



FOR LEASE

5208 Charlotte Ave., Nashville, TN

11,665 sq/ft - \$20,000/mo. (triple net)

Property Tax \$23,500/yr. Insurance: \$8,100/yr.

- **Prime Retail:** Highly Trafficked Charlotte Ave./US 70
- **Interstate Access:** Easy access to I-40 and I-440
- **Area:** Located in one of Nashville's fastest-evolving urban corridors
- **Multi Use:** Retail/Warehouse/Manufacturing/Office
- **Zoning:** CS (Commercial Services) with Urban Zoning Overlay (OV-UZO)
- **Top Floor:** 4,838 sq/ft; \$30 sq/ft; Ceiling Height: 10'4"
 - Suitable for Retail, Office, Consumer Services
- **Basement:** 6,827 sq/ft; \$15 sq/ft
 - Suitable for Warehouse, Light Manufacturing, Office, Retail
- **Parking:** 33 spaces (15 shared per recorded agreement)

Contact:

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