

# RETAIL SPACE AT HILL CENTER SYLVAN HEIGHTS

FOR LEASE



*for more information, contact*

**GREG COLEMAN**

615.250.6370

[gcoleman@southeastventure.com](mailto:gcoleman@southeastventure.com)

**TREANOR GRANBERY**

615.347.1310

[tgranbery@southeastventure.com](mailto:tgranbery@southeastventure.com)

 **SOUTHEAST VENTURE**  
615.833.8716 / [southeastventure.com](http://southeastventure.com)

**ADDRESS** 4011 & 4021 Charolette Avenue, Nashville, TN 37206

**AVAILABLE** 2 Spaces Available *see site plan*

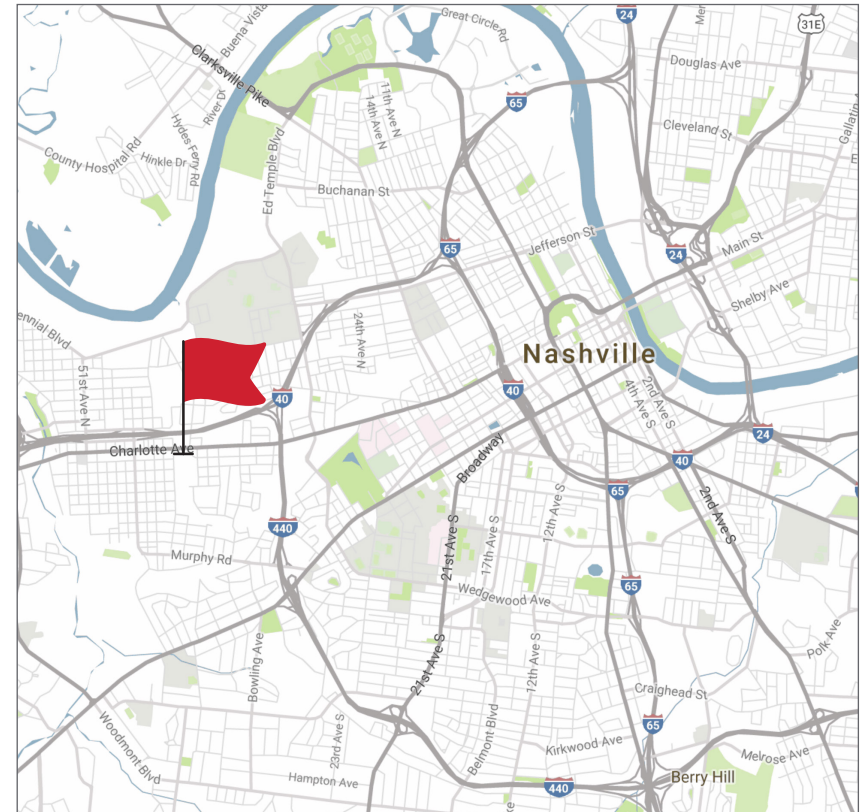
**RATE** \$35 NNN

**DATE AVAILABLE** Immediately

- Dedicated retail parking
- Access from Charlotte Ave and Sylvan Heights Way
- Located .5 miles from I-40, and 1.5 miles from the I-40/I-440 concurrency
- Traffic Counts for Charlotte Ave - 25,461 CPD (2023)



## LOCATION



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	15,876	119,230	231,698
HOUSEHOLDS	7,076	52,601	101,946
AVG. HOUSEHOLD INCOME	\$101,181	\$99,560	\$102,674

*for more information, contact*

**GREG COLEMAN**

615.250.6370

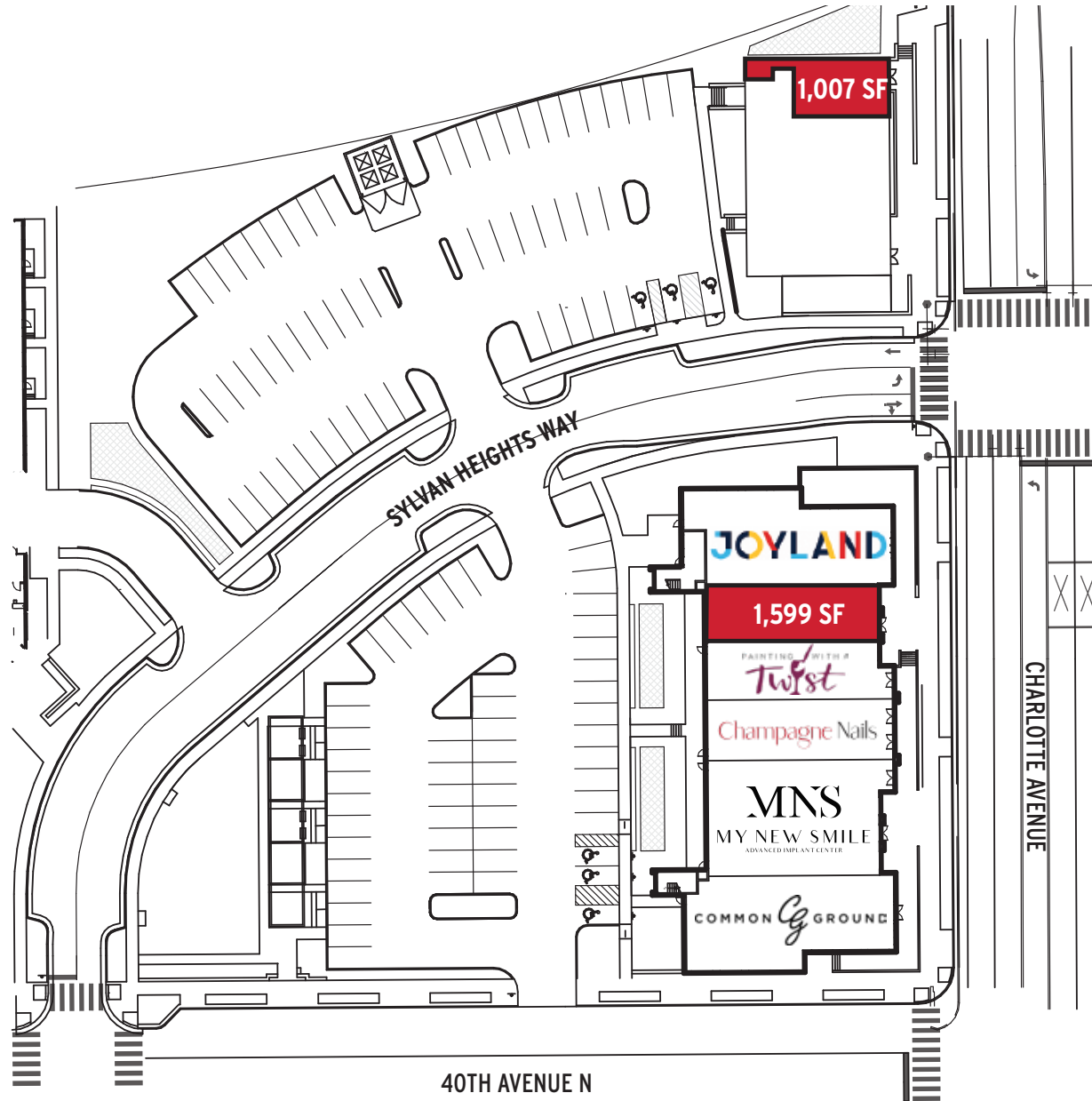
gcoleman@southeastventure.com

**TREANOR GRANBERY**

615.347.1310

tgranbery@southeastventure.com

**SITE PLAN**



*for more information, contact*

**GREG COLEMAN**

615.250.6370

gcoleman@southeastventure.com

**TREANOR GRANBERY**

615.347.1310

tgranbery@southeastventure.com