

# 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 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



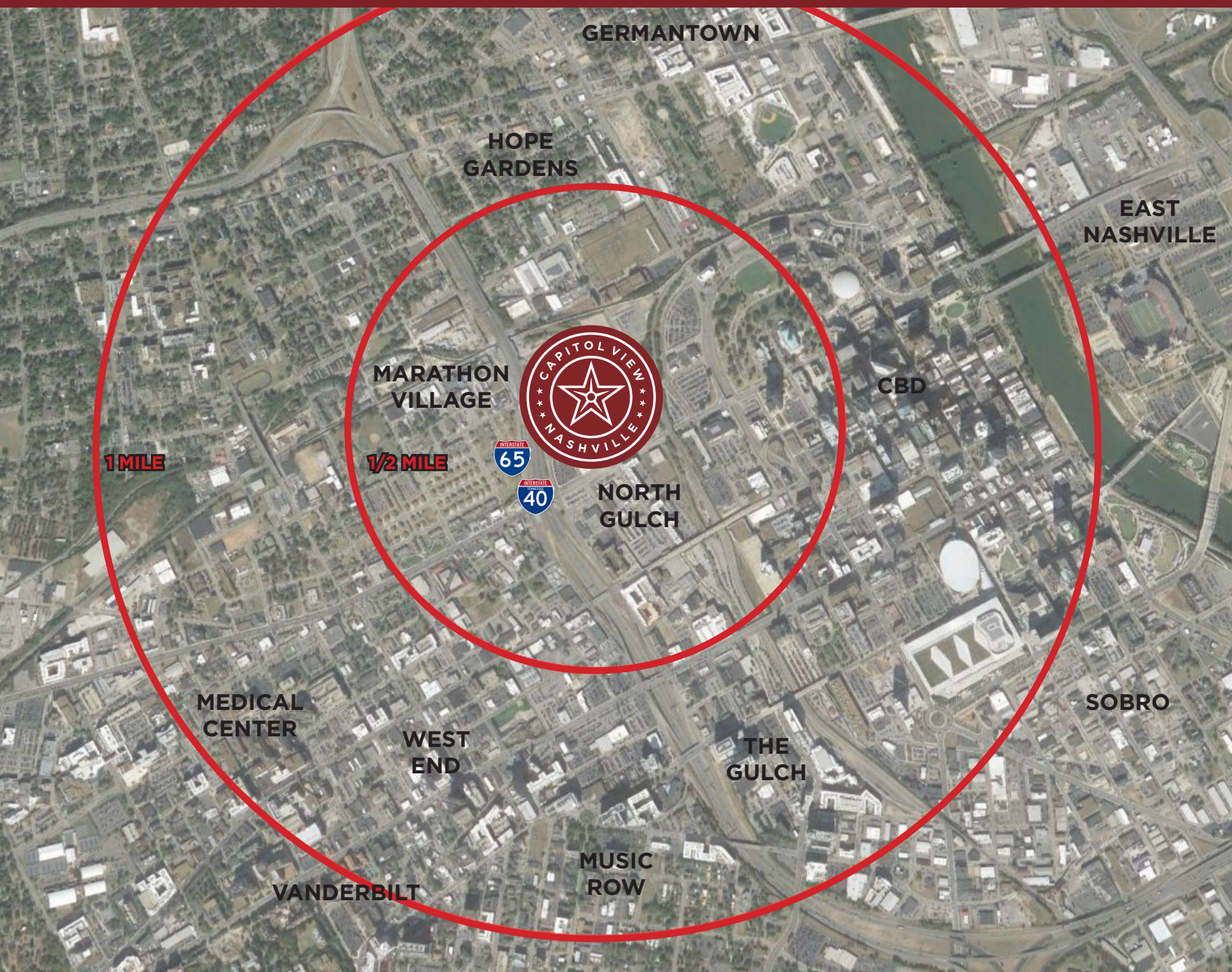
## A DIFFERENT POINT OF VIEW

★★★

COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

YOU'LL SEE

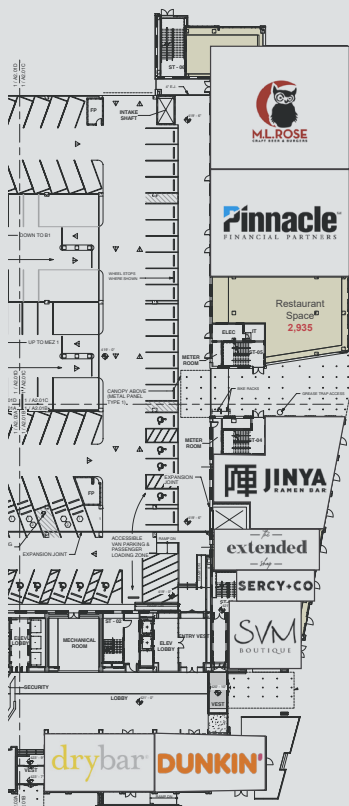




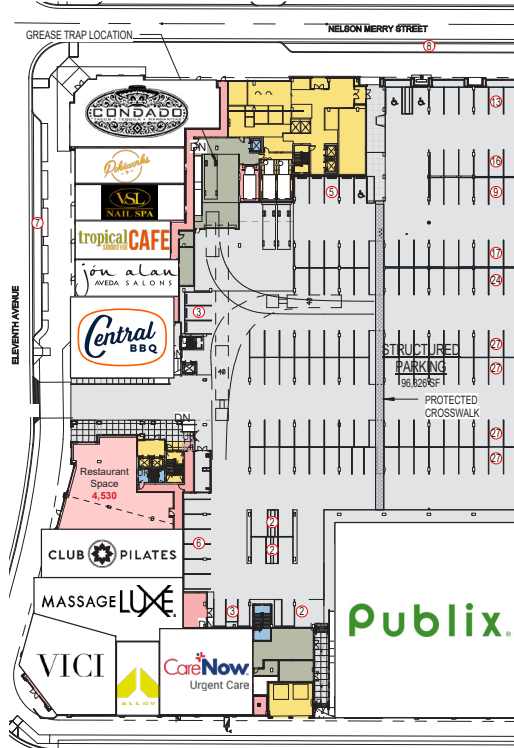




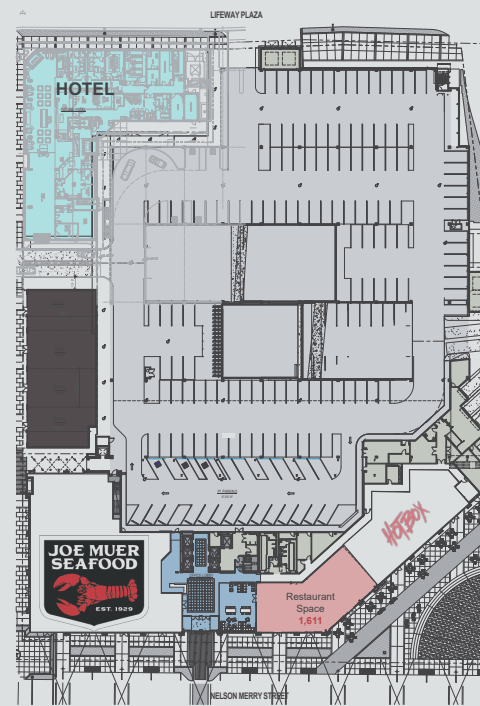
## BLOCK A



## 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

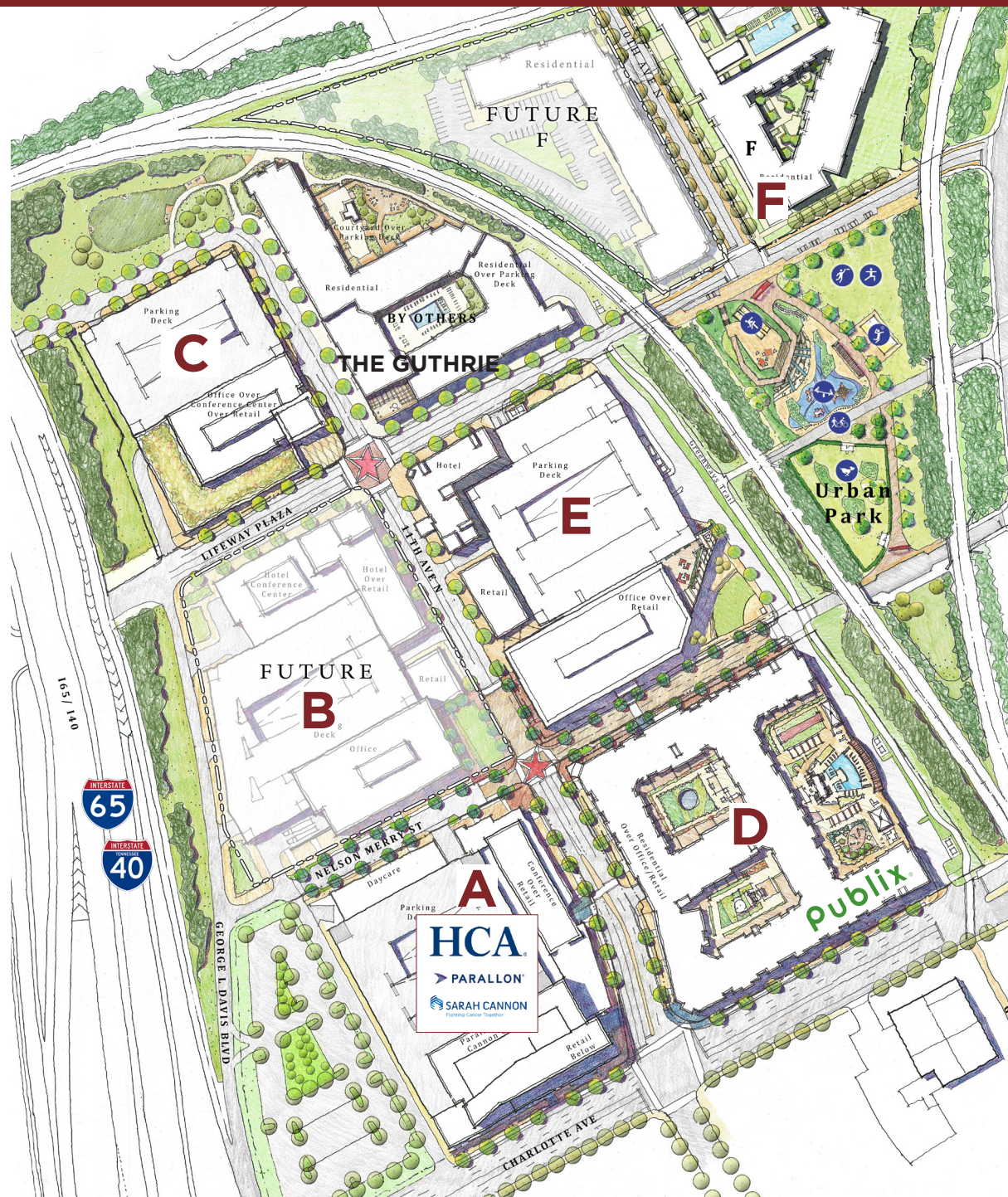


INCOME FOR 63% OF  
DOWNTOWN RESIDENTS

\$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 - 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

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