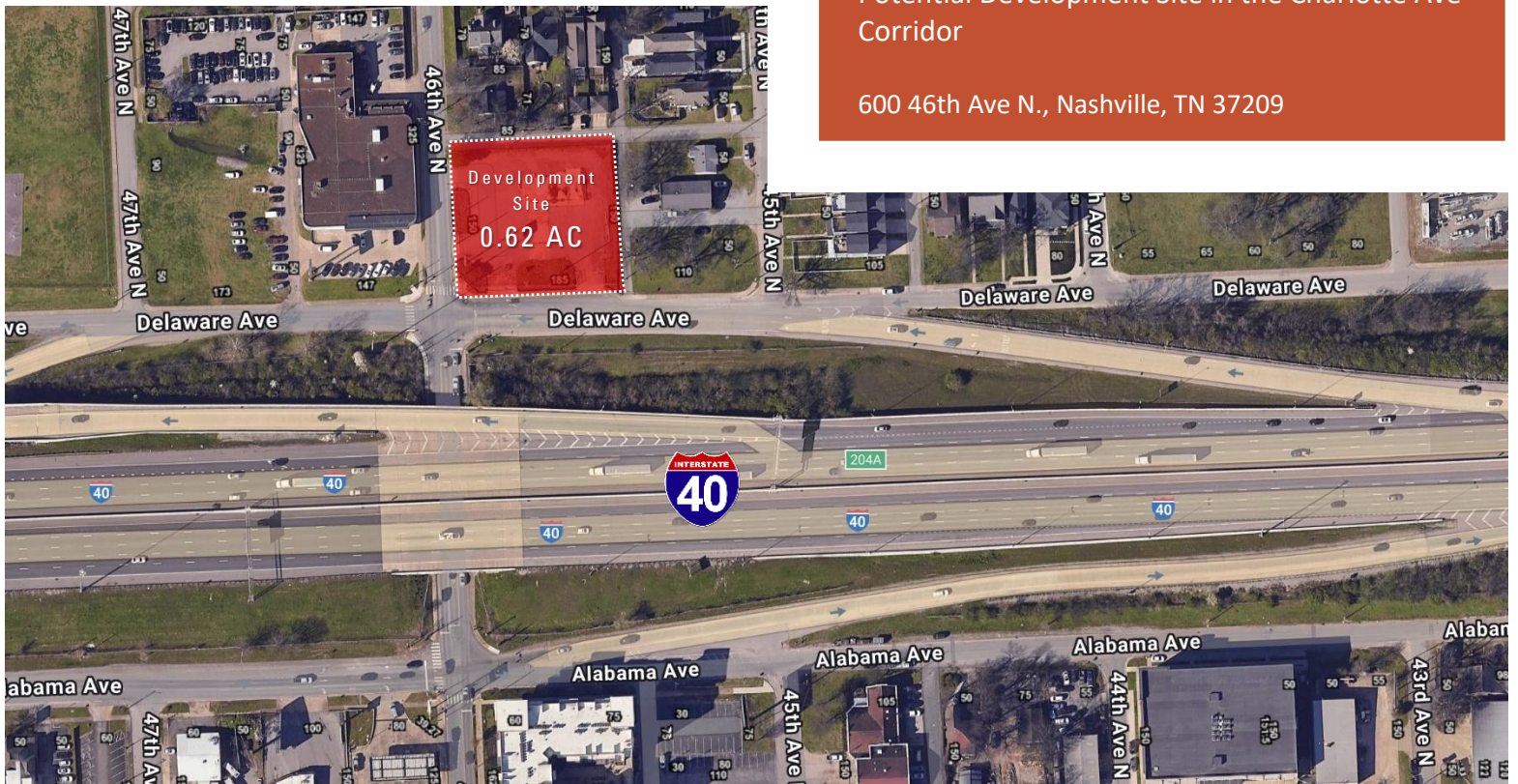


FOR SALE

±0.62 Acres Available

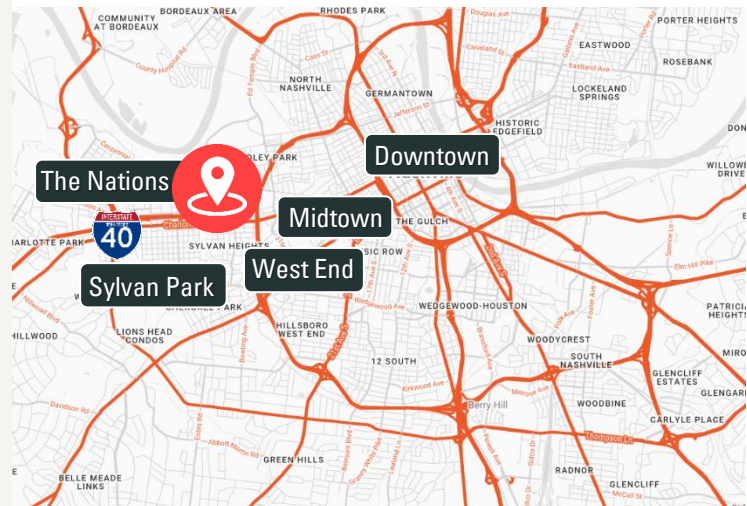
Potential Development Site in the Charlotte Ave Corridor

600 46th Ave N., Nashville, TN 37209



HIGHLIGHTS

- Potential Development Site in the Charlotte Ave Corridor
- ±0.62 Acres
- Sale Price: \$3,650,000
- Site previously approved for an 11,581 SF shop
- Existing steel package for building potentially available
- Prominent corner location with significant frontage on 46th Ave N. and Delaware Ave
- Zoned CI: Commercial Limited / Uzo: Urban Zoning Overlay
- Site offers immediate access to I-40
- Strategically positioned in the Nations - one of Nashville's fastest-growing communities
- Surrounded by a wide array of shopping and dining amenities
- ±4.8 Miles from Downtown Nashville



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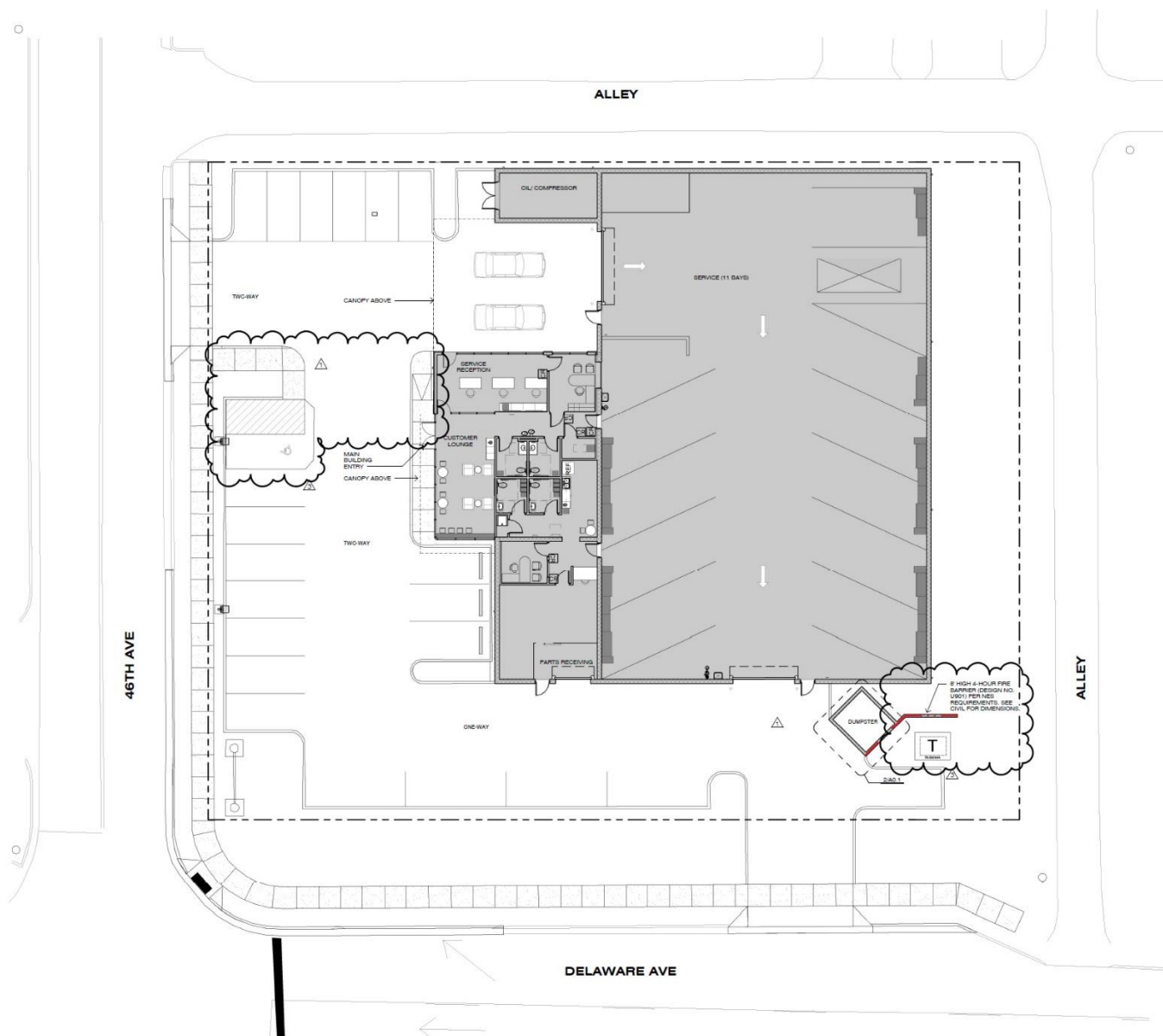
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Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
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For Sale
±0.62 Acres

600 46th Ave N
Nashville, TN 37209
Davidson County

CHARLES
HAWKINS CO.

APPROVED SITE PLAN



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LOCATION OVERVIEW



THE NATIONS

A HYPER-LOCAL EXPERIENCE

The Nations is one of Nashville's fastest-growing neighborhoods.

Situated west of downtown Nashville, this former industrial area has been revamped to attract breweries, bars, unique fast-casual eateries, original chef-driven restaurants, and art galleries to the area.

The community is a great mix of industrial historical character, residential homes, and new mixed-use developments. It has become a desirable area for young professionals and families, developers and investors seeking to capitalize on the neighborhood's unique vibe and evolution.

The community is strategically positioned near several major city attractions. It is a short distance to Rock Harbor Marina, McCabe Golf Course, and multiple public parks for outdoor recreational activities. The Nations is a great walkable community with 3 primary thoroughfares: 51st Avenue, Centennial Blvd, and Charlotte Avenue. These corridors feature a mix of creative office buildings, ample health and wellness companies, and unique retail and restaurant options.

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