

ECONOMIC & COMMUNITY DEVELOPMENT PROPERTIES

SUBLEASE AVAILABLE

3,247 Square Foot Suite

7088 Charlotte Pike

Nashville, Tennessee 37209



Please do not disturb the Tenant who is still operating their business

- Dalton's Carpet Outlet & Design Center lease expires February 29, 2028.
- An aggressive sublease rental rate for the remainder of the lease.
- Open floorplan with two (2) restrooms, office, breakroom and a delivery/shipping area.
- Suite is located in the multi-tenant *Marketplace At Charlotte Pike* community shopping center anchored by Wal-Mart and Lowe's.
- Suite is located between *Wingstop* and *America's Best Contacts & Eyeglasses*.
- Highly visible location with ample amount of parking!
- Located +/- 0.50 miles from Interstate 40.
- 109,342 Vehicles Per Day (2024) along Interstate 40.
- 22,009 Vehicles Per Day (2024) on Charlotte Pike (just across Interstate 40).
- Excellent location to service all of Nashville and many counties west of the city.
- Located at the signalized intersection of Charlotte Pike (US 70) and River Road.
- Strategically positioned in the high-growth neighborhood of West Nashville.

For More Information Please Contact:

**James P. Spellman II, CCIM
CEO and Managing Director
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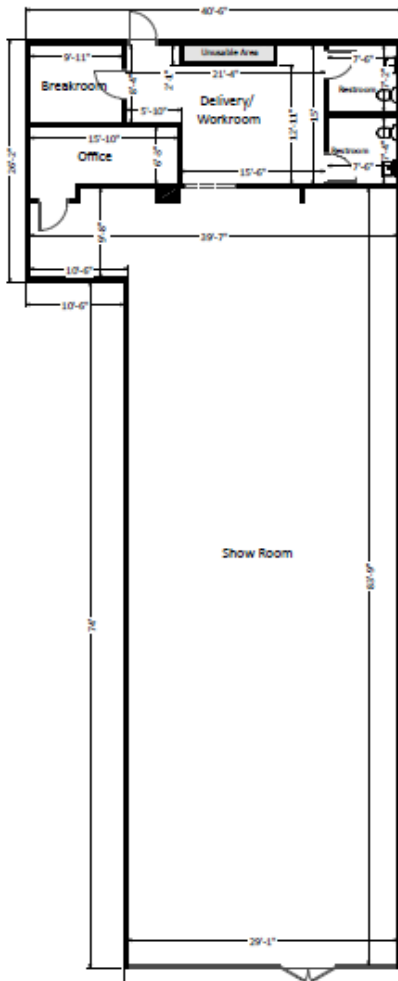
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SPACE PLAN



	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>
• 2024 Total Population:	5,115	33,097	96,425
• 2024 Average Household Income:	\$141,773	\$149,227	\$161,764
• 2024 Median Home Value:	\$506,329	\$537,512	\$574,211

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