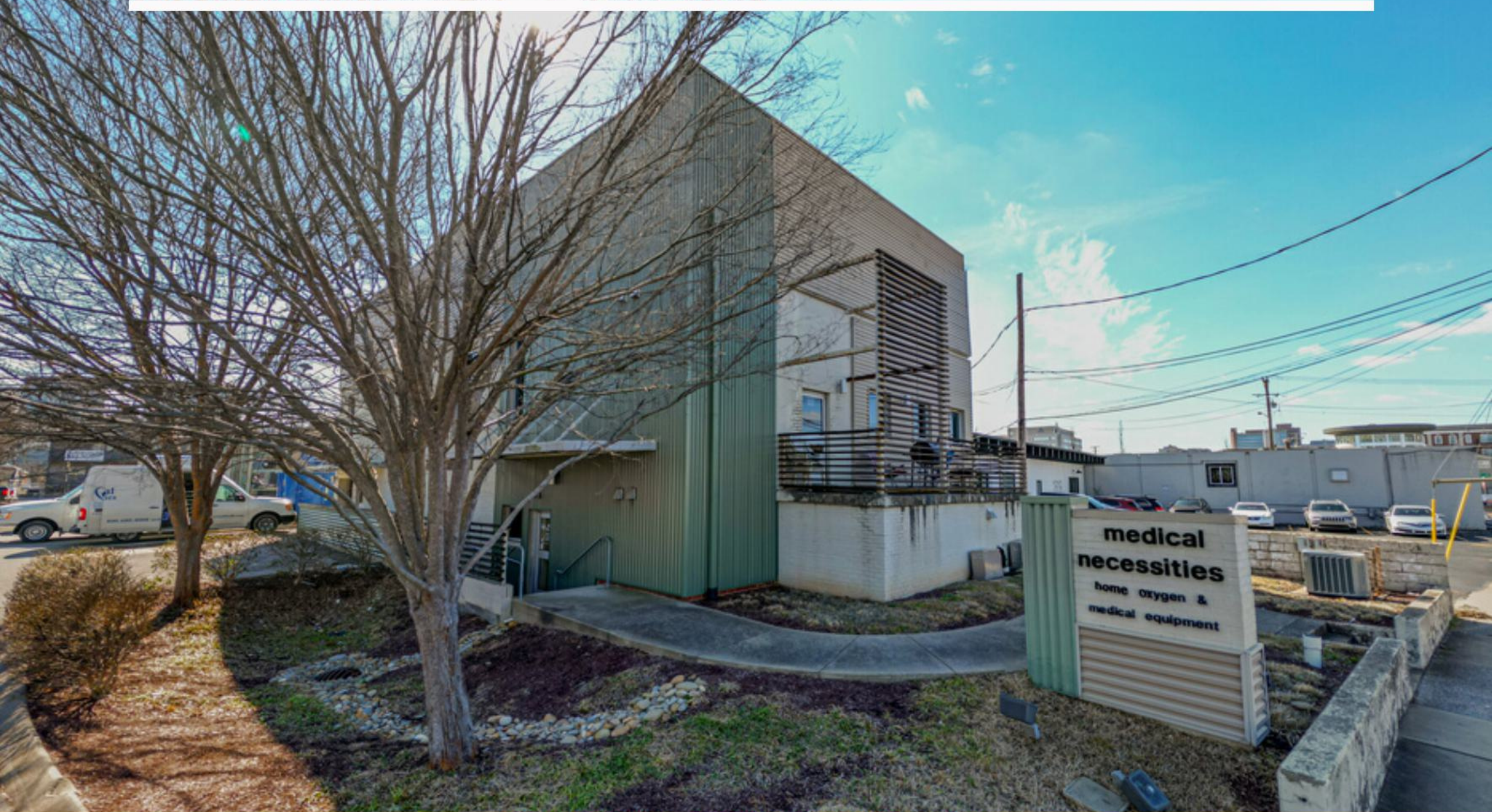


1811 CHARLOTTE AVE NASHVILLE TN 37203



CONFIDENTIAL OFFERING MEMORANDUM

For more information, contact:

Jenny Adcox
Principal Broker

LIC 332169 | 615-302-5152 | 931-628-0735
jennyadcox@kwcommercial.com



EXECUTIVE SUMMARY

KW Commercial Middle Tennessee is a commercial real estate company offering real estate services in Tennessee. Our business strategy combines expertise, determination, a win-win mentality while collaborating among all involved.

Middle Tennessee continues to be one of the strongest economies in the US touting Google, Amazon, GM and many more notable companies large and small. The diverse economy continues to increase in jobs and population as Americans resume their migration from northern and western states.

This is an exciting time for KW Commercial Middle Tennessee. We have a front row seat in helping investors achieve their wealth goals by leveraging state of the art resources to achieve the best results. With more than 10 years of experience in real estate, marketing and project development, we have a strong foundation that drives strategies and solutions in the commercial real estate industry.

PROPERTY DETAILS

Located in MidTown Nashville, property is in amazing location to be redeveloped to compliment the surrounding businesses. Area has seen major growth in last few years and is projected to grow an additional 8-10% in population and household growth. Just under 200 feet of road front at the front to the NNW and 118 feet on the side to the NNE. Busy and easily accessible to interstate I40/440/I65. Easy ingress and egress.

MUG-A, OV-UZO
ZONING

6302
SQUARE FOOTAGE

0.66
ACREAGE

\$28/SF NNN
PRICE

32
PARKING SPACES PROVIDED



OTHER DETAILS:

- 2 restrooms on main floor
- 1 restroom upstairs
- Rainbird sprinkler system for exterior
- 12'11" warehouse space height
- Loading dock 7'11x6'11 - loads to both 1st and second floor
- Freight elevator 3ft x5 1/2 FT
- 1 handicap spot
- Close proximity to TriStar Centennial and St Thomas Ascension Hospital Campuses

AREA MAP



SITE AREA (LOOKING NORTH)



Charlotte Ave

Charlotte Ave

Charlotte Ave

Charlotte Ave

Other establishments nearby:

- Brent Moody, MD, FACP, FAAD
- Smiles Up Dentistry
- Midtown Pediatric Neurology
- Medical Office Building
- AC Dentistry - Downtown
- Radiology Alliance
- Terrace Pediatric Group
- Real Time Tele-Epilepsy Consultants
- Real Time Tele-Epilepsy Consultants
- Nashville Neurosurgery Associates
- Nashville Ob/Gyn Associates



SITE AREA (LOOKING EAST)

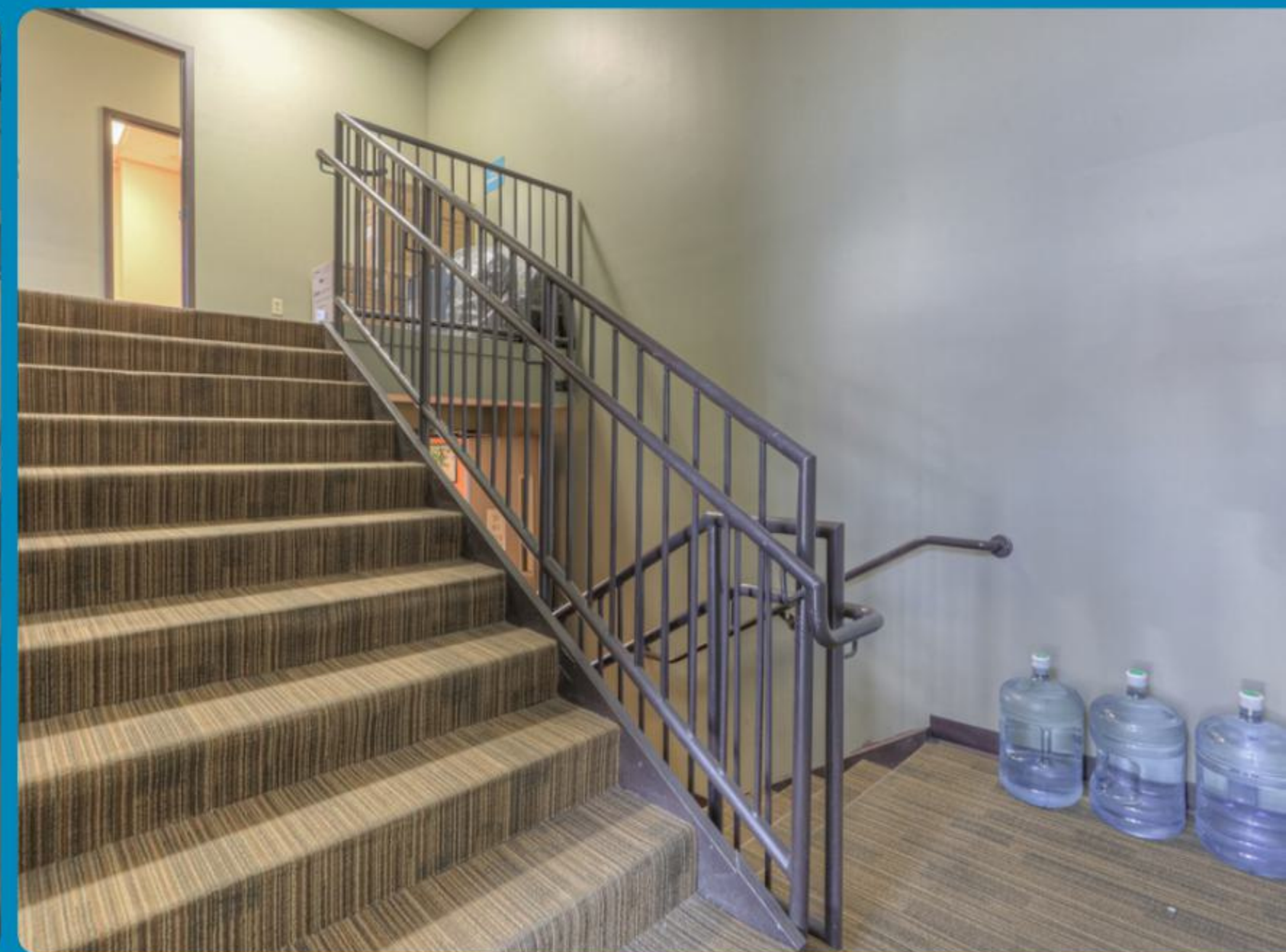
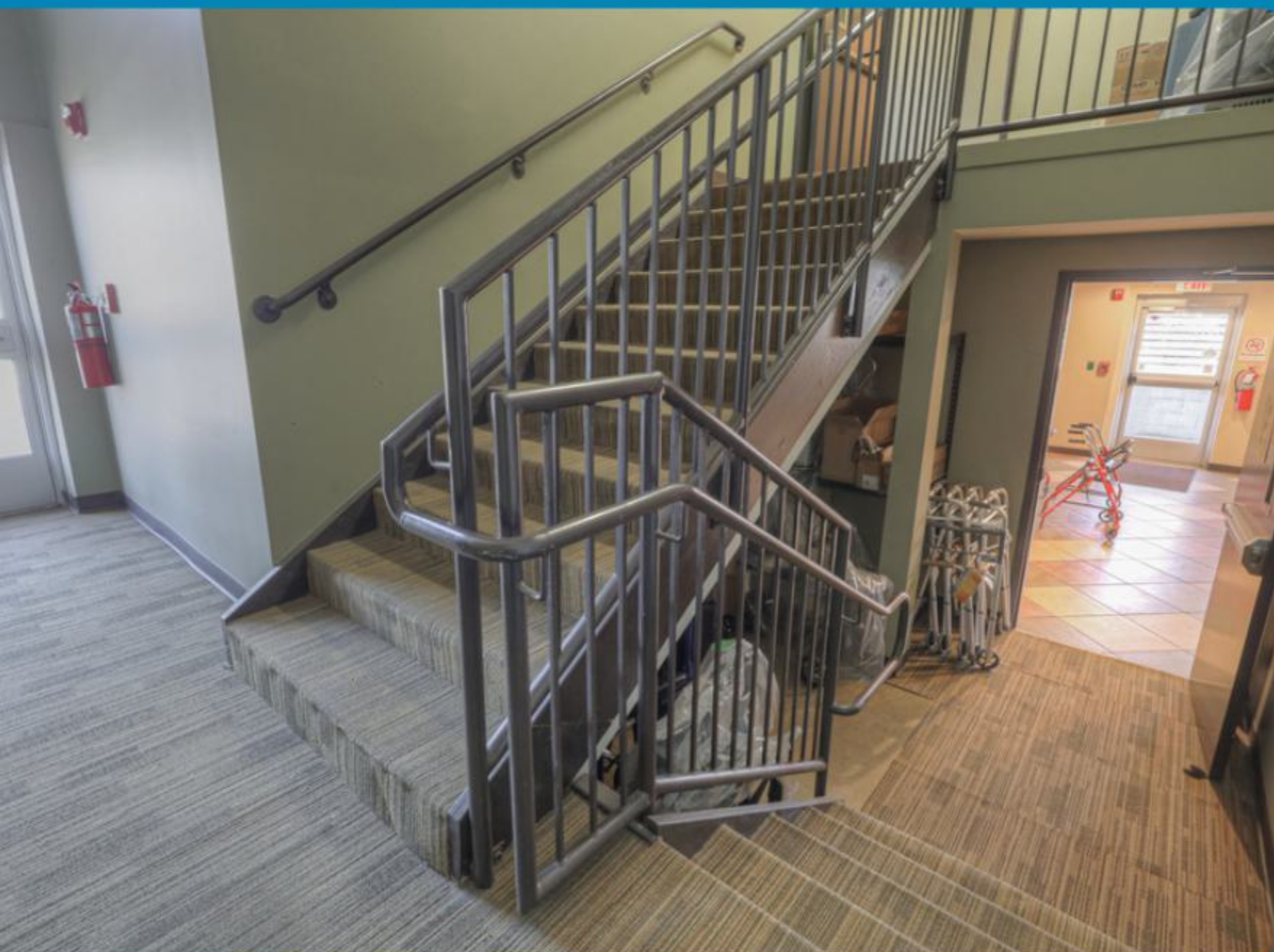


SITE AREA (LOOKING WEST)

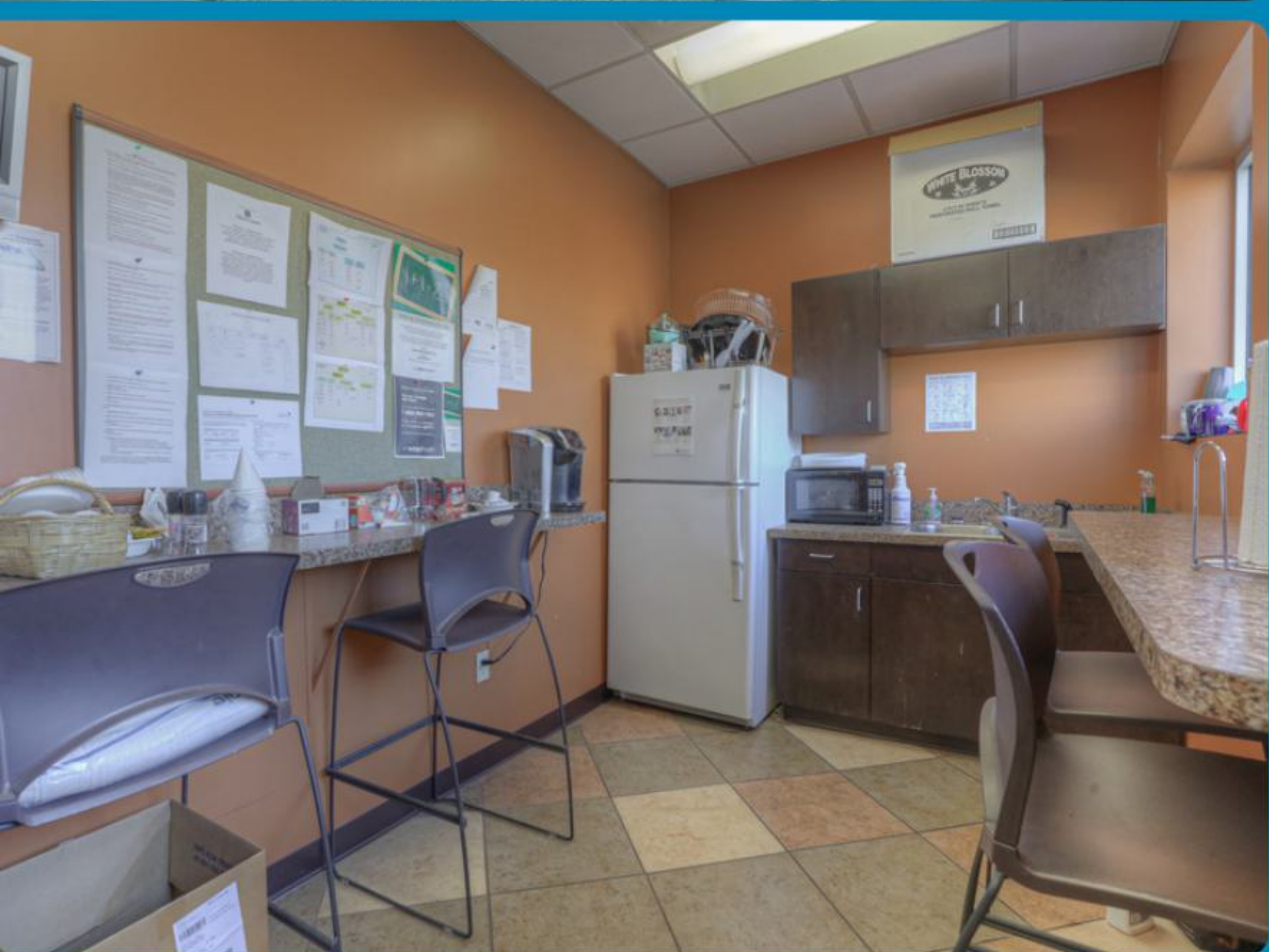


SITE AREA (LOOKING SOUTH)

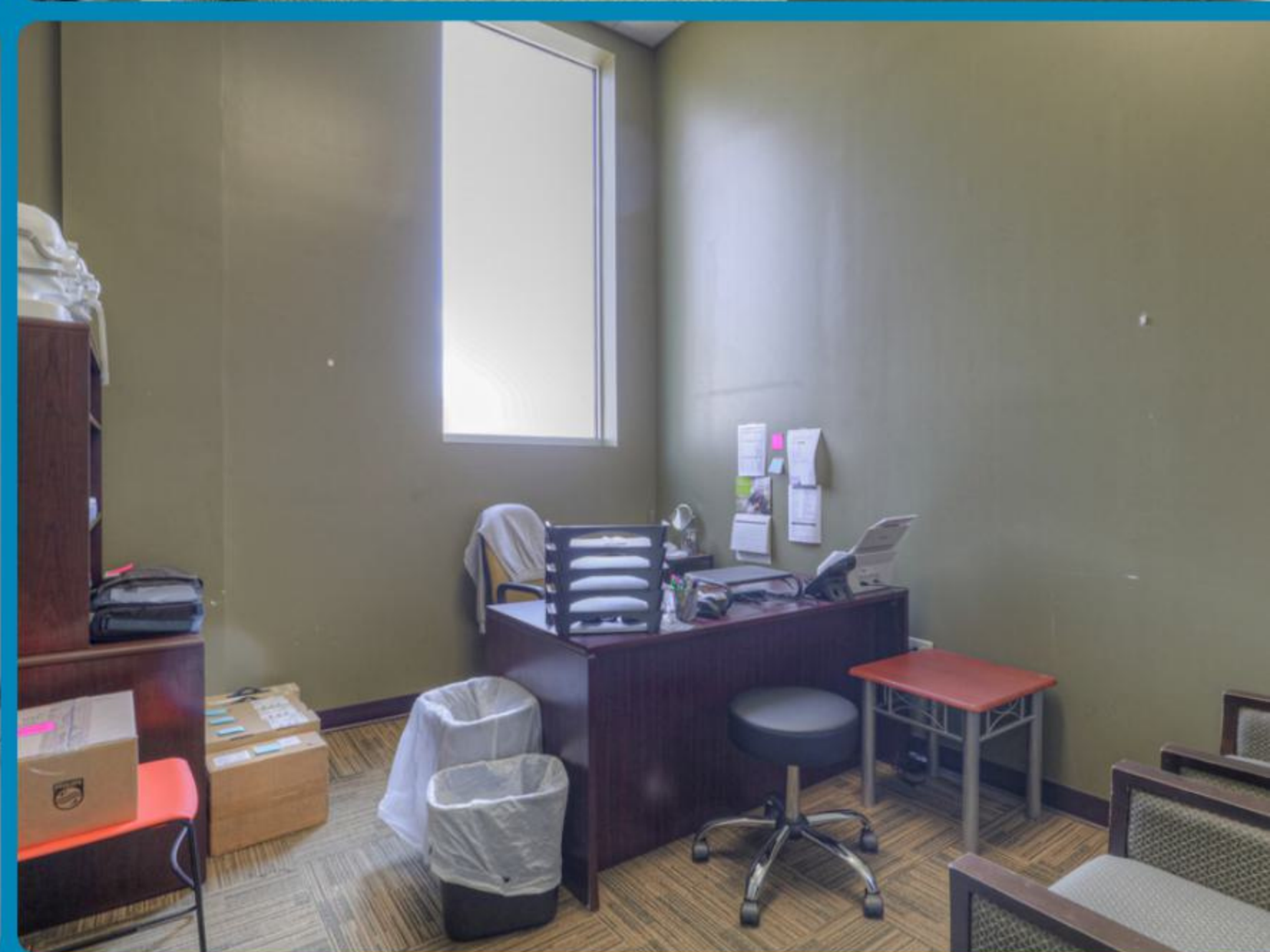




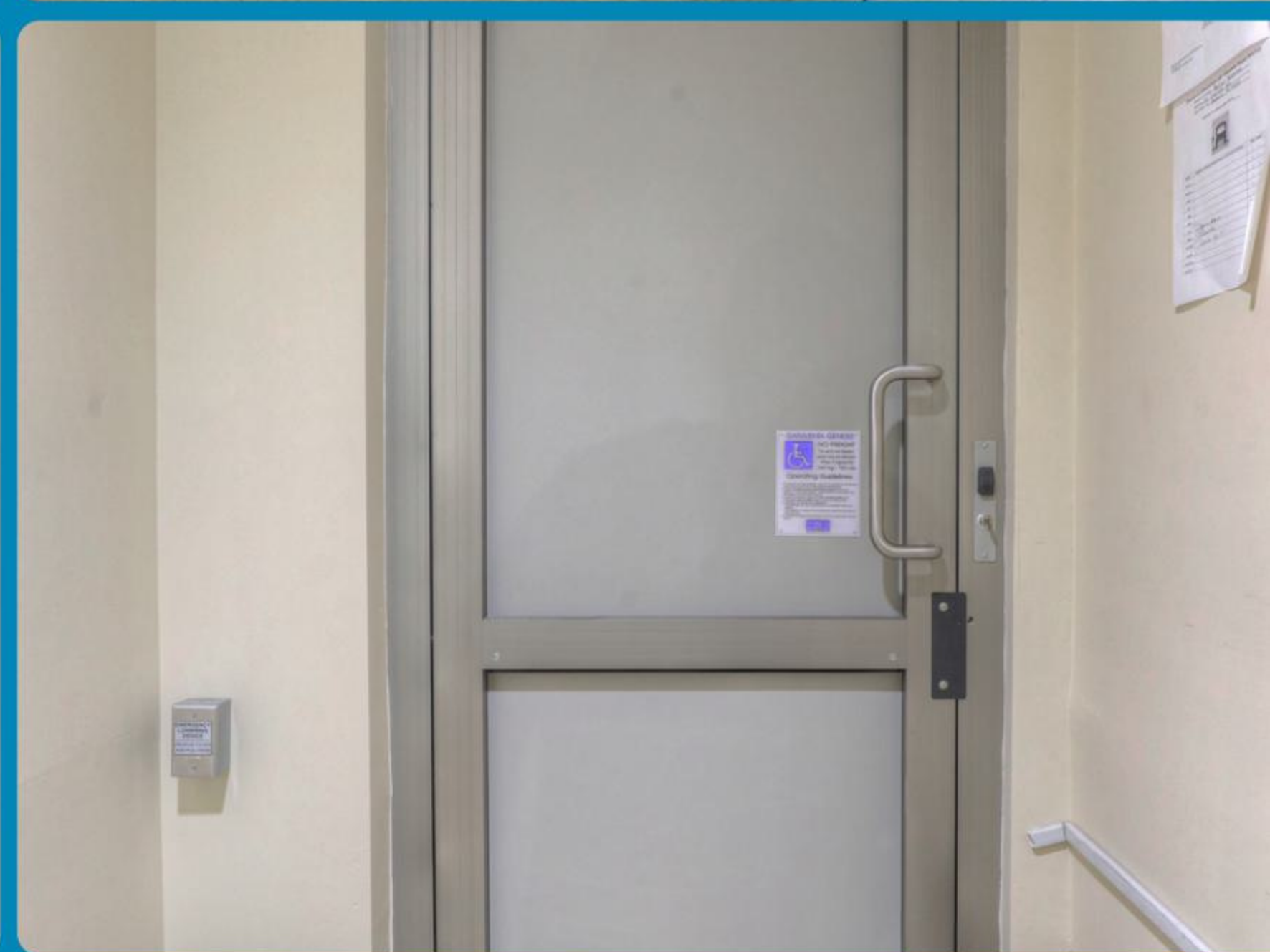
PROPERTY PHOTOS



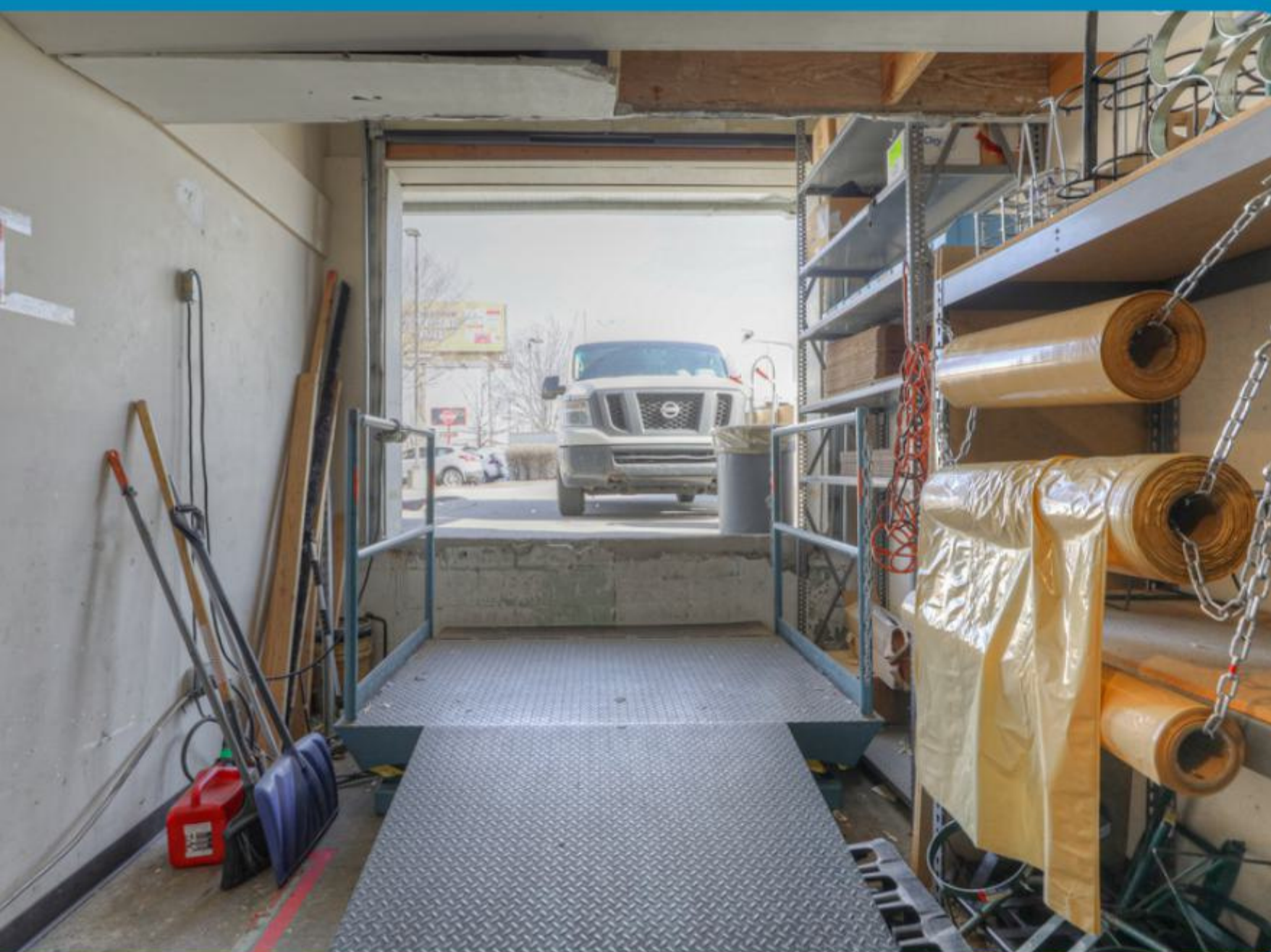
PROPERTY PHOTOS



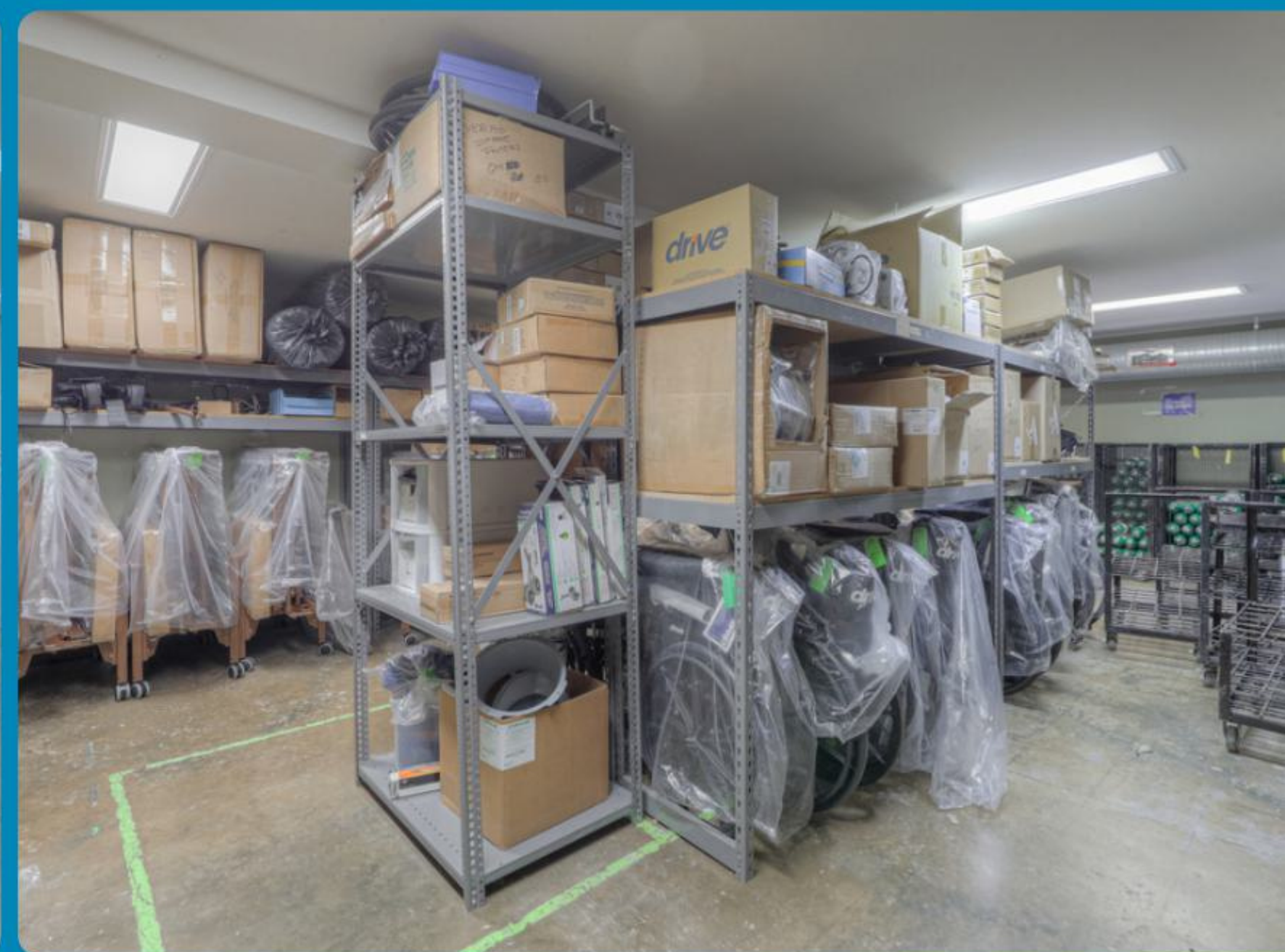
PROPERTY PHOTOS



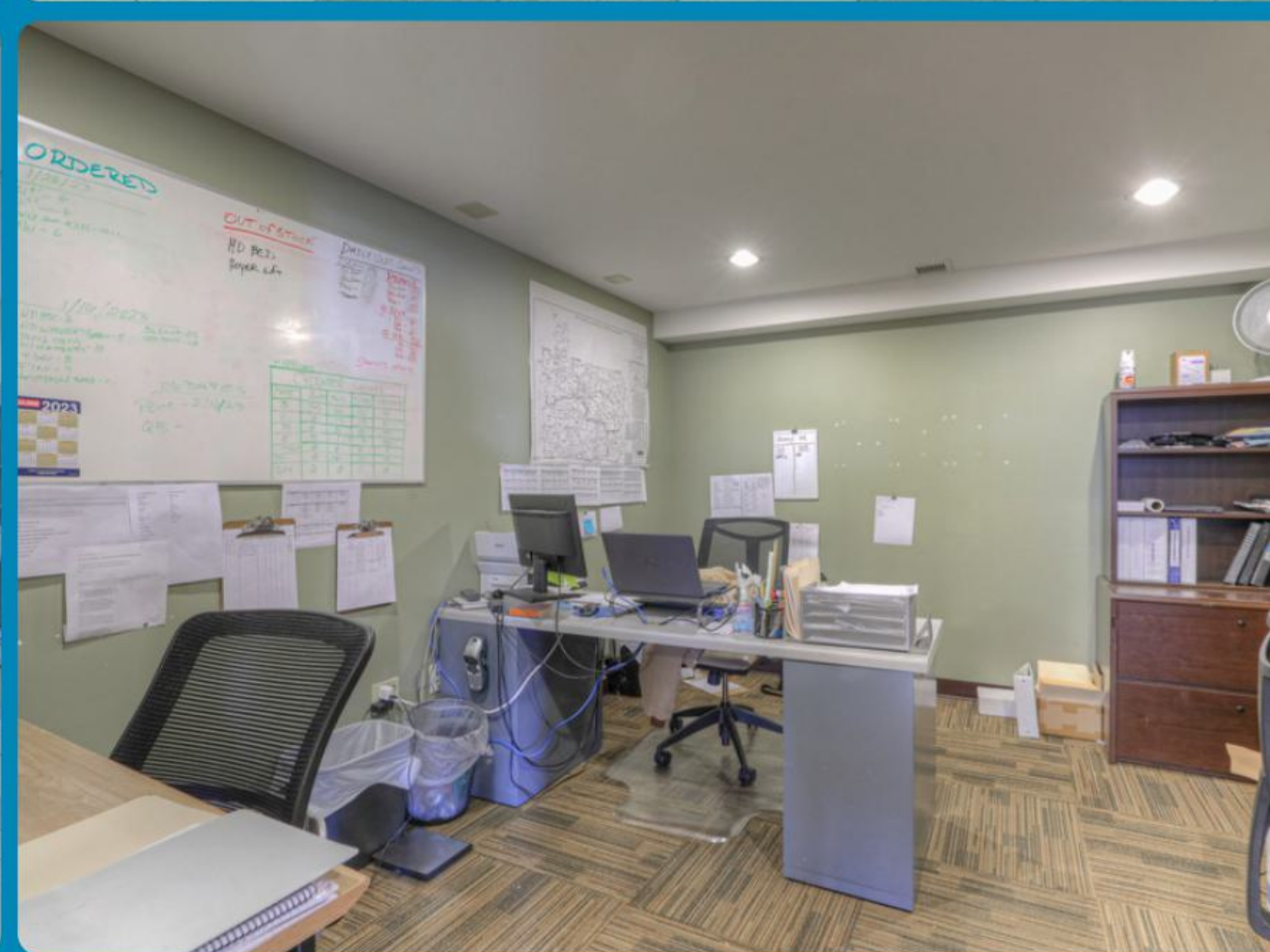
PROPERTY PHOTOS



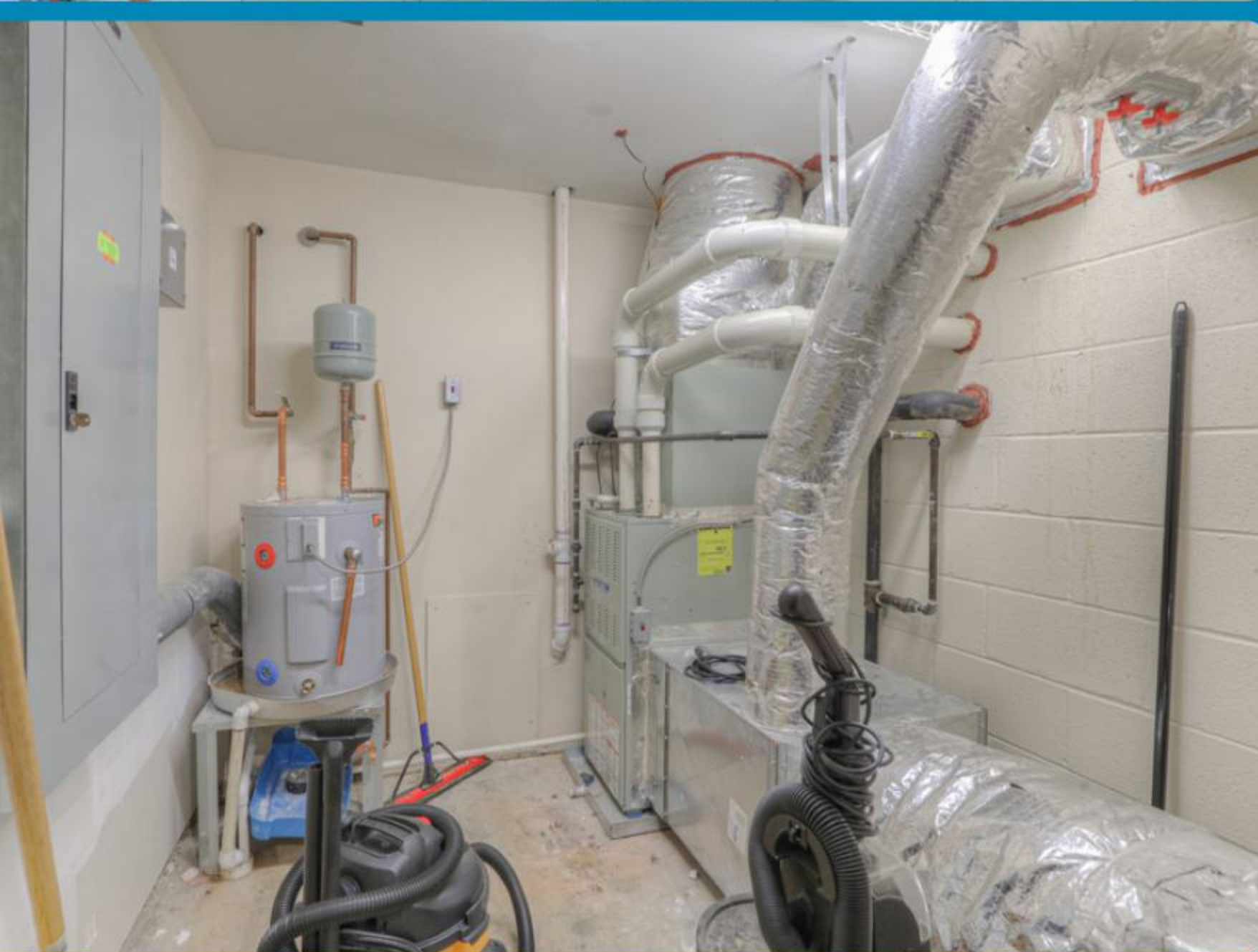
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

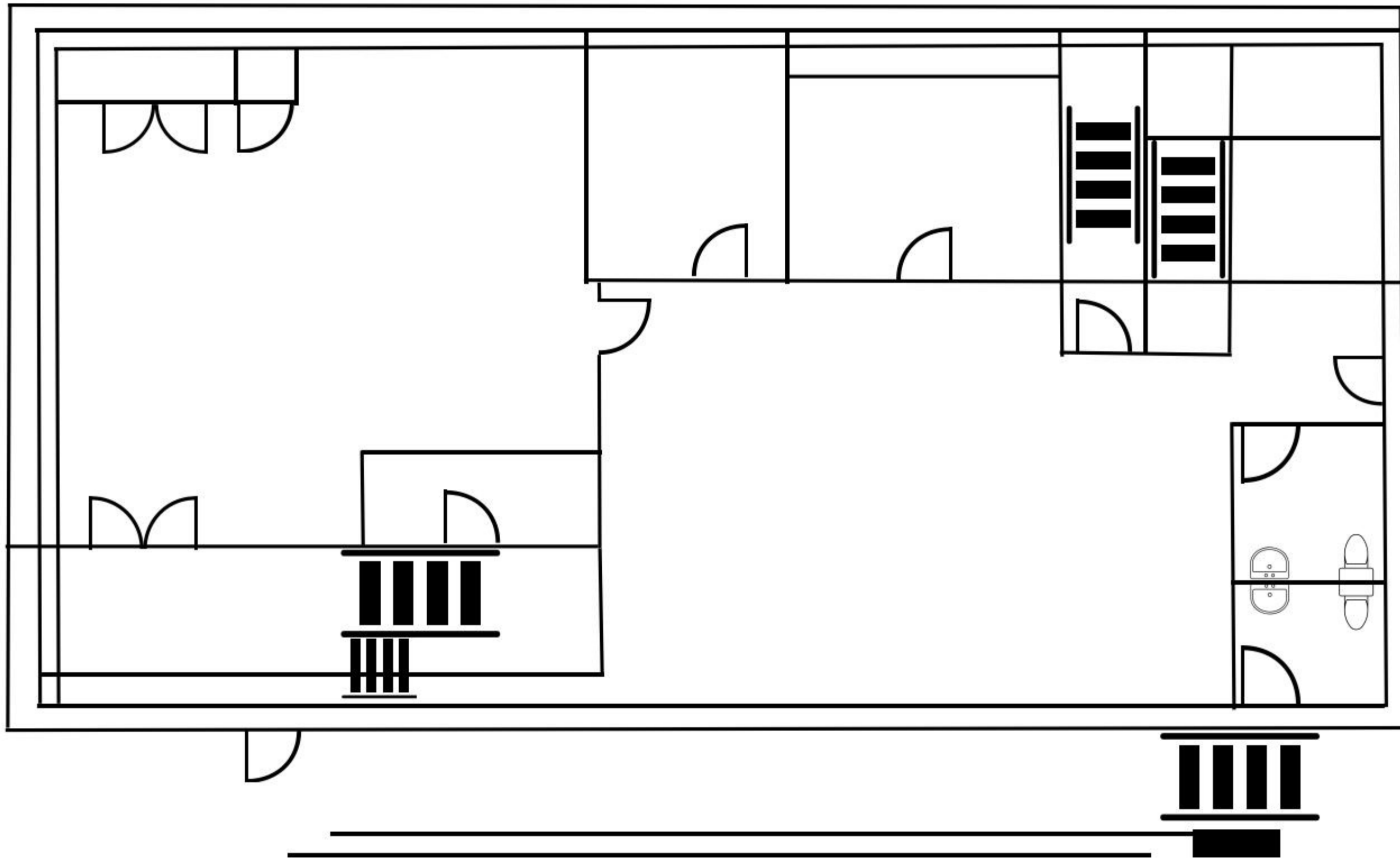


PROPERTY PHOTOS

DEVELOPMENT HIGHLIGHTS

- This property is a prime redevelopment opportunity that will complement the surrounding area.
- Property is surrounded by multiple health facilities such as: TriStar Centennial Hospital Campus, Ascension St Thomas Midtown Hospital

FLOOR PLAN



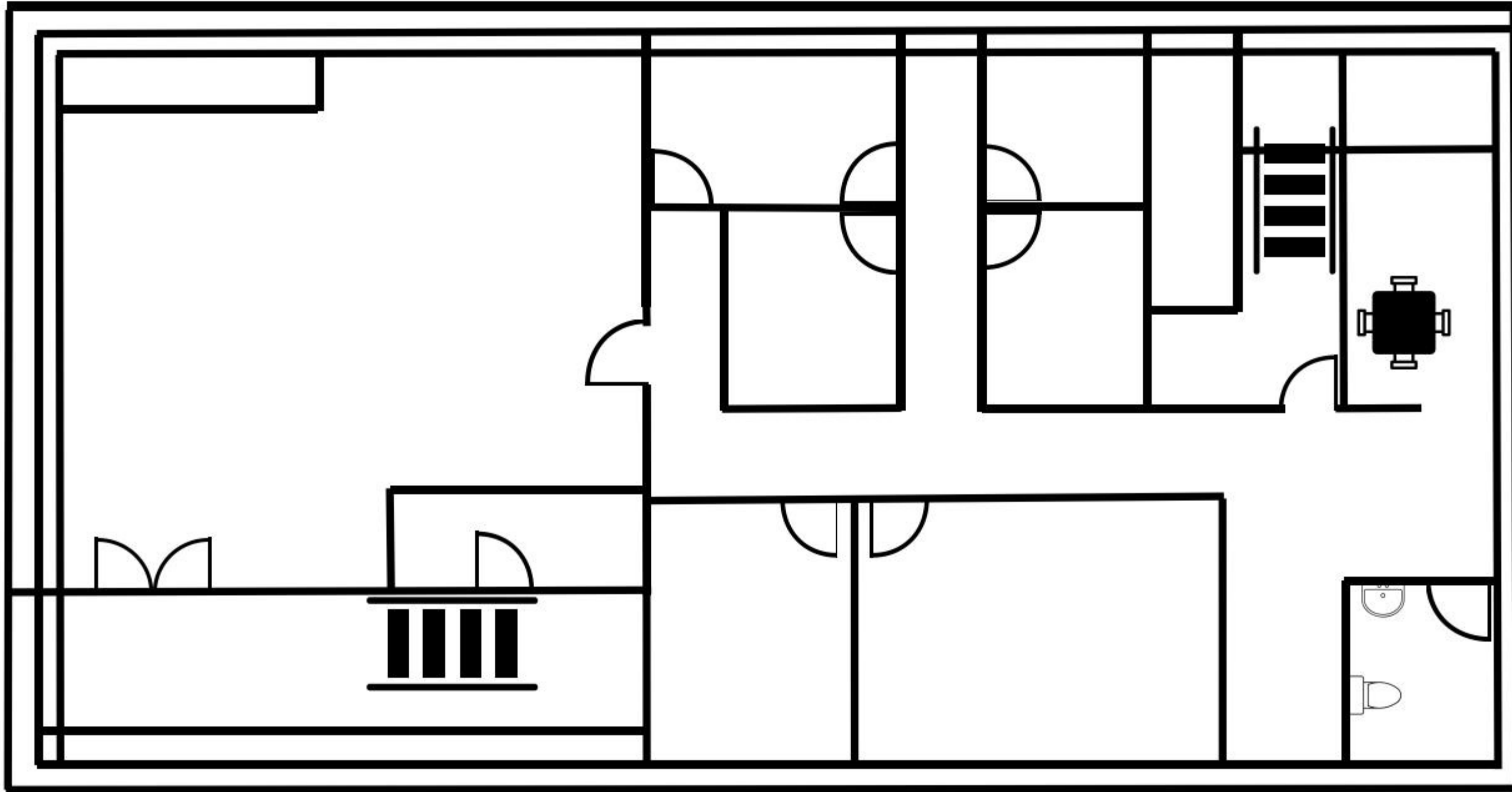
LEVEL 1



JENNY ADCOX
COMMERCIAL REAL ESTATE



FLOOR PLAN



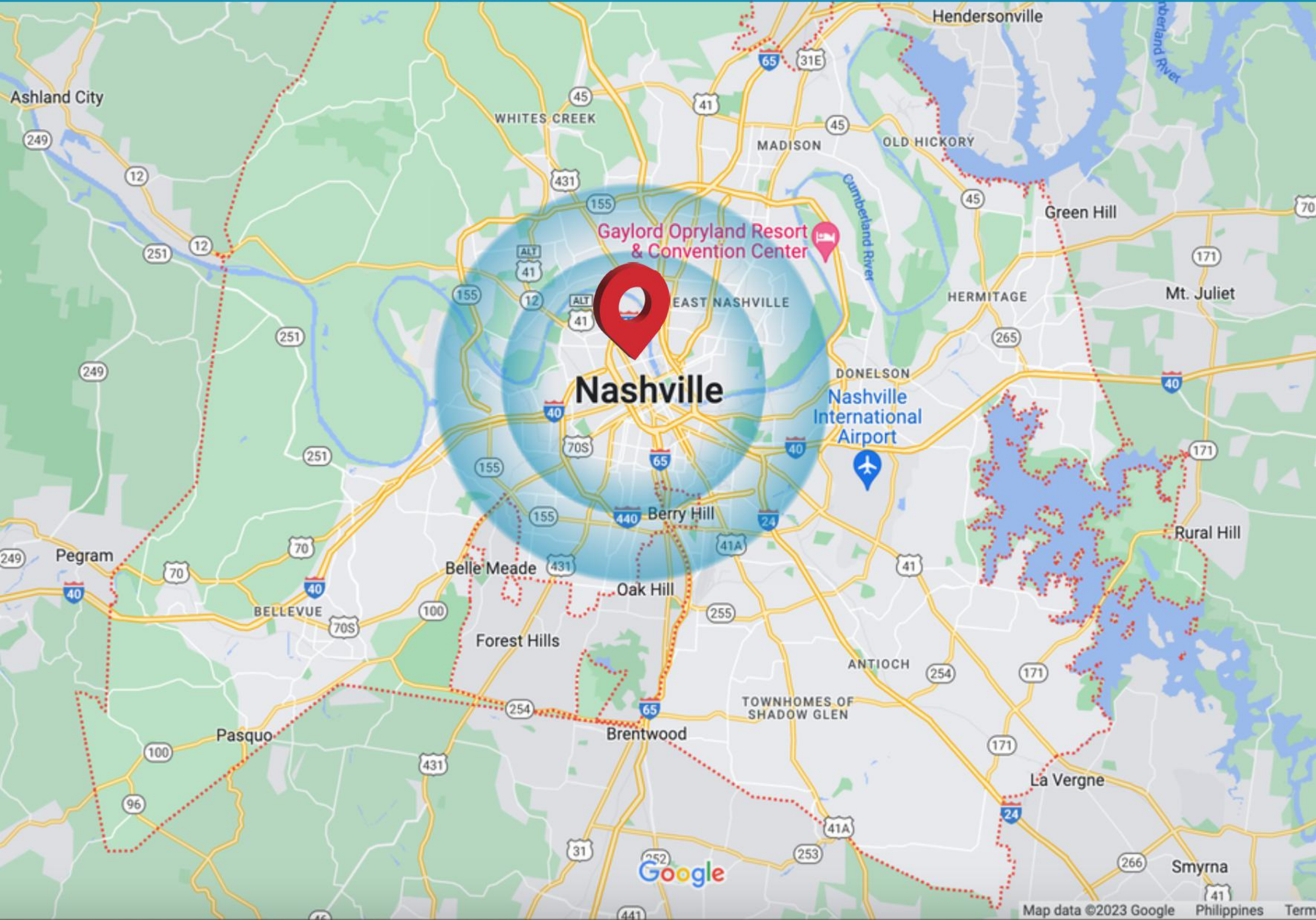
LEVEL 2



JENNY ADCOX
COMMERCIAL REAL ESTATE



DETAILED DEMOGRAPHIC



DETAILED DEMOGRAPHIC

Population	1 Mile	3 Miles	5 Miles
Male	6,792	47,026	98,836
Female	7,168	50,246	105,283
Total Population	13,960	97,272	204,119

Race	1 Mile	3 Miles	5 Miles
White	7,097	48,632	112,669
Black	5,699	44,239	77,666
Am In/AK Nat	17	64	226
Hawaiian	N/A	2	8
Hispanic	575	3,216	13,884
Multi-Racial	594	4,188	19,418

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,119	47,689	97,558
Occupied	5,014	41,716	86,724
Owner Occupied	1,332	16,218	41,806
Renter Occupied	3,682	25,498	44,918
Vacant	1,105	5,973	10,834

DETAILED DEMOGRAPHIC

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	809	5,821	12,331
Ages 5-9	649	6,326	13,808
Ages 10-14	445	5,209	11,401
Ages 15-19	414	4,924	10,699
Ages 20-24	1,024	5,963	12,144
Ages 25-29	1,698	7,389	14,277
Ages 30-34	1,943	8,504	15,829
Ages 35-39	1,727	8,730	16,385
Ages 40-44	1,318	8,280	16,191
Ages 45-49	1,016	7,601	15,688
Ages 50-54	726	6,688	14,466
Ages 55-59	567	5,853	12,958
Ages 60-64	481	4,814	10,903
Ages 65-69	358	3,623	8,436
Ages 70-74	232	2,539	6,140
Ages 74-79	165	1,755	4,360
Ages 80-84	147	1,204	3,005
Ages 85+	241	2,049	5,098

DETAILED DEMOGRAPHIC

Income	1 Mile	3 Miles	5 Miles
Median	\$23,173	\$29,594	\$34,528
< \$10,000	1,147	7,422	11,480
\$10,000-\$14,999	277	3,596	7,170
\$15,000-\$19,999	522	2,836	5,398
\$20,000-\$24,999	331	2,082	5,226
\$25,000-\$29,999	306	2,425	5,509
\$30,000-\$34,999	279	2,016	5,079
\$35,000-\$39,999	298	2,092	4,050
\$40,000-\$44,999	204	1,357	3,525
\$45,000-\$49,999	64	1,426	3,643
\$50,000-\$60,000	392	2,525	5,851
\$60,000-\$74,000	291	2,842	6,769
\$75,000-\$99,999	253	2,729	6,557
\$10,0000-\$124,999	153	1,826	3,876
\$125,000-\$149,999	88	1,053	2,066
\$150,000-\$199,999	71	1,464	2,634
> \$200,000	116	2,046	4,741

1811 CHARLOTTE AVE NASHVILLE TN 37203



CONFIDENTIAL OFFERING MEMORANDUM

For more information, contact:

Jenny Adcox
Principal Broker

LIC 332169 | 615-302-5152 | 931-628-0735
jennyadcox@kwcommercial.com



Keller Williams Realty, Inc. is a real estate franchise company. Each Keller Williams office is independently owned and operated. Keller Williams Realty, Inc.