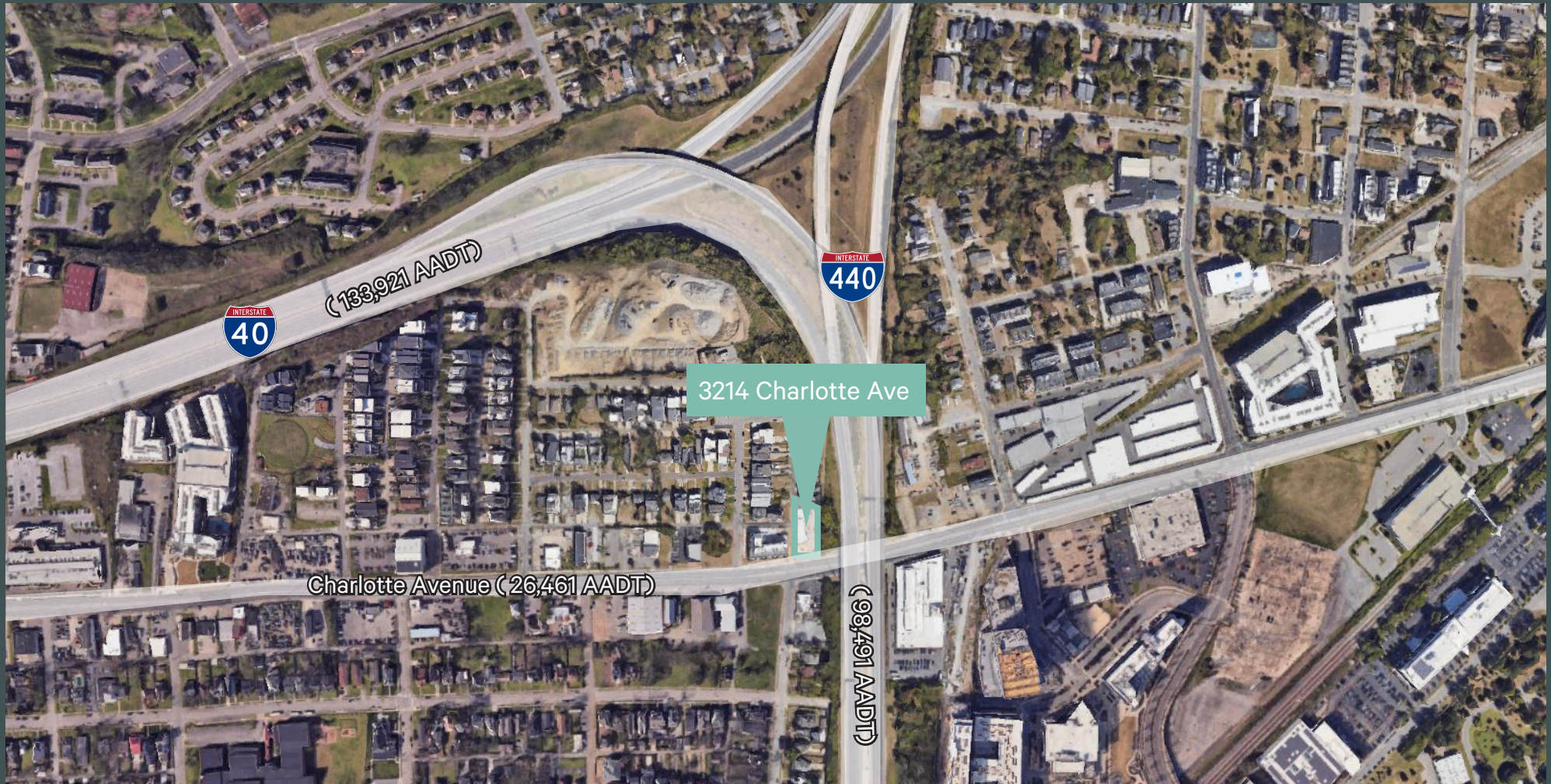


Prime Retail or Redevelopment Opportunity

3214 Charlotte Avenue
Nashville, TN 37209



Prime Retail or Redevelopment Opportunity

3214 Charlotte Avenue | Nashville, TN 37209

For Sale or Lease

Site Overview

- + ± 3,814 SF Existing building
- + 0.42 AC
- + Prime CS2 Zoning
- + Redevelopment opportunity
- + Drive-Thru potential

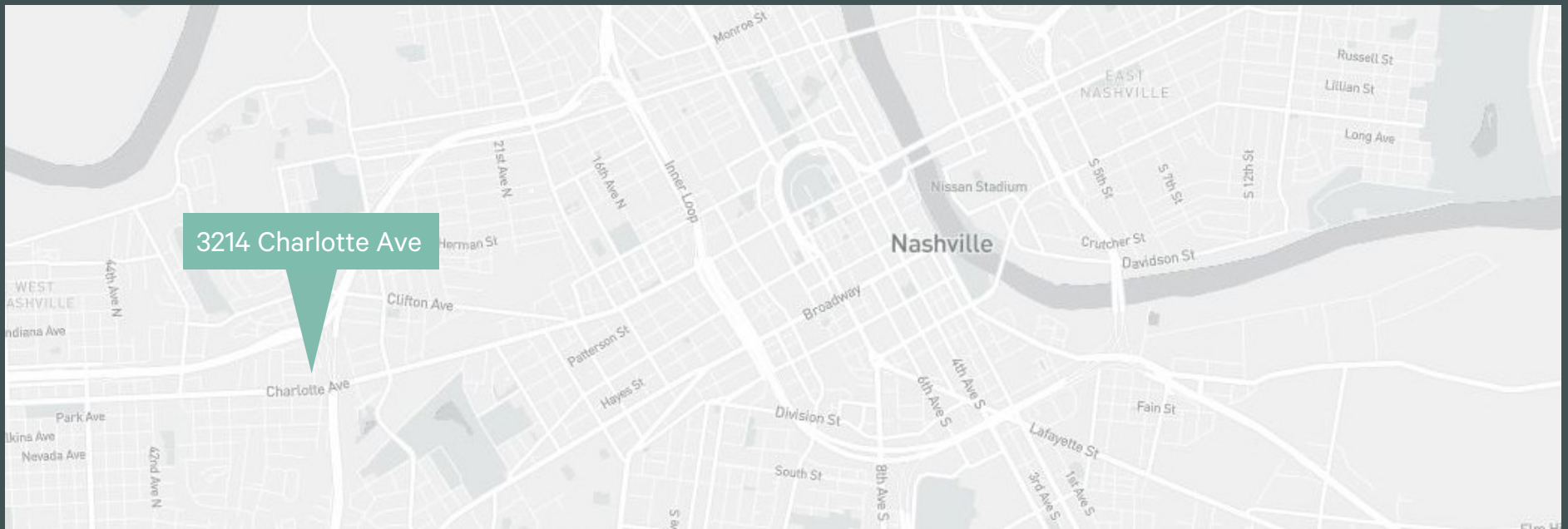
3 MILE DEMOGRAPHICS

2023 Population	123,882
Annual % Population Growth (2023-2028)	3.05%
2023 Average Household Income	\$131,426
2023 Median Value of Household	\$658,745

TRAFFIC COUNTS

AADT

Charlotte Avenue	± 26,461 AADT
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Potential Conceptual Redevelopment



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Potential Adaptive Re-Use



Get to Know the Neighborhood

Located in the dynamic and booming West Nashville corridor, 3214 Charlotte Avenue sits just 5 minutes from Downtown, in one of the fastest growing thoroughfares into Downtown Nashville. Immediate to the Charlotte Ave corridor, Sylvan Park, Midtown, The Nations and West Nashville neighborhoods house several prominent developments including L&L Marketplace, Sylvan Supply, One City, and more. Each of these development sites have exemplified the vibrant mixing of creative office spaces, new housing options, coffee shops, breweries and chef-driven restaurants. It's an exciting live, work, play environment that has been transforming and historically re-imagined.

Not only is 3214 Charlotte Avenue surrounded by a densification of residential neighborhood amenities and strong demographics, but the property also benefits from exceptional proximity and immediate interstate access to I-40 and I-440. These main thoroughfares, along with Charlotte Avenue, offer an easy commute to the major entertainment and employment destinations Downtown, Midtown/West End, Brentwood/Franklin and the Nashville International Airport.

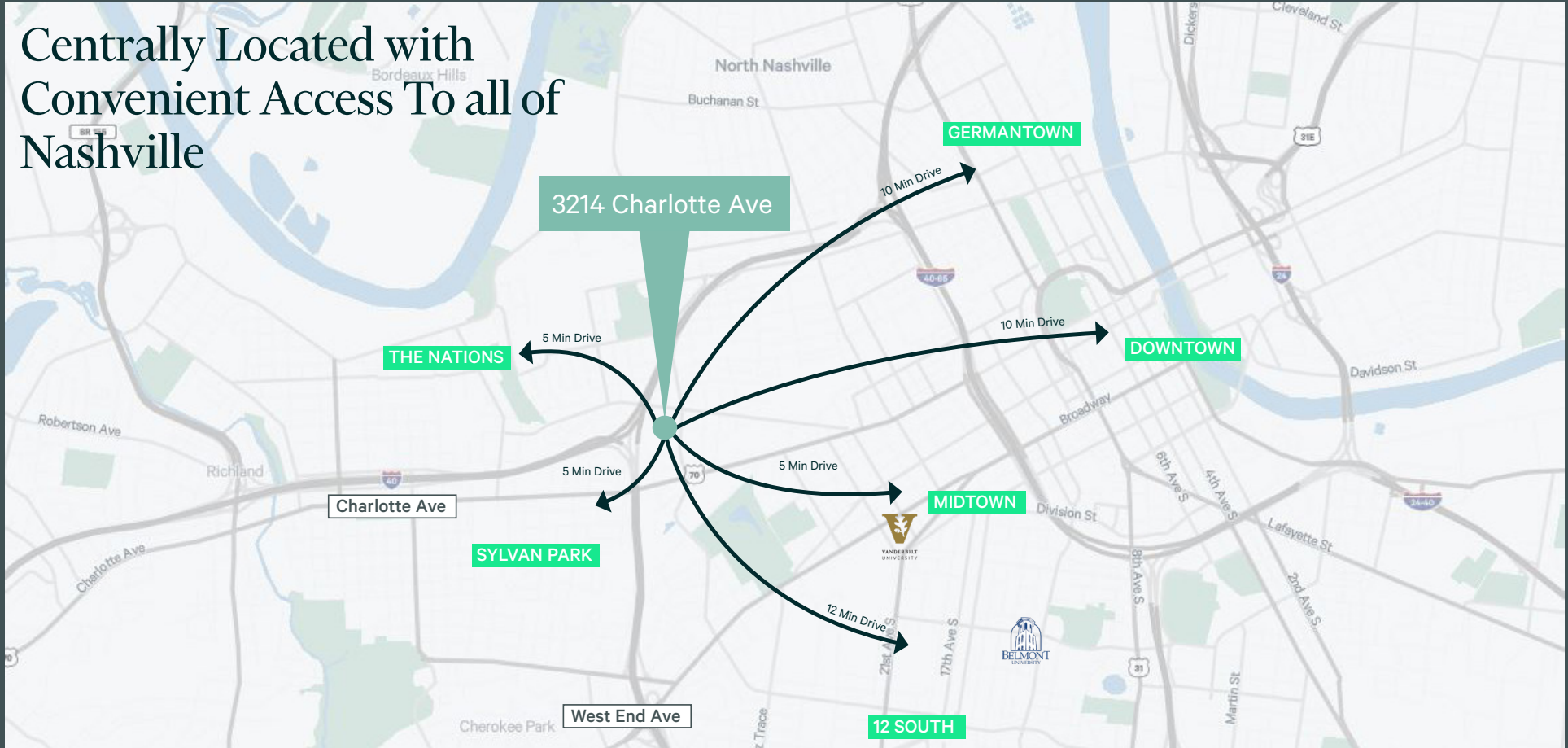


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For Sale or Lease

Centrally Located with Convenient Access To all of Nashville



Contact Us

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