

L & L  
MARKET

# RETAIL SPACES FOR LEASE



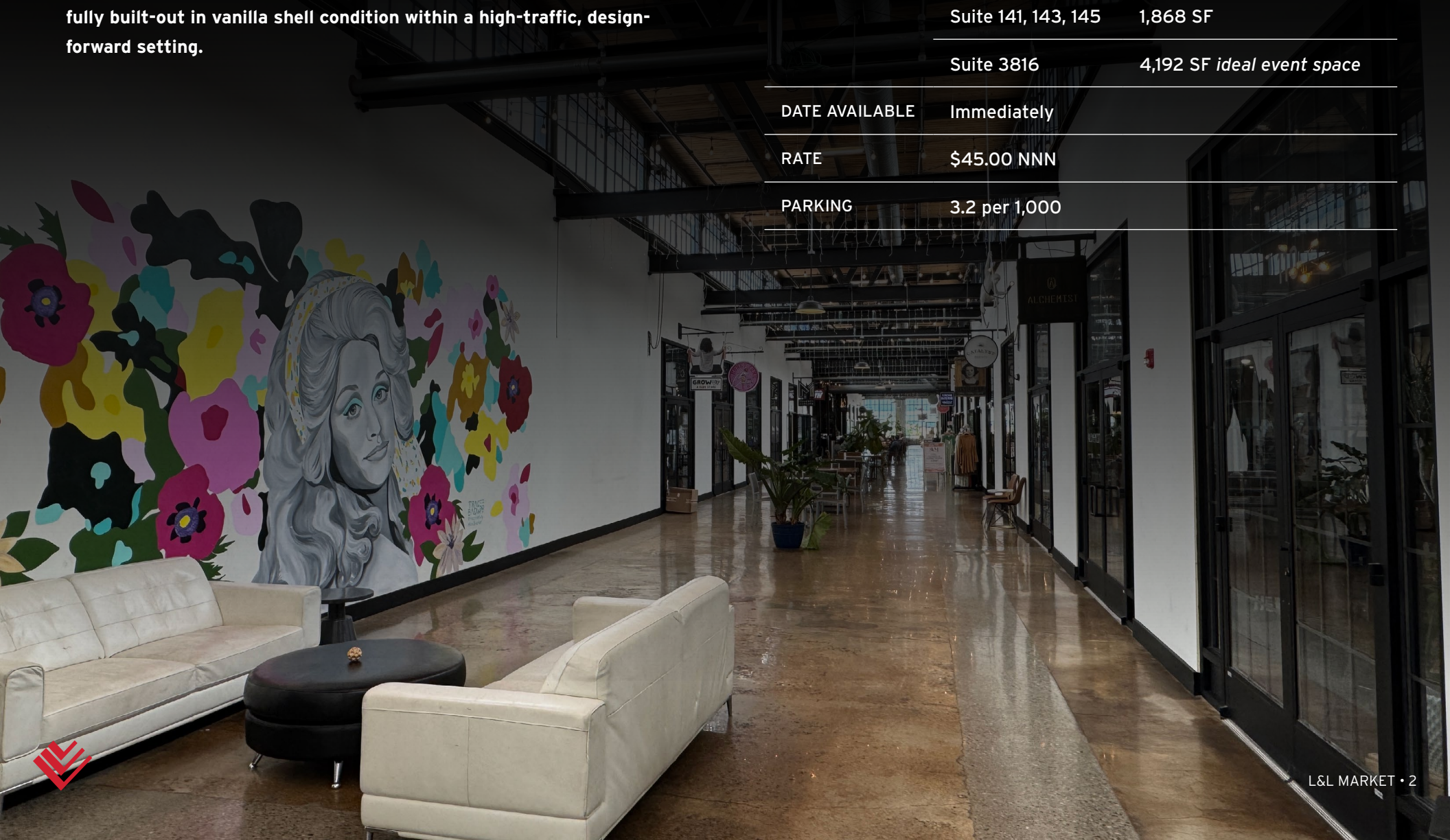
SOUTHEAST VENTURE

# OPPORTUNITY

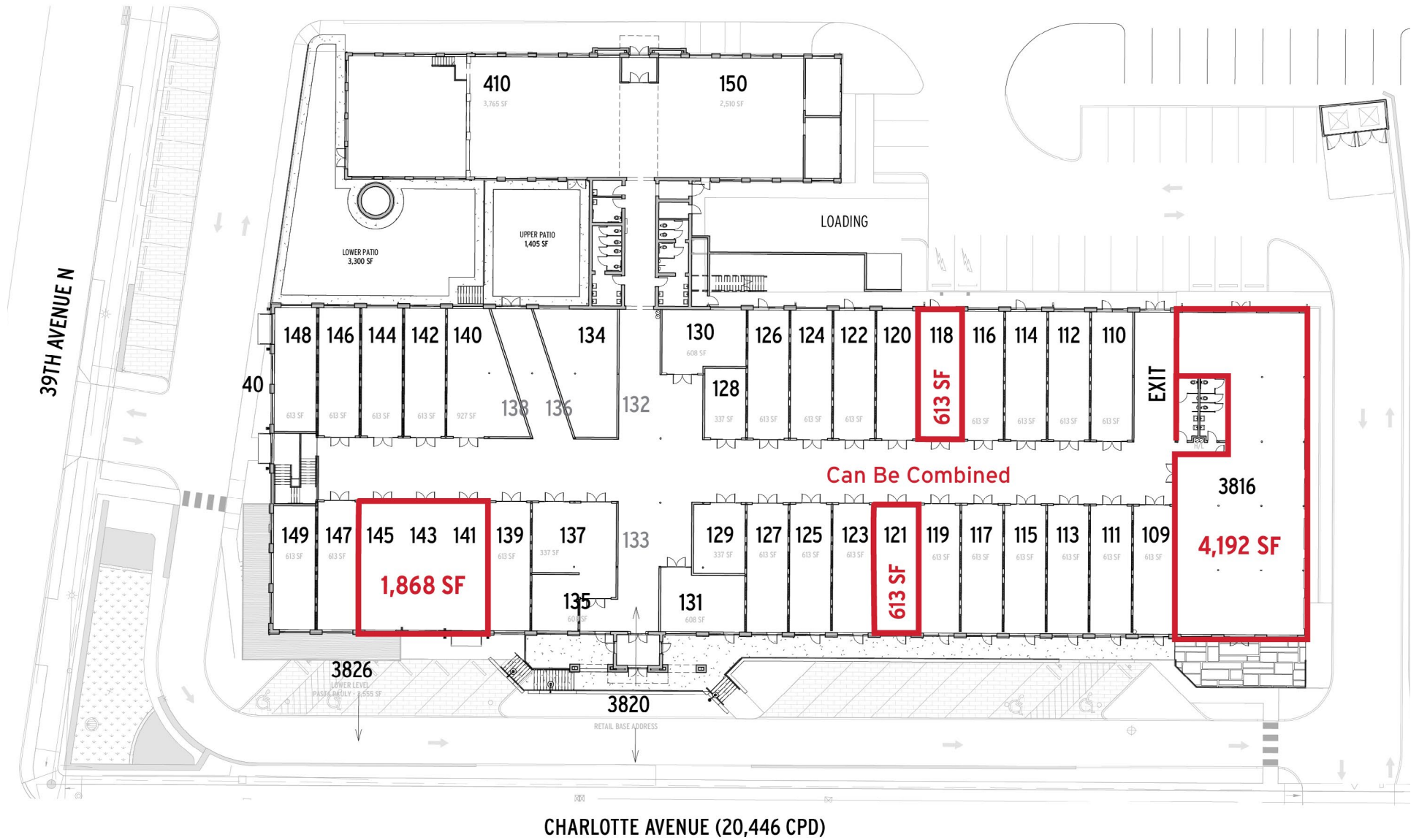
Located in the vibrant Sylvan Park neighborhood, L&L Market has direct frontage along Charlotte Avenue, a primary route connecting West Nashville to downtown. This revitalized market features a curated mix of luxury retail, gourmet dining, and specialty concepts, including fitness studios, photography studios, and salon services. All suites are fully built-out in vanilla shell condition within a high-traffic, design-forward setting.

## PROPERTY SUMMARY

ADDRESS	3814 Charlotte Avenue, Nashville, TN 37209	
AVAILABILITY	Suite 118	613 SF
	Suite 121	613 SF
	Suite 141, 143, 145	1,868 SF
	Suite 3816	4,192 SF <i>ideal event space</i>
DATE AVAILABLE	Immediately	
RATE	\$45.00 NNN	
PARKING	3.2 per 1,000	

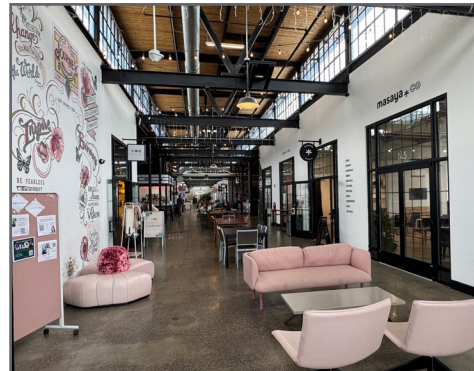


# UPPER LEVEL AVAILABILITY



# L&L MARKET

L&L Market is a lifestyle destination in Nashville that combines shopping, dining, wellness, and workspaces under one roof. Set in a restored industrial building on Charlotte Avenue, it features a curated mix of local boutiques, eateries, bars, fitness studios, and co-working spaces. With its open layout and thoughtful design, L&L Market offers a vibrant and welcoming experience.



TENANTS INCLUDE:

Amelia's  
FLOWERS

nash™

Bend and Zen  
Hot Yoga

CYCLEBAR  
PREMIUM INDOOR CYCLING

PenneParze

Made in  
OTN

HATTORI  
NORI

BEK & JERRY'S

FIVE  
DAUGHTERS  
BAKERY



[Click here to see full tenant list and more about L&L Market](#)

# SYLVAN PARK

With a prominent location on Charlotte Avenue in Sylvan Park, L&L Market offers direct visibility from one of Nashville's main routes into downtown. The site provides convenient access to key employers including TriStar Centennial, Ascension St. Thomas, the Tennessee State Capitol, and Tennessee State University Graduate School. Within walking distance of Sylvan Supply and Hill Center Sylvan Heights, which feature a mix of restaurants, retail, and fitness concepts, L&L Market is positioned at the center of a vibrant, community-driven corridor.



Germantown

Tennessee State Capitol

DOWNTOWN NASHVILLE

Ascension

TriStar Centennial

Midtown

Centennial Park

440

SYLVAN HEIGHTS

Rye Charlotte Ave Apartments

WEST NASHVILLE

40

140,818 CPD

20,446 CPD

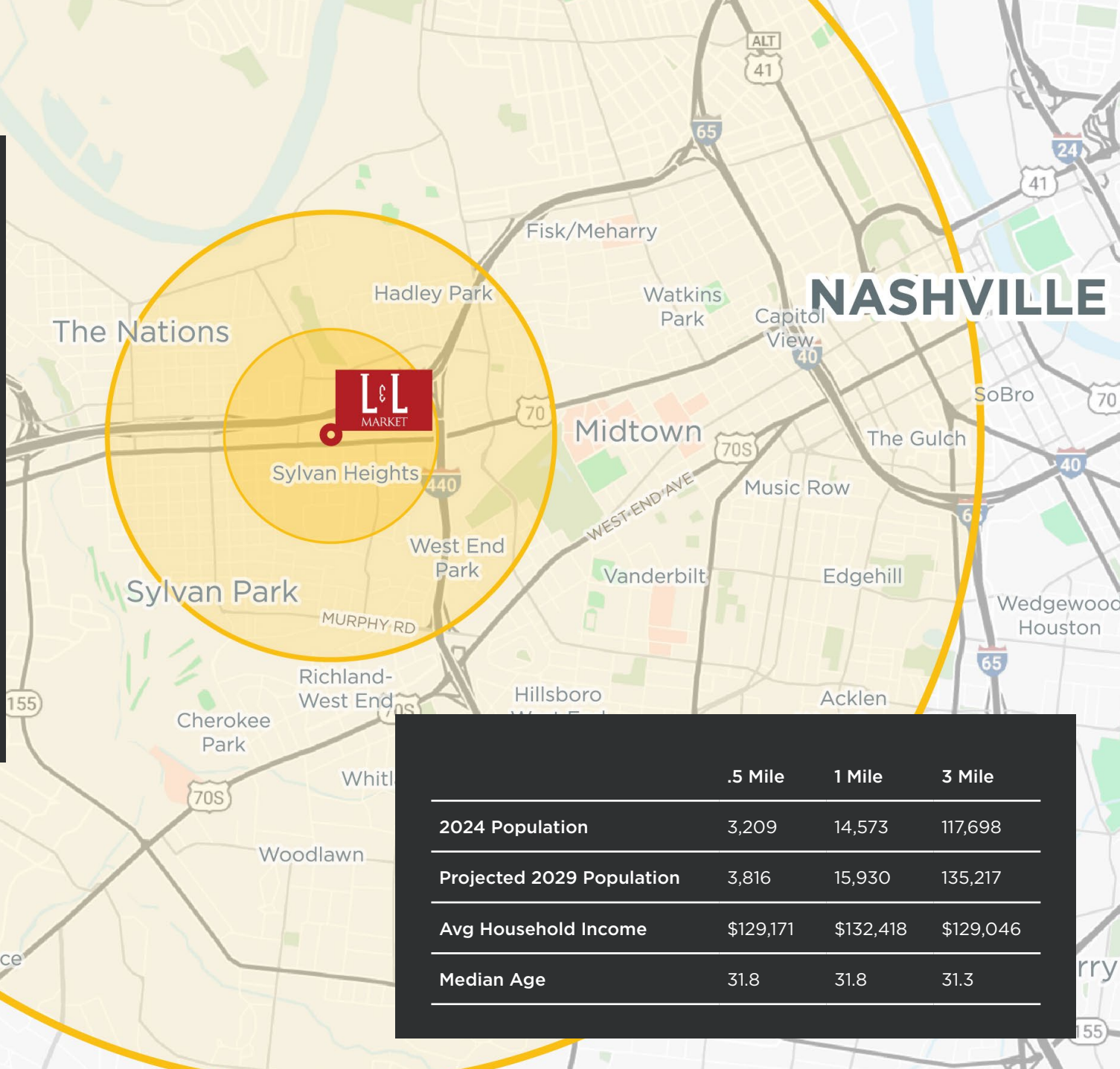
Charlotte Avenue

39th Avenue

39th Avenue

# DEMOGRAPHICS

The Sylvan Park area boasts a dynamic mix of a large daytime population and affluent residents, with over 221,000 daytime employees within a 3-mile radius and an average household income exceeding \$132,000. Consumer spending in the area is strong, totaling nearly \$1.6 million within 3 miles, with strong expenditures in food, entertainment, apparel, and housing. A younger median age of 31 and significant household spending on entertainment and hobbies, dining, and transportation makes the area especially appealing to young professionals, consumers, and families.



	.5 Mile	1 Mile	3 Mile
2024 Population	3,209	14,573	117,698
Projected 2029 Population	3,816	15,930	135,217
Avg Household Income	\$129,171	\$132,418	\$129,046
Median Age	31.8	31.8	31.3



**FOR MORE  
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