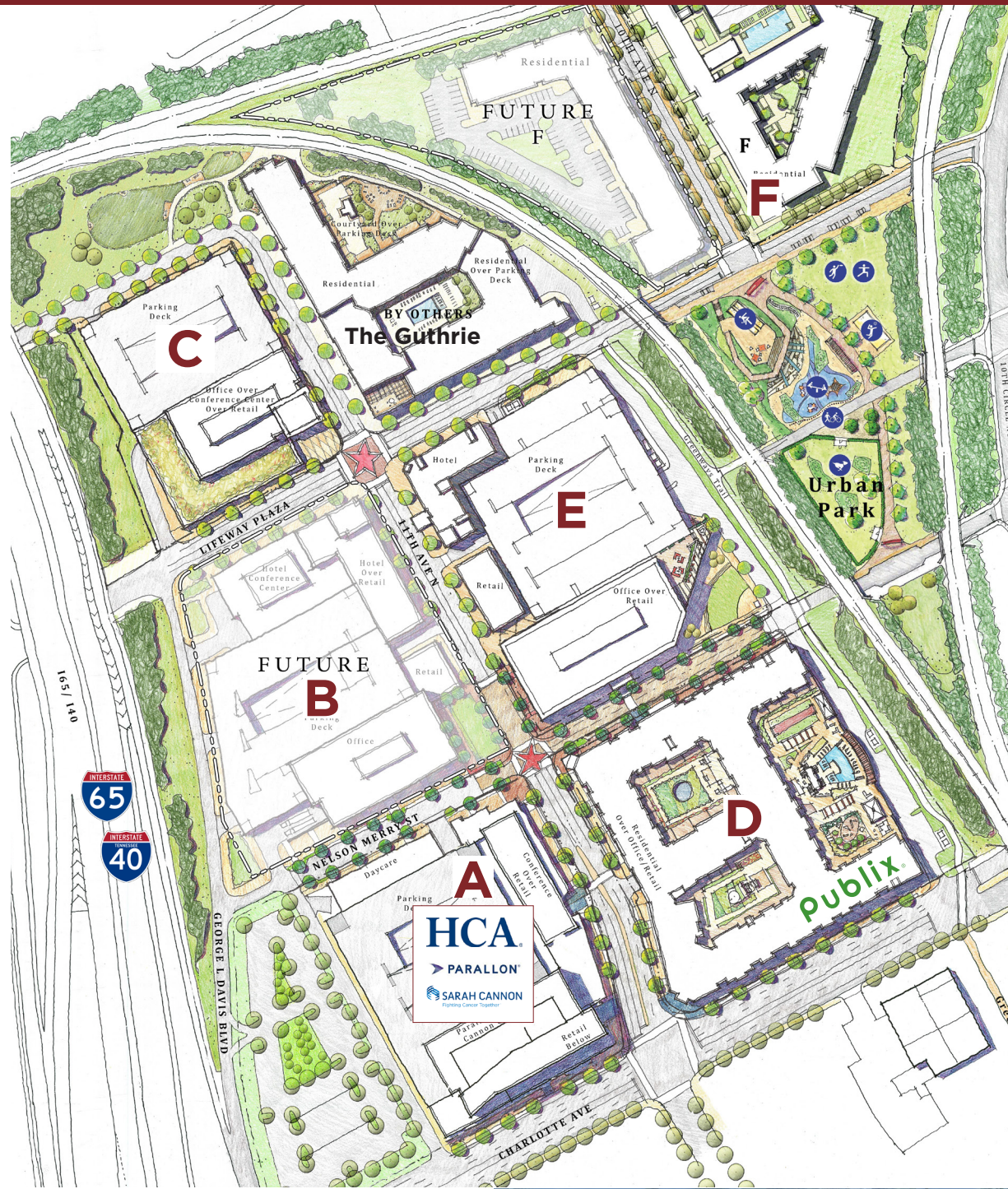


INCOME FOR 63% OF DOWNTOWN RESIDENTS

\$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 - RADIUS

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

BOYLE

BOYLE INVESTMENT COMPANY
 2000 MERIDIAN BOULEVARD, STE 250
 FRANKLIN, TENNESSEE 37067

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