

# 1811 CHARLOTTE AVE NASHVILLE TN 37203



For more information, contact:

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# 1811 CHARLOTTE AVE NASHVILLE TN 37203

## PROPERTY SPECS

Located in MidTown Nashville, property is in amazing location to be redeveloped to compliment the surrounding businesses. Area has seen major growth in last few years and is projected to grow an additional 8-10% in population and household growth. Just under 200 feet of road front at the front to the NNW and 118 feet on the side to the NNE. Busy and easily accessible to interstate I40/440/I65. Easy ingress and egress.

MUG-A, OV-UZO  
ZONING

6302  
SQUARE FOOTAGE

0.66  
ACREAGE

\$5,900,000  
PRICE

32  
PARKING SPACES PROVIDED

### OTHER DETAILS:

- 2 restrooms on main floor
- 1 restroom upstairs
- Rainbird sprinkler system for exterior
- 12'11" warehouse space height
- Loading dock
- 7'11x6'11 - loads to both 1st and second floor
- Freight elevator 3ft x5 1/2 FT
- 1 handicap spot
- Close proximity to TriStar Centennial and St Thomas Ascension Hospital campuses







# DEVELOPMENT HIGHLIGHTS

- This property is a prime redevelopment opportunity that will complement the surrounding area.
- Property is surrounded by multiple health facilities such as: TriStar Centennial Hospital Campus, Ascension St Thomas Midtown Hospital





SPACIOUS  
STAFF ROOM

MULTIPLE  
OFFICE SPACES

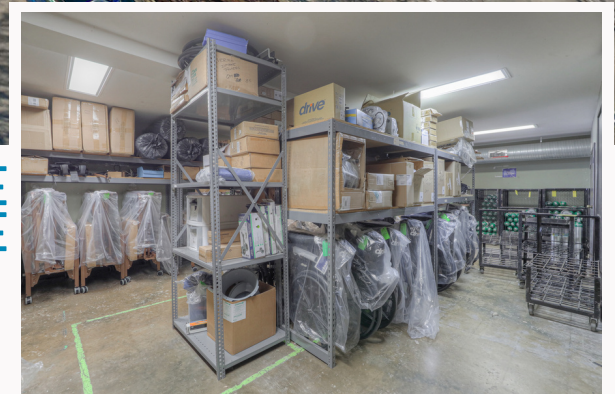


32 PARKING SPACES



CONFERENCE  
ROOM

WAREHOUSE  
SPACE

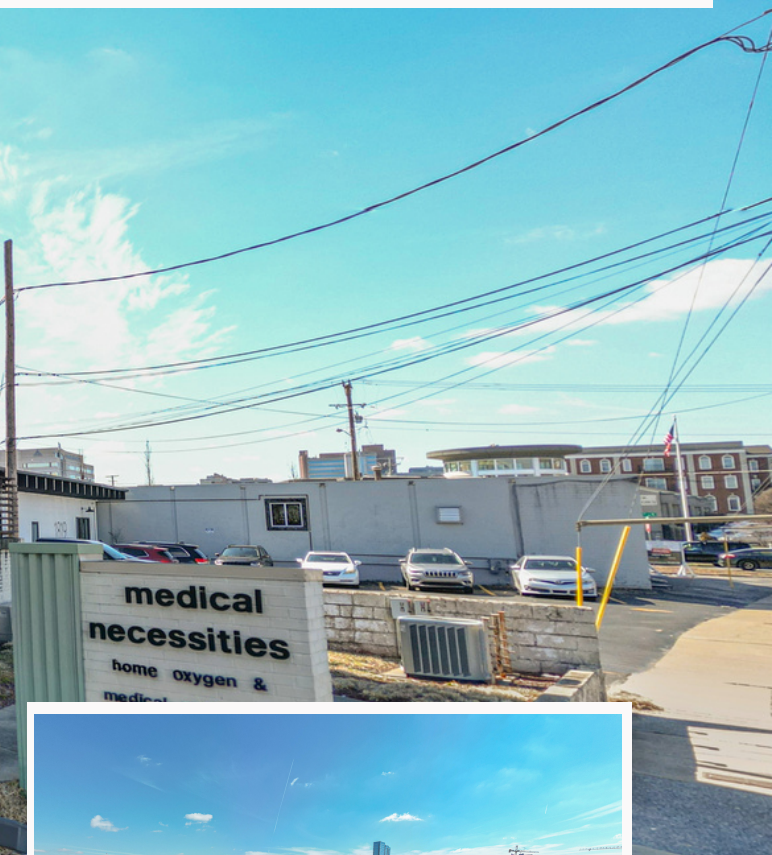






SITE AREAL  
(LOOKING NORTH)

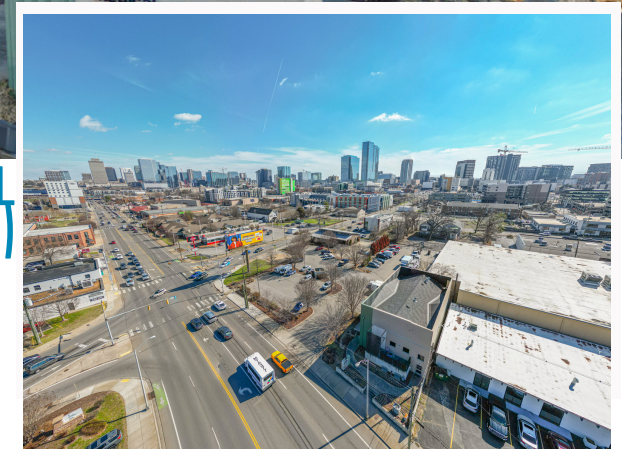
SITE AREAL  
(LOOKING EAST)



SITE AREAL  
(LOOKING SOUTH)

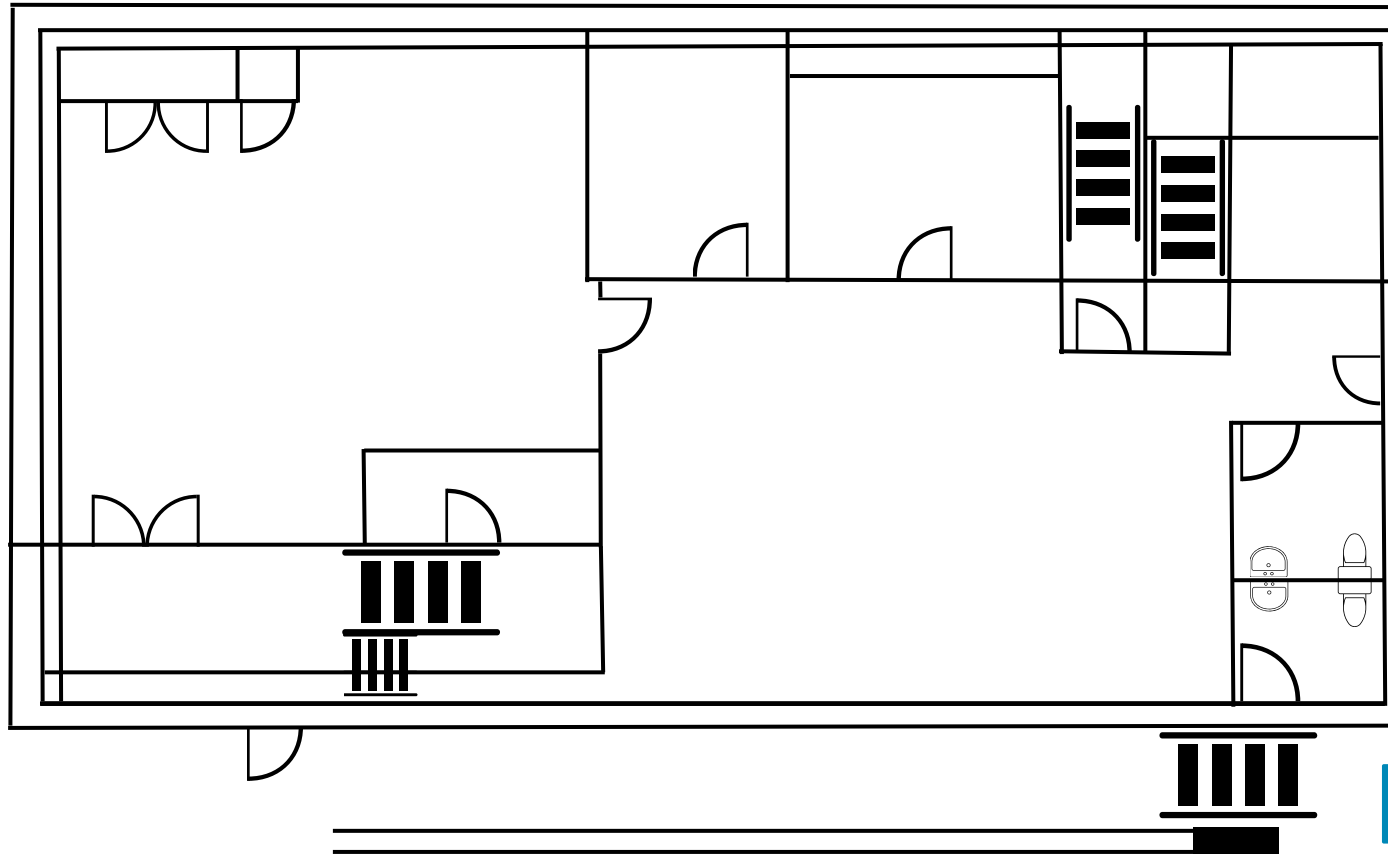


SITE AREAL  
(LOOKING WEST)





# FLOOR PLAN



LEVEL 1

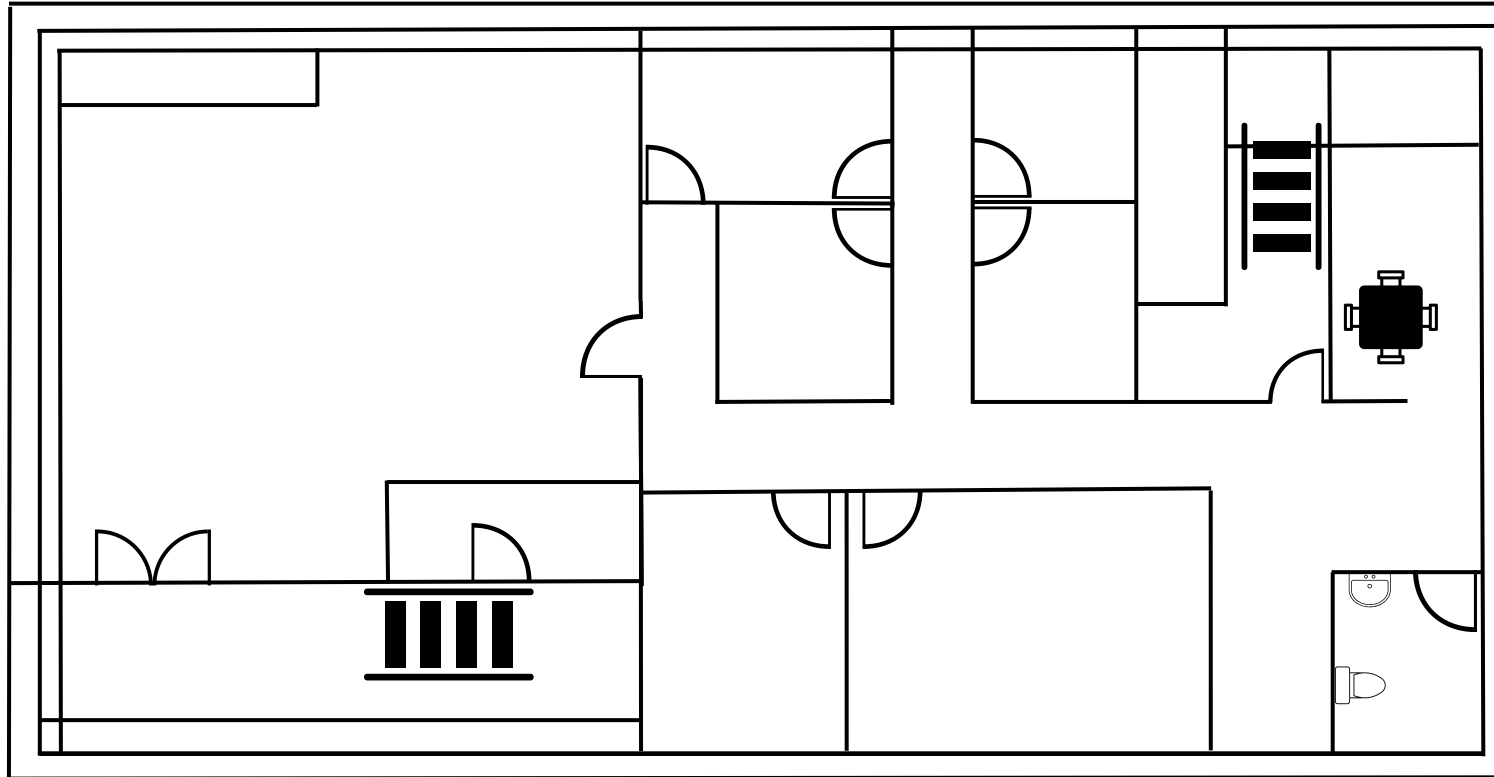


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# FLOOR PLAN



LEVEL 2



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COMMERCIAL REAL ESTATE







**JENNY ADCOX**  
COMMERCIAL REAL ESTATE

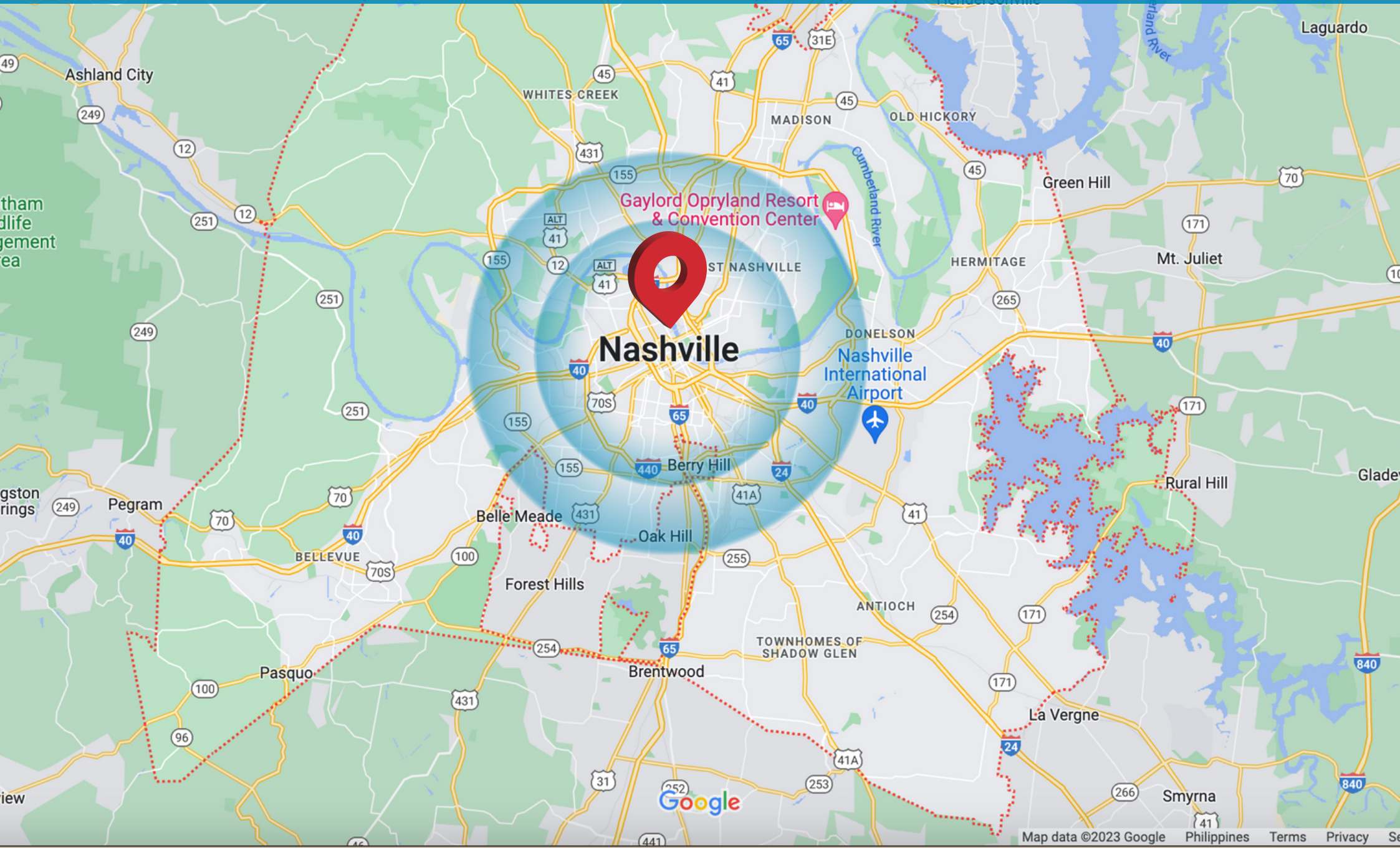


**1811 CHARLOTTE AVE  
NASHVILLE TN 37203**





# DETAILED DEMOGRAPHIC





# DETAILED DEMOGRAPHIC

Population	1 Mile	3 Miles	5 Miles
Male	6,792	47,026	98,836
Female	7,168	50,246	105,283
Total Population	13,960	97,272	204,119

Race	1 Mile	3 Miles	5 Miles
White	7,097	48,632	112,669
Black	5,699	44,239	77,666
Am In/AK Nat	17	64	226
Hawaiian	N/A	2	8
Hispanic	575	3,216	13,884
Multi-Racial	594	4,188	19,418

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,119	47,689	97,558
Occupied	5,014	41,716	86,724
Owner Occupied	1,332	16,218	41,806
Renter Occupied	3,682	25,498	44,918
Vacant	1,105	5,973	10,834



# DETAILED DEMOGRAPHIC

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	809	5,821	12,331
Ages 5-9	649	6,326	13,808
Ages 10-14	445	5,209	11,401
Ages 15-19	414	4,924	10,699
Ages 20-24	1,024	5,963	12,144
Ages 25-29	1,698	7,389	14,277
Ages 30-34	1,943	8,504	15,829
Ages 35-39	1,727	8,730	16,385
Ages 40-44	1,318	8,280	16,191
Ages 45-49	1,016	7,601	15,688
Ages 50-54	726	6,688	14,466
Ages 55-59	567	5,853	12,958
Ages 60-64	481	4,814	10,903
Ages 65-69	358	3,623	8,436
Ages 70-74	232	2,539	6,140
Ages 74-79	165	1,755	4,360
Ages 80-84	147	1,204	3,005
Ages 85+	241	2,049	5,098



# DETAILED DEMOGRAPHIC

Income	1 Mile	3 Miles	5 Miles
Median	\$23,173	\$29,594	\$34,528
< \$10,000	1,147	7,422	11,480
\$10,000-\$14,999	277	3,596	7,170
\$15,000-\$19,999	522	2,836	5,398
\$20,000-\$24,999	331	2,082	5,226
\$25,000-\$29,999	306	2,425	5,509
\$30,000-\$34,999	279	2,016	5,079
\$35,000-\$39,999	298	2,092	4,050
\$40,000-\$44,999	204	1,357	3,525
\$45,000-\$49,999	64	1,426	3,643
\$50,000-\$60,000	392	2,525	5,851
\$60,000-\$74,000	291	2,842	6,769
\$75,000-\$99,999	253	2,729	6,557
\$10,0000-\$124,999	153	1,826	3,876
\$125,000-\$149,999	88	1,053	2,066
\$150,000-\$199,999	71	1,464	2,634
> \$200,000	116	2,046	4,741