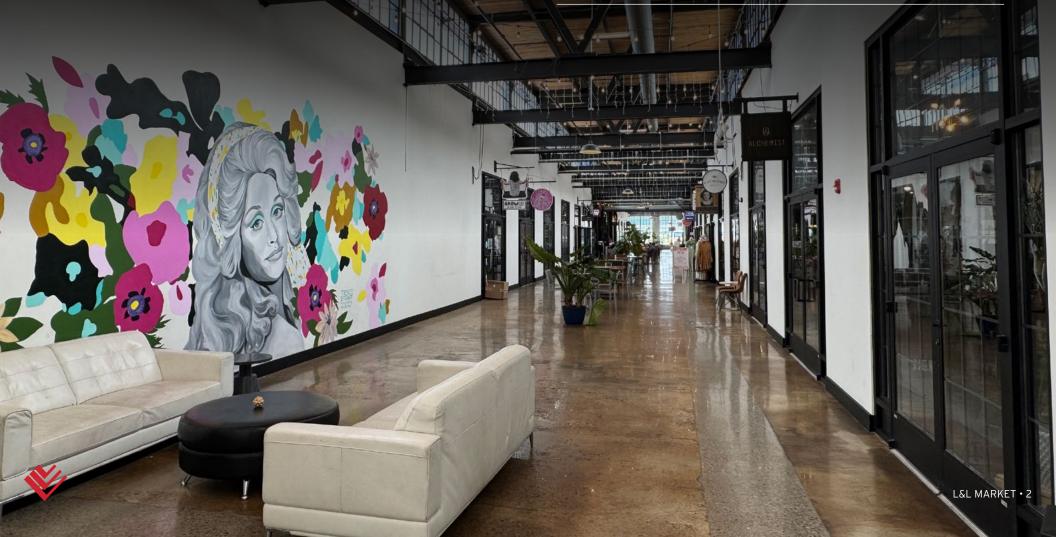


## **OPPORTUNITY**

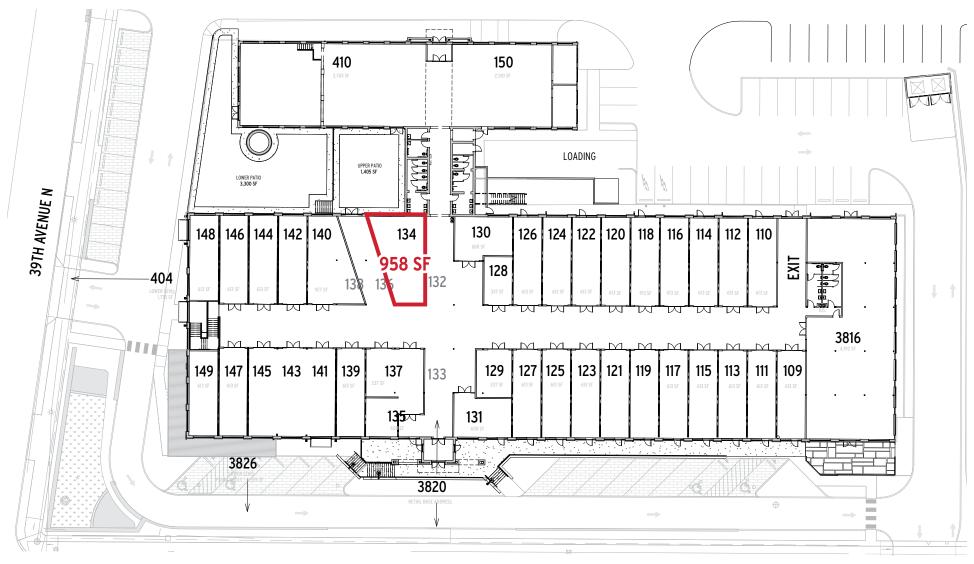
Located in the vibrant Sylvan Park neighborhood, L&L Market has direct frontage along Charlotte Avenue, a primary route connecting West Nashville to downtown. This revitalized market features a curated mix of luxury retail, gourmet dining, and specialty concepts, including fitness studios, photography studios, and salon services. The available space is a fully built-out restaurant, well-suited for a variety of food and beverage concepts, set within a high-traffic, design-forward environment that blends historic character with modern appeal.

#### PROPERTY SUMMARY

ADDRESS	3814 Charlotte Avenue, Nashville, TN 37209	
AVAILABLE	Suite 134	958 SF
DATE AVAILABLE	Immediately	
RATE	\$45.00 NNN	
PARKING	3.2 per 1,000	11 MARE



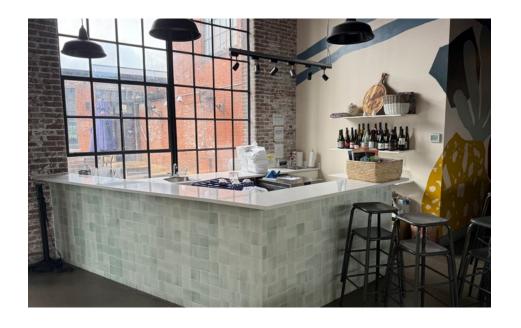
### **SITE PLAN**



**CHARLOTTE AVENUE (20,446 CPD)** 



# PHOTOS / SUITE 134











#### L&L PHOTOS



**TENANTS INCLUDE:** 



Bend and Zen
Hot Yoga

Amulias











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.

Built in 1929, the building began as the Se-Ling Hosiery Mill and later housed a Genesco shoe factory, Madison Mill, and the L&L Restaurant Equipment Company-its



namesake. It was purchased in the late 1990s and reopened in 2019 following a full renovation that preserves its character and created a space for families to enjoy.













