



4409

Charlotte Avenue

# Property Overview

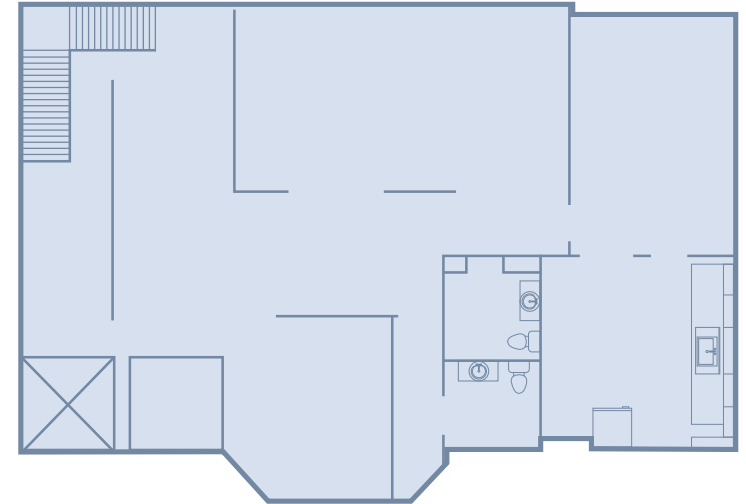
## PROPERTY HIGHLIGHTS

- **Space:** 4,683 SF for lease
- **Use:** office or retail space for lease
- **Zoning:** CS
- **Parking:** 25 spaces on site
- **Visibility:** ~25,000 cars per day on Charlotte Ave
- **Access:**
  - 0.1 mi to I-40
  - 0.8 mi to Murphy Rd
  - 1.0 mi to White Bridge Rd

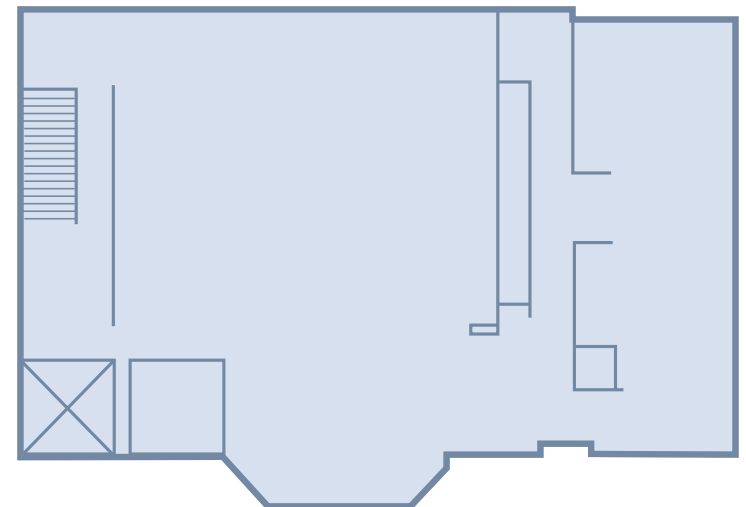
SITE PLAN



FIRST FLOOR



SECOND FLOOR



\* Floor plans are approximate



# Aerial Map

## NEARBY AMENITIES

1. ML Rose Craft Beer & Burgers
2. Taqueria Del Sol
3. USPS
4. Sylvan Supply
5. Another Broken Egg
6. L&L Marketplace
7. West 46th Apartments
8. Hill Center Sylvan Heights
9. Station 40 Apartments
10. Five Points Pizza / Eighth & Roast
11. Otto's Bar / Headquarters Coffee



# Gallery

## CURRENT IMAGES



## CONCEPTUAL IDEAS





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**Cameron Bice**

cbice@sagemontre.com  
205.335.0105

**Matt Cooper**

mcooper@sagemontre.com  
615.319.0124

**Lanier Daniel**

ldaniel@sagemontre.com  
404.805.5459

 **SAGEMONT**  
www.sagemontre.com