

THE MARKETPLACE

AT CHARLOTTE PIKE

7058, 7074 CHARLOTTE PIKE | NASHVILLE, TN 37209

LEASE OPPORTUNITY | 1,200-2,800 SF

SUBLEASE OPPORTUNITY | 1,200 SF

AREA HIGHLIGHTS



PROPERTY SUMMARY

Strategically positioned in the high-growth neighborhood of West Nashville, the area has seen over 3,000+ residential units built since 2019. Walmart and Lowe's are currently generating approximately 2.7 million annual visitors!

Availability: 2,800 SF for lease (7074 Charlotte Pike)

Buildout: Previously built out as a dentures office, this space is ideal for a dentist, orthodontist, or medical type user.

Availability: 1,200 SF in-line retail space for sublease (7058 Charlotte Pike)

Buildout: Fully-renovated, sprinkled, storefront retail space with "medtail" buildout. Mostly open with 2 office/treatment rooms

Timeline: Available now - Sublease Term through 6/30/2028

Details: Successful business has outgrown the space and is still operational.

Please reach out to brokerage team for more information and to schedule a tour, do not interrupt tenant operations

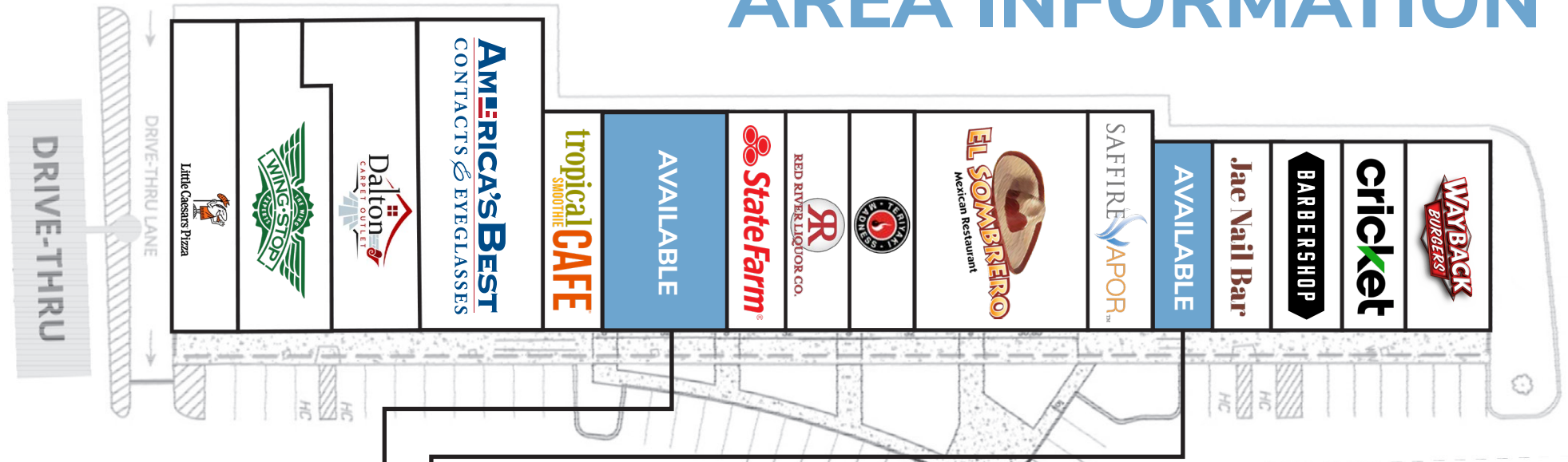


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AREA INFORMATION



AVAILABLE UNIT: 2,800 SF previous dentures office. Ideal space for a dentist, orthodontist, or medical type user.

AVAILABLE UNIT: 1,200 SF fully built out med spa. Fully renovated unit includes 2 offices and treatment rooms. Ready for immediate occupancy.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	5,575	31,480	81,915
Total Households	2,337	13,894	49,905
Average Household Income	\$98,995	\$107,347	\$116,233
Consumer Spending – Food Away From Home	\$8,748,840	\$53,083,906	\$163,719,028

TRAFFIC COUNTS

Road	AADT
River Road	8,050+
Charlotte Pike (Near Property)	11,700+
Charlotte Pike (Closer to Downtown)	19,400+
I-40 (Near Property)	85,800+
I-40 (Closer to Downtown)	97,500+
Davidson Drive	3,900+



DRIVE TIMES

I-40 | 0.5 Mi + 2 Min

Nashville West | 1.2 Mi + 5 Min

Hillwood | 2 Mi + 6 Min

The Nations | 4.5 Mi + 10 Min

One Bellevue Place | 4.6 Mi + 11 Min

Belle Meade | 5.3 Mi + 15 Min

Green Hills | 6.8 Mi + 16 Min

Downtown | 8 Mi + 20 Min

Map Source: ©2024 Google Maps, Airbus, Maxar Technologies

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GALLERY



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7058 CHARLOTTE PIKE



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AT CHARLOTTE PIKE

PROFESSIONALLY OWNED BY

LAST MILE 
A NORTH AMERICAN PROPERTIES COMPANY

PROFESSIONALLY LEASED BY

 **SAGEMONT**

CAMERON BICE
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