

FOR SALE OR LEASE

PRICE: \$1.4 MILLION

# Land/office/retail opportunity in Midtown

341 21ST AVENUE N, NASHVILLE, TENNESSEE 37203



## PROPERTY DETAILS

**Address** 341 21st Avenue N, Nashville, TN 37203

**County** Davidson

**Submarket** Midtown

**Parcel** 092-11-0-292.00

**Asset type** Land / Office / Retail

**Zoning** MUG-A: Mixed-Use General Alternative / OV-UZO: Urban Zoning Overlay

**Building size** 1,652 sf

**Acreage** 0.2

**Stories** 1

- 9 parking spots
- 20 x 20 freestanding garage included
- Located at one of the busiest (T4) transections of Charlotte Avenue corridor
- Near Starbucks selected site and high-volume Shell gas station
- Would be the only restaurant for consecutive blocks, north and south of Charlotte Pike
- Advantageous zoning allows for multiple type of uses and sizes
- Walkable amenities nearby
- High traffic counts
- ADA ramp

**Mike Jacobs, CCIM**

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**Lisa Maki, CCIM**

Principal, Managing Director

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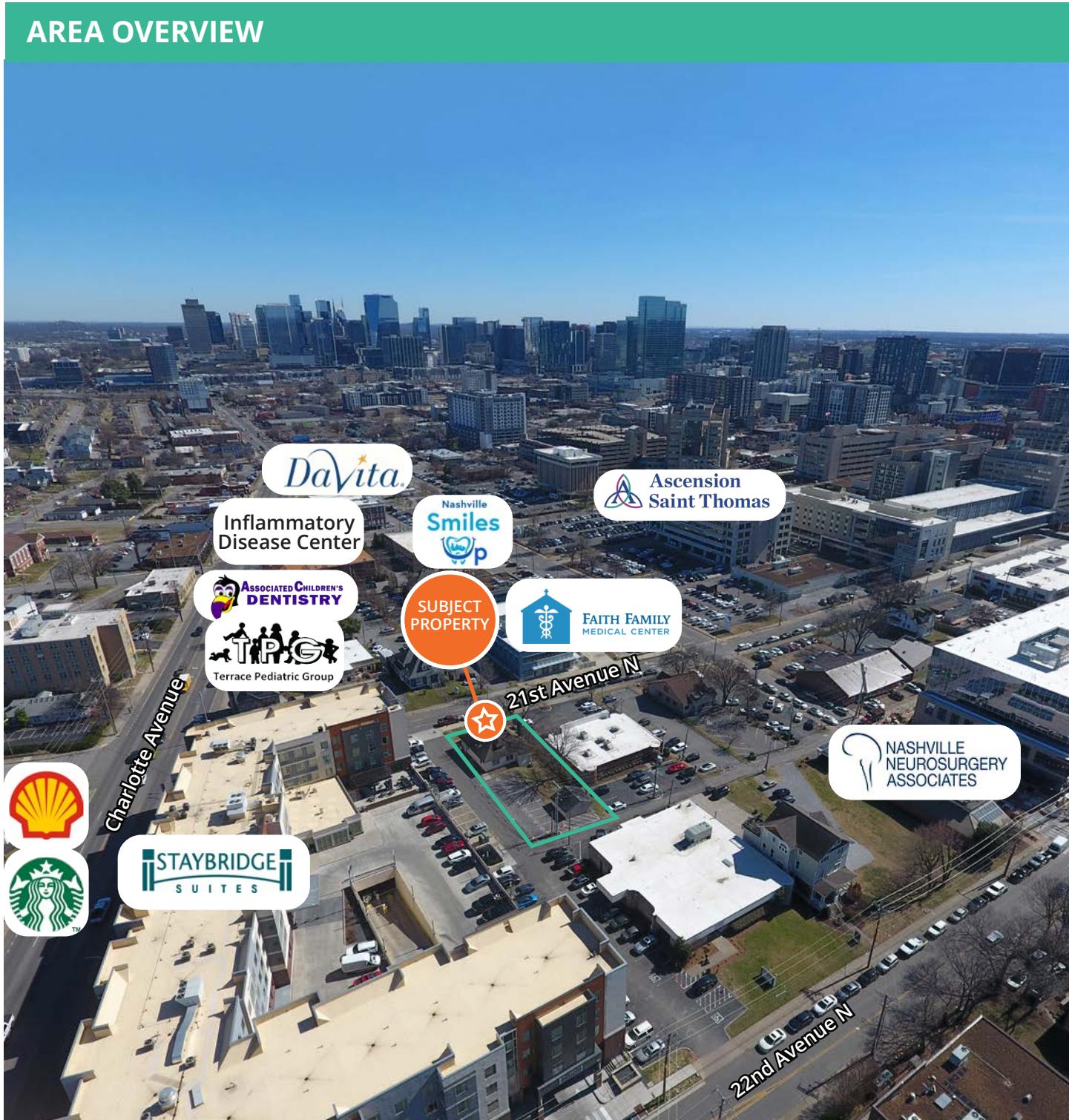
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**AVISON  
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## AREA OVERVIEW



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