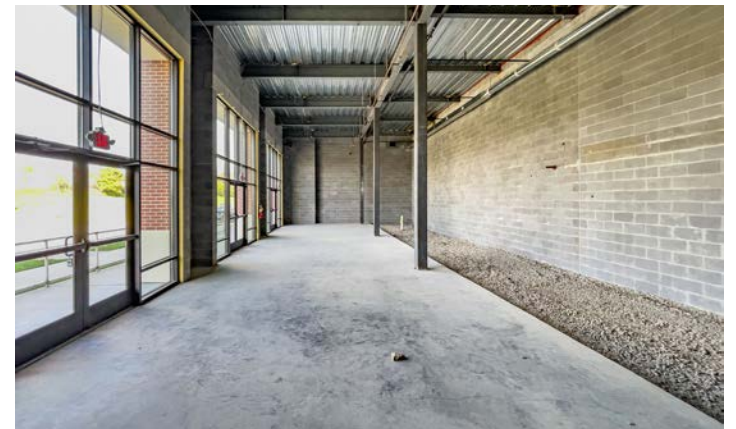


4305 Alabama Ave

Charlotte Avenue Corridor

Retail / Office / Services





Features

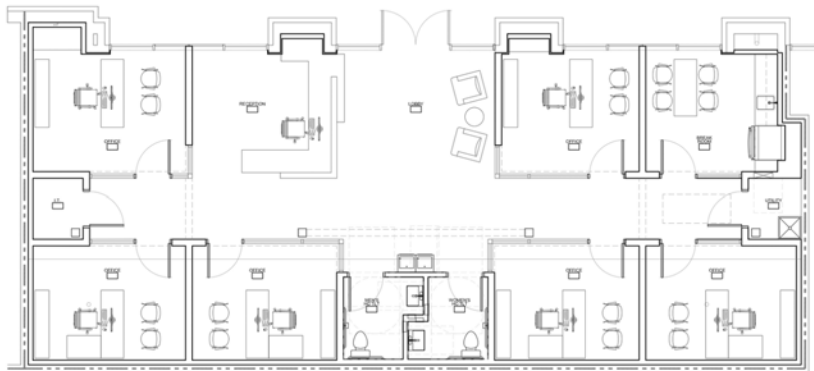
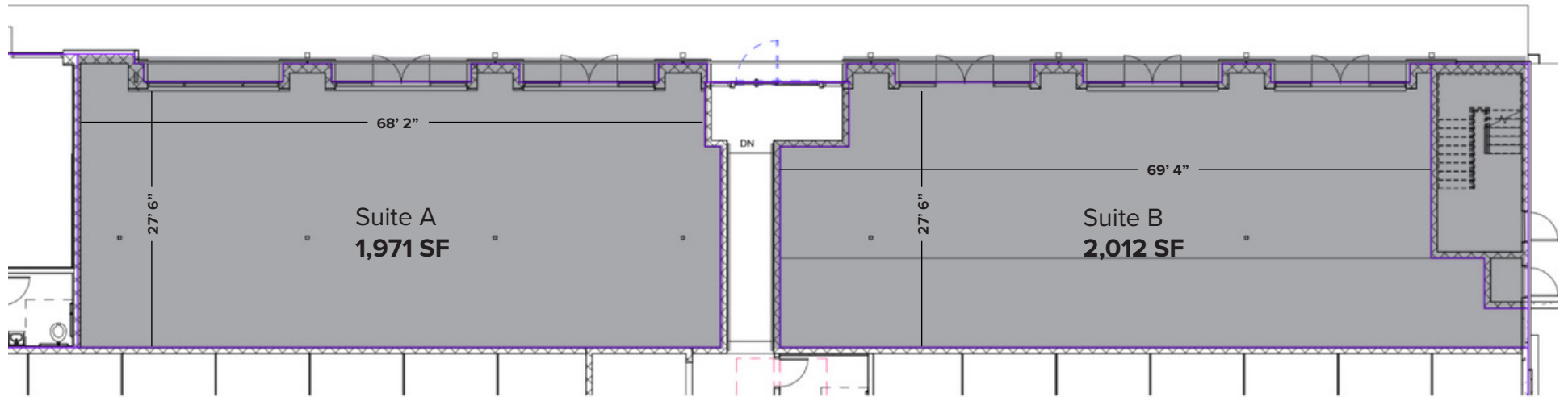
(Retail 1)	1,971 SF
(Retail 2)	2,012 SF
Ceiling Height	19'-8"
Utilities	Metered Separately
Optimal Use	Retail or Services
Delivery Condition	Cold Dark Shell
Delivery Date	Immediately

The Opportunity

- Premiere signage opportunity
- Ample natural light
- Immediate access to Charlotte Ave, I-40, and 51st Ave
- Walking distance to 35+ food and retail options
- 600+ residential units planned within 0.5 miles

The Neighborhood

- The Charlotte corridor is located less than 10 min from Downtown Nashville
- Hot spot shopping, eating, and living for families
- Lined with some of Nashville's best restaurants, apartments, and businesses



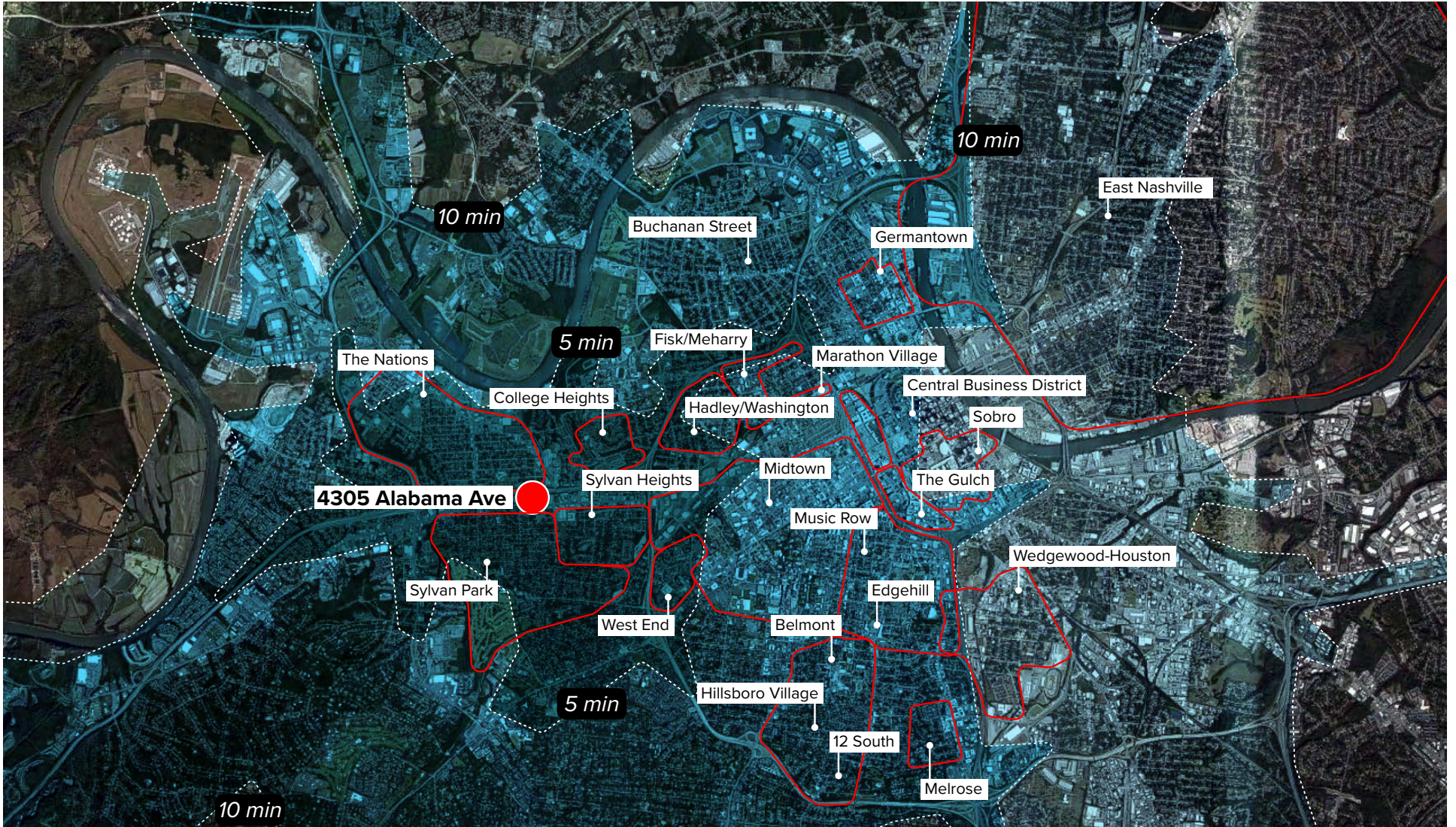
Suite A **Potential Layout**

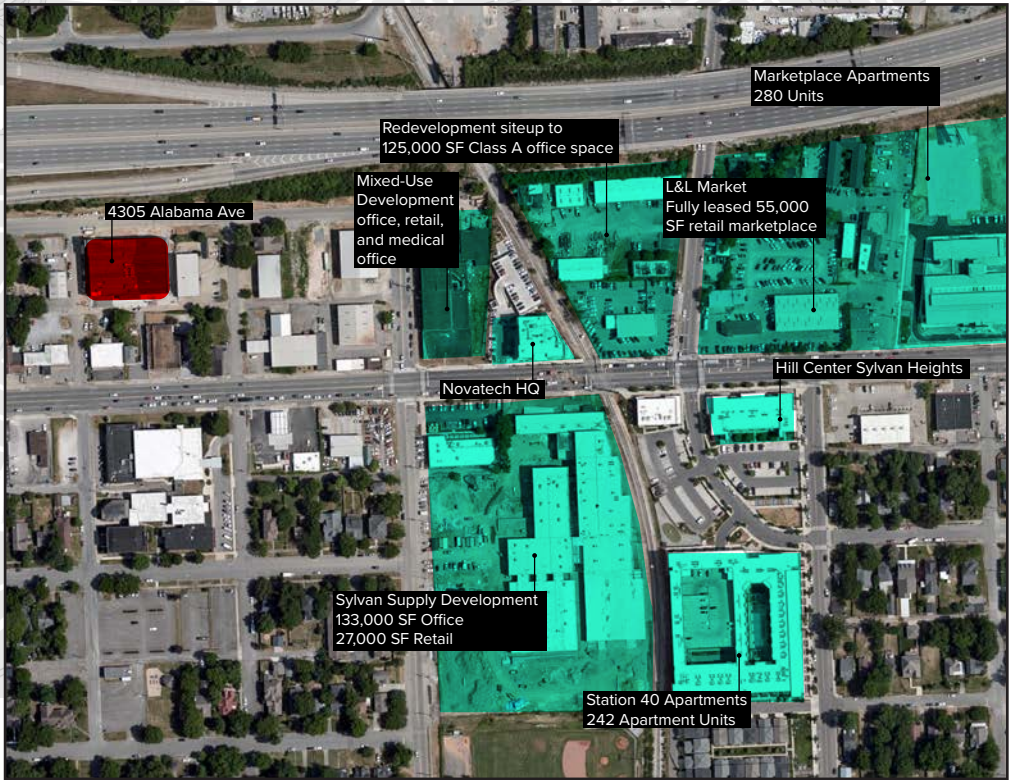


Potential—3D Renderings



Existing Interior Images







#10

fastest growing MSA

2.56%

Growth Since 2010

#1

large metro with most economic growth

12M

People live with a 2.5 hour drive of Nashville

75%

of the U.S. market is within a 2-hour flight

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