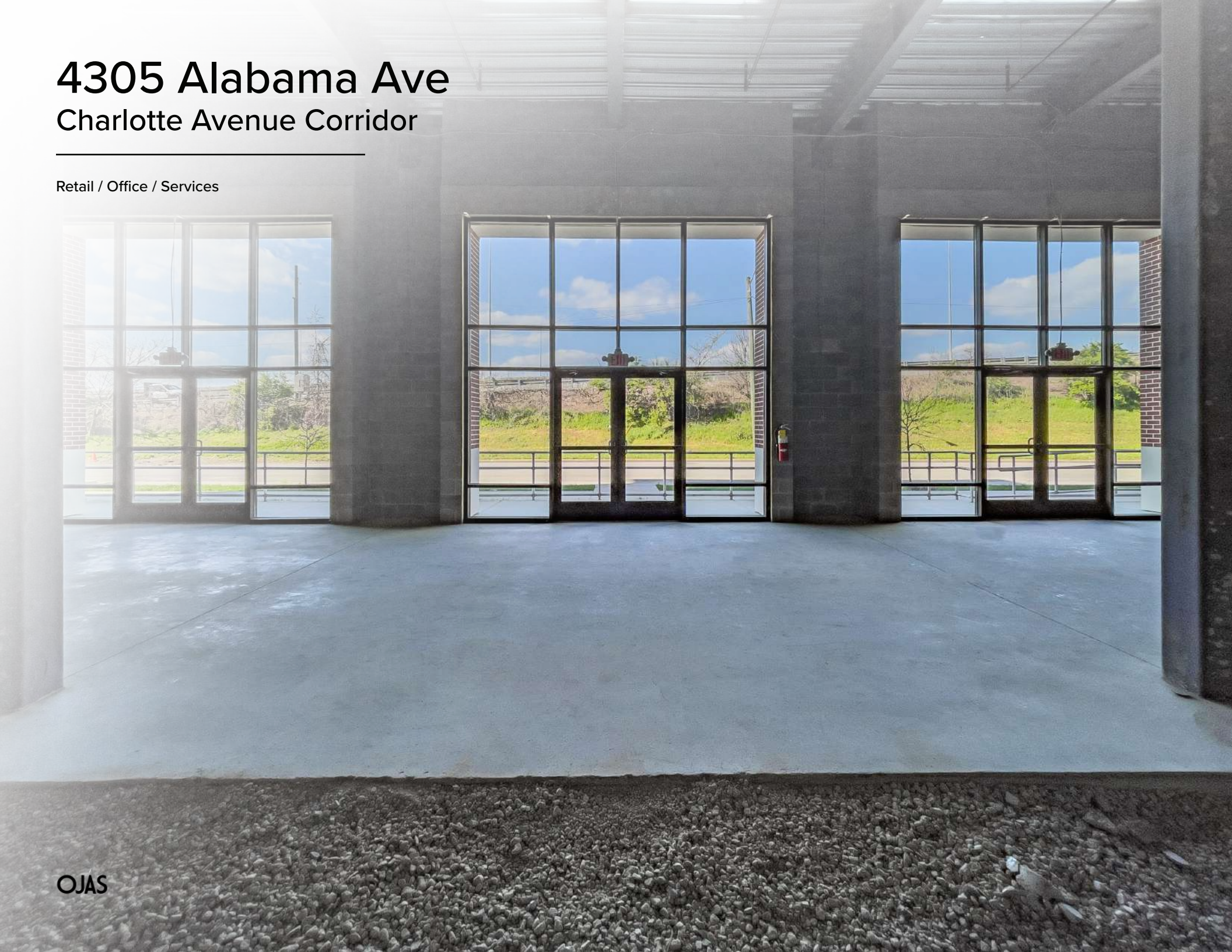


# 4305 Alabama Ave

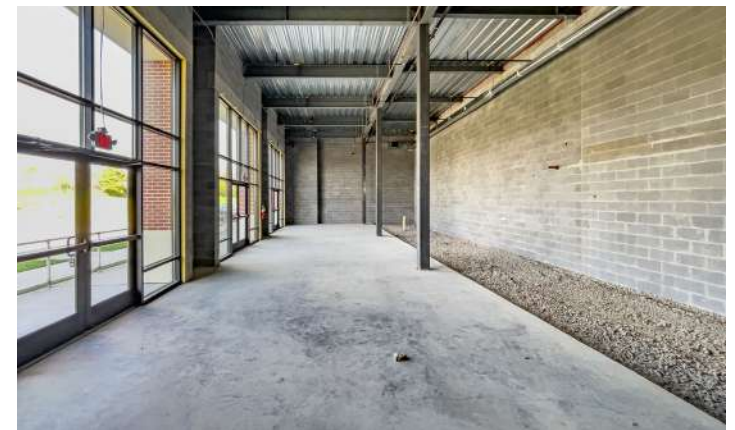
## Charlotte Avenue Corridor

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Retail / Office / Services







### Features

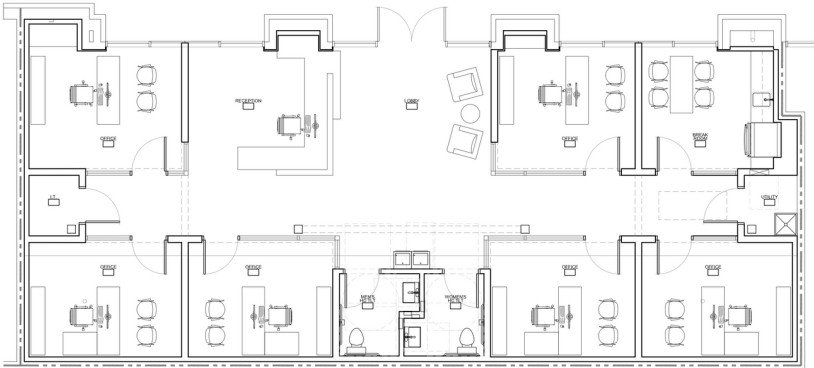
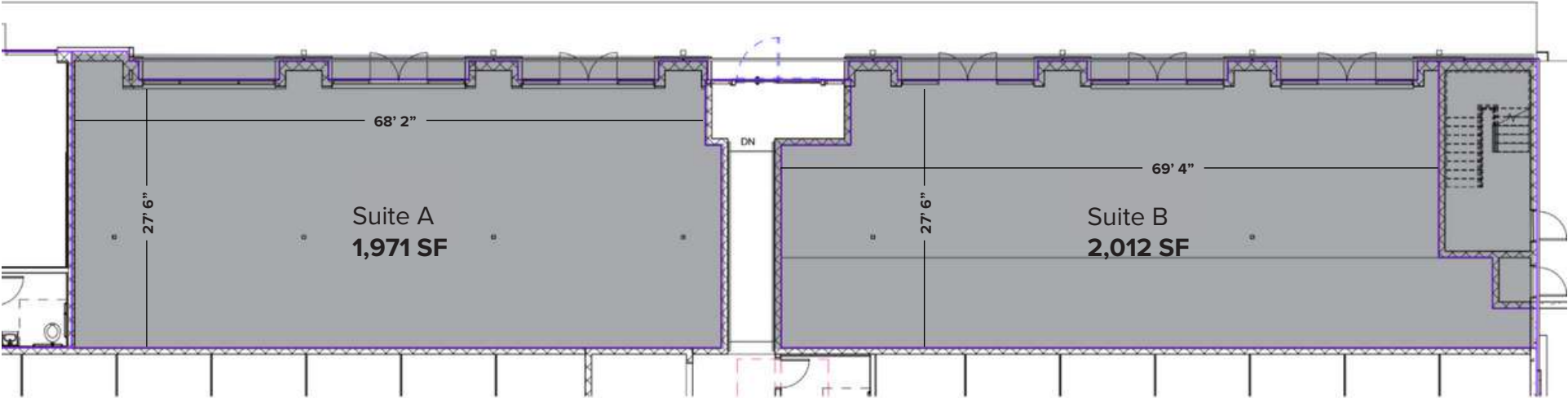
(Retail 1)	<b>1,971 SF</b>
(Retail 2)	<b>2,012 SF</b>
Ceiling Height	19'-8"
Utilities	Metered Separately
Optimal Use	Retail or Services
Delivery Condition	Cold Dark Shell
Delivery Date	Immediately

### 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

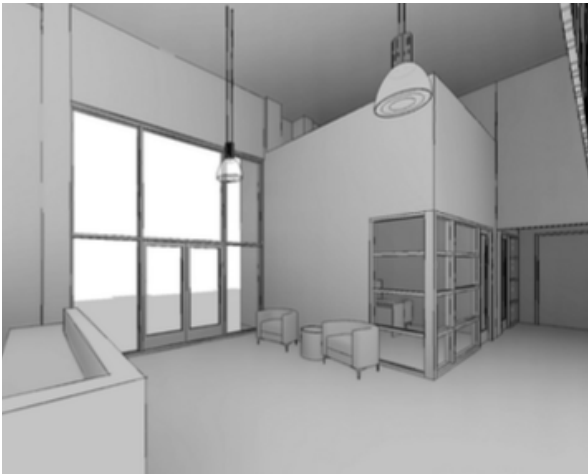
### The Neighborhood

- 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**





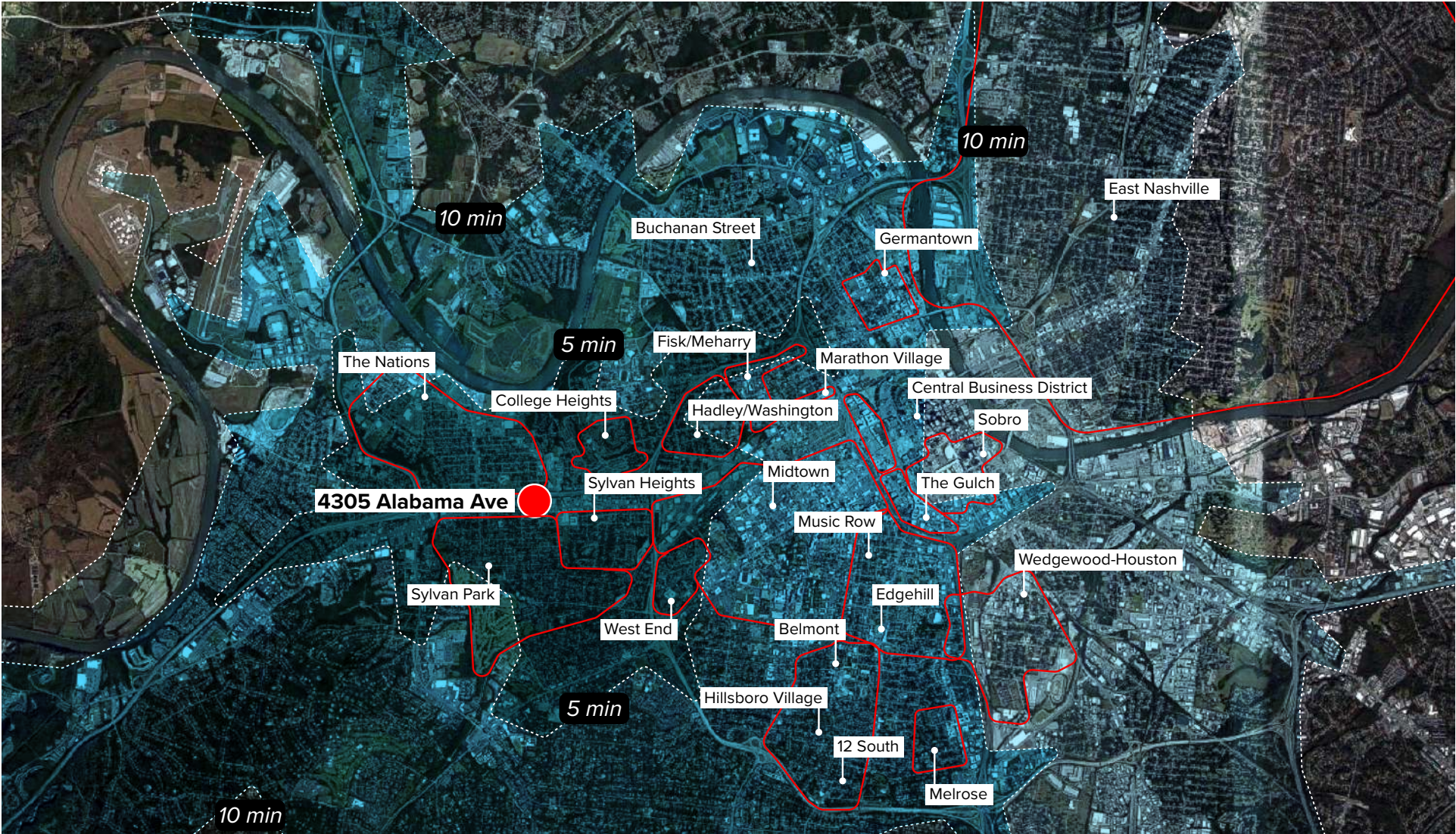
Potential—3D Renderings



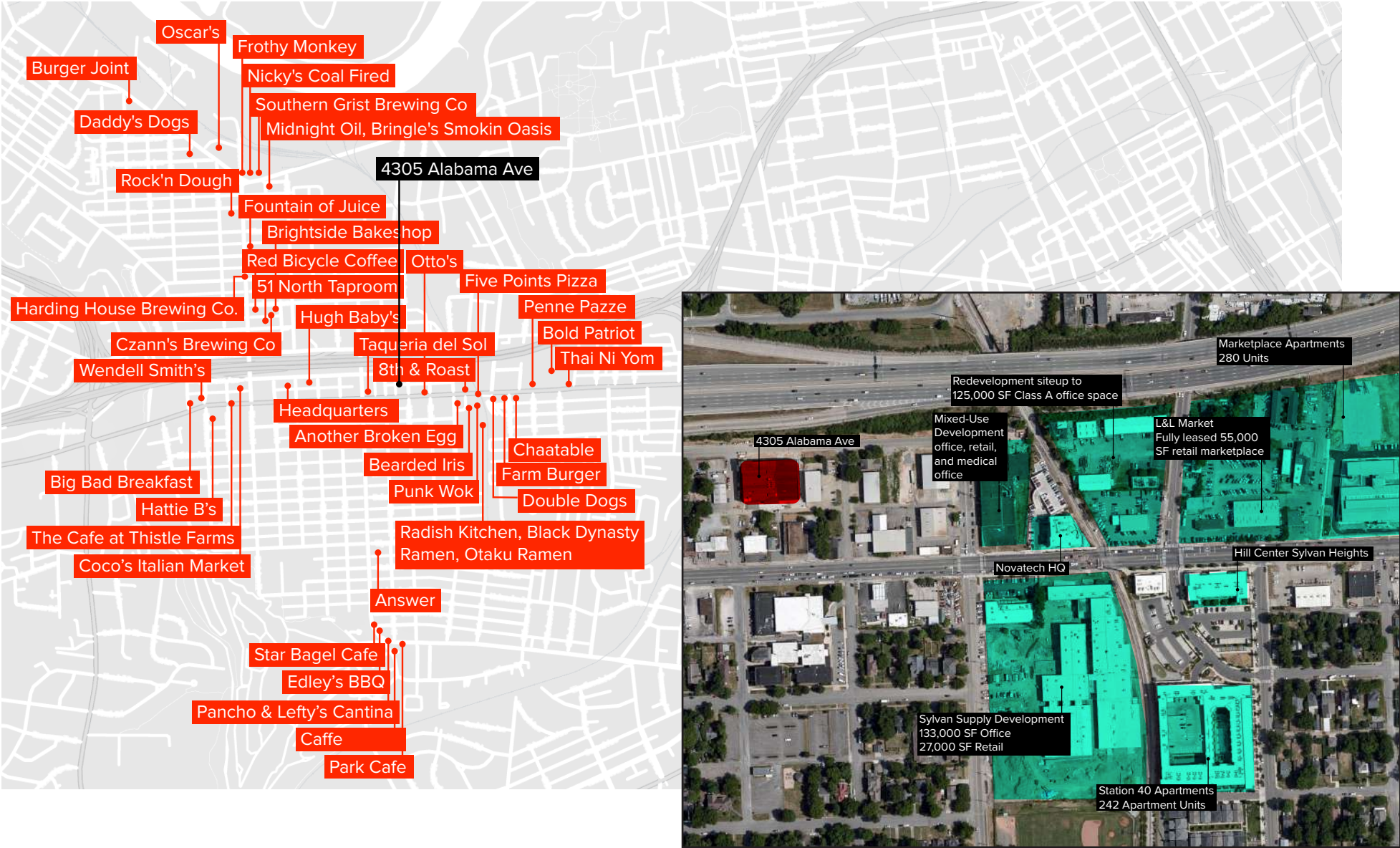
Existing Interior Images













**#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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