

FOR LEASE

2100

CHARLOTTE
AVENUE

FOR LEASE
PRIME LOCATION

3,200 SF (.17 AC)
Freestanding
Building

Charlotte Avenue (26,623 ADT)

CBRE

2100 CHARLOTTE AVENUE

FOR LEASE

3,200 SF
Freestanding
Building

ADJACENT DRIVERS



- Directly adjacent to the 163-room Staybridge Suites
- 0.4 Miles from the 10.54 Acre St.Thomas Medical Campus that employs over 7,100 people
- 1 Mile from Amazon's Center of Excellence, the famed Broadway, and the Central Business District
- 70 Walk Score: Very Walkable

DEMOGRAPHICS

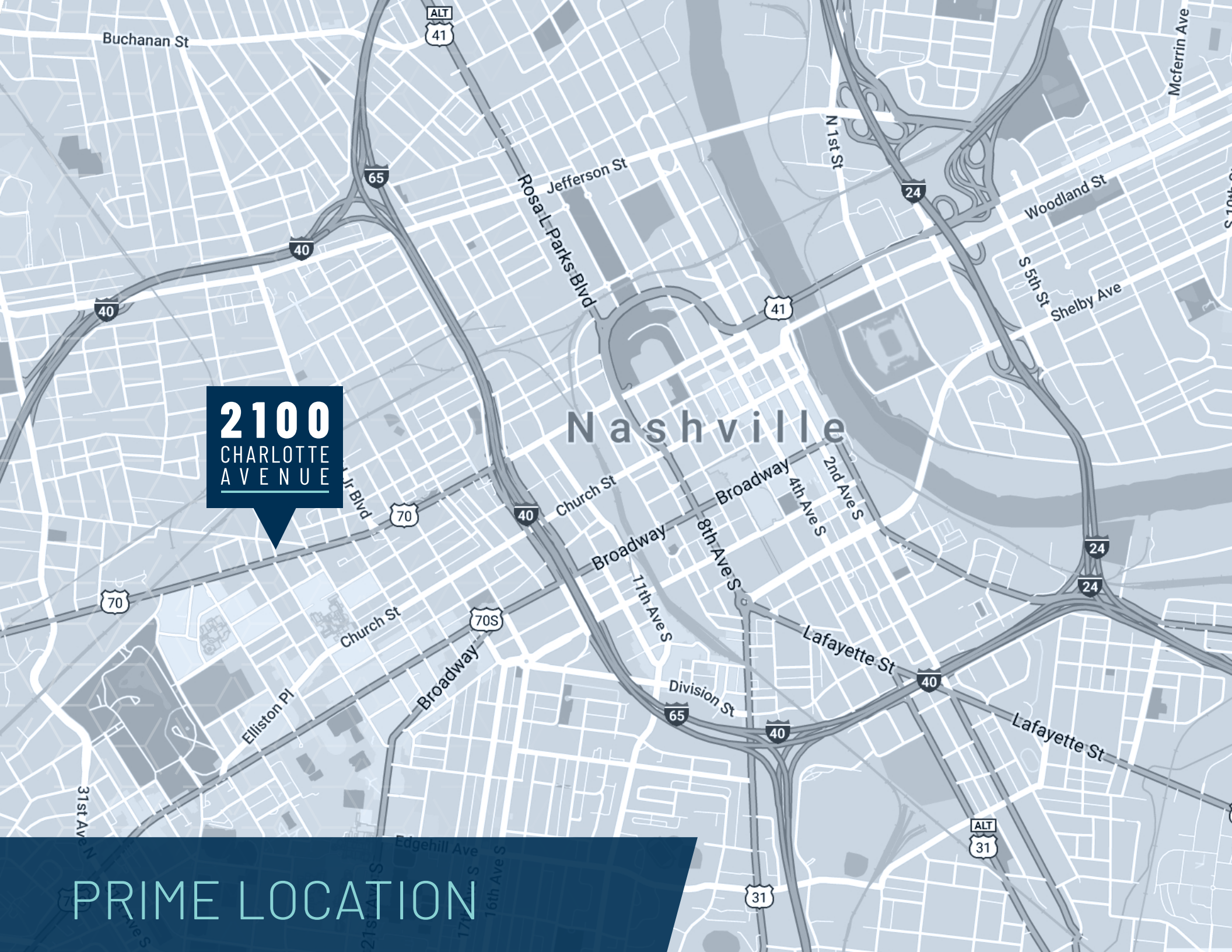


	1 MILE	3 MILE	5 MILE
2023 Population	19,676	129,237	236,168
2023 Households	10,096	60,595	106,095
2023 Avg. HH Income	\$89,132	\$114,833	\$118,251

TRAFFIC



THOROUGHFARE	CARS PER DAY
Charlotte Ave	26,623 ADT
21st Ave N	4,884 ADT



2100
CHARLOTTE
AVENUE

Nashville

PRIME LOCATION

2100 CHARLOTTE AVENUE

NEARBY MARKET DRIVERS

1 Saint Thomas Hospital Campus

2 Staybridge Suites Nashville - Midtown
[164 - room hotel]

3 Artemis Midtown
[146 apartment units]

4 Hyatt House Nashville at Vanderbilt
[201- room hotel]

5 Loews Vanderbilt
[340-room hotel]

6 Vanderbilt Univeristy Campus

7 Aertson Midtown
[350 apartment units, 180-room hotel, 40,000 SF retail]

8 2010 West End
[358 apartment units]

9 The Adelia
[186 Condominiums]

10 The Graduate Hotel
[205- room hotel]

11 The Morris
[300 apartment units]

12 Kenect Nashville
[420 apartment units, 26,000 SF retail]

13 19th & Church Street
[383 apartment units] - Under Construction

14 Fallyn
[347 apartment units]

15 The Virgin
[262 - room hotel]

16 LOCAL Midtown
[307 apartment units] - Under Construction

17 1818 Church
[142 apartment units]

18 Skyhouse Nashville
[352 apartment units]

19 Camden Music Row
[430 apartment units]

20 1505 Demonbreun
[209 apartment units]

21 Broadwest
[High end hotel, luxury condos, 500,000 SF Class A office space, ground floor retail]

22 Aspire Midtown
[352 apartment units] - Under Construction

23 Olympus Midtown
[170 apartment units]

24 Downtown Nashville/The Gulch

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CHARLOTTE AVENUE

NEARBY MARKET DRIVERS



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CHARLOTTE AVENUE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	19,676	129,237	236,168
2028 Population - Projected	26,247	157,137	268,265
2020-2023 Annual Pop. Growth Rate	2.10%	2.12%	1.51%
2023-2028 Annual Pop. Growth Rate	5.93%	3.99%	2.58%
2023 Median Age	28	32	35
2023 Households	10,096	60,595	106,095
2028 Households - Projected	14,386	77,550	125,002
2020-2023 Compound Annual HH Growth Rate	3.08%	2.62%	1.89%
2023-2028 Annual HH Growth Rate	7.34%	5.06%	3.33%
2023 Average Household Income	\$89,132	\$114,833	\$118,251
2028 Average Household Income - Projected	\$106,859	\$129,295	\$133,080
2023 Average Value of Housing Units	\$555,744	\$657,501	\$627,732
2023 Businesses	2,294	9,732	16,287
2023 Employees	100,937	276,427	268,025

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CONTACT US

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