

3729 CHARLOTTE AVE

6,750 SF Retail/Office

FOR SALE OR LEASE



OPPORTUNITY

Located on the highly trafficked Charlotte Avenue/US 70, this 6,750 SF retail/office space sits less than one mile from accessing I-440 and a quarter mile from Sylvan Supply. Surrounded by popular destinations like Centennial Park and Vanderbilt University, the property offers exceptional visibility and connectivity in a prime destination for retail and office users.

PROPERTY SUMMARY

ADDRESS 3729 Charlotte Avenue, Nashville, TN 37209

SUBMARKET Sylvan Park/West End

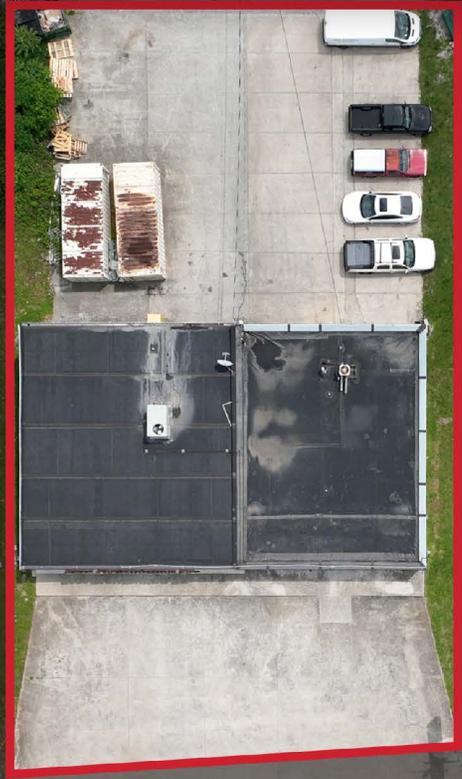
SIZE 6,750 SF

LOT SIZE .17 Acres

CURRENT USE Showroom/Office/Light Warehouse

LEASE RATE \$22/SF NNN SALE PRICE \$3,200,000

KEY FEATURES (3) Roll-Up Doors
9 Surface Parking Spots
Alley access



Charlotte Avenue (32,739 CPD)

38TH AVENUE N



POINTS OF INTEREST



DOWNTOWN NASHVILLE

Centennial Park

2700 Charlotte Ave Apartments

ONECITY

Haven at Charlotte



conexess

PUSH FOCUS

ENTERPRISE RENT-A-CAR

CLIK B NASHVILLE

Park Avenue Elementary School

CHARLOTTE AVENUE

CITY CAR

PARK AVENUE

Rye Charlotte Ave Apartments

38TH AVENUE N

DISCOVER THE CHARLOTTE CORRIDOR



Charlotte Avenue runs through the heart of Sylvan Park and Sylvan Heights, connecting two of Nashville's established neighborhoods with a growing mix of local businesses and mixed-use developments. The corridor is surrounded by community-driven destinations like L&L Marketplace, Sylvan Supply, and Hill Center Sylvan



Heights, each home to a curated mix of restaurants, shops, and fitness concept, such as Barista Parlor, Five Points Pizza, M.L. Rose, and Five Daughters Bakery. With steady foot traffic and a strong sense



of place, the area blends longtime favorites with new energy, making it one of the west side's well-rounded districts.



**FOR MORE
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