

***For Sale***

***Single Tenant NNN Lease***

***6399 Charlotte Pike • Nashville, TN***



***7,000 SF***  
***0.67 AC***



Property Details

Tenant Analysis



Advance Auto Parts, Inc. is a prominent player in the automotive aftermarket parts sector, catering to both professional installers and DIY enthusiasts. As of July 13, 2024, the company operates 4,786 stores and 321 Worldpac branches, primarily in the U.S., with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands. Additionally, Advance supports 1,138 independently owned Carquest branded stores across these regions, extending its reach into Mexico and various Caribbean islands. This extensive network highlights the company’s commitment to providing a wide range of automotive products and services.

Tenant	Advance Auto Parts
Type	National
Ticker	NYSE: AAP
Year Founded	1929
# of Locations	4,786 stores and 321 Worldpac branches in the United States and Canada
Credit Rating (S&P)	BBB

Stream Realty is excited to present a prime investment opportunity: a Single Tenant NNN Lease property in the bustling West Nashville submarket. This highly visible 7,000 square foot building is situated on 0.67 acres along Charlotte Pike, offering strong long-term cash flow potential. This investment is an excellent fit for buyers looking for a long-term hold, particularly those considering a 1031 exchange in one of Nashville’s most desirable retail locations. Don’t miss out on this exceptional opportunity!

Address	6399 Charlotte Pike
AC	0.67
Building SF	7,000
Tenancy	Single
# of Parking Spaces	36
Zoning	CS
Policy	T3 CM Suburban Mixed Use Corridor
Frontage on Charlotte	125'
Corporate Guaranty	Yes



Term	5 years
Renewal Option	(2) 5-year
Renewal Option Notice	180 days
NOI	\$202,446.48



# Prime Location

## West Nashville

West Nashville is a peaceful area featuring neighborhoods with lots of character and a strong sense of community. These diverse communities have eclectic architecture and lots of shopping and dining stretching from Nashville's urban core to the leafy green neighborhoods nestled amid the rolling hills to Nashville's west.



# Surrounded by Success

## Nashville West Shopping Center and Surrounding Retailers

The property sits less than a mile from a large shopping center, Nashville West, that features 21 stores including major retailers like Target, Marshall's, and Costco.



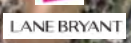
**131,989**  
2024 Population  
(5 Mile Radius)



**59,128**  
2024 Households  
(5 Mile Radius)



**\$145,318**  
2024 Average  
Household Income  
(5 Mile Radius)



**1,365**  
Retail Businesses  
(5 Mile Radius)



Disposable  
Income for area  
**\$81,819**



Market Overview

Market Overview

The Nashville Market is Buzzing

Over two million people, 60,000 businesses, and still growing, the Nashville region is known as a great place to live, work, and prosper. The city's top-rated economic development team works to promote and enhance Nashville's diverse business climate, vibrant culture, and well-educated workforce to continue to attract and retain innovative talent and premier companies from around the world.

#1

FOR METROPOLITAN ECONOMIC STRENGTH

Policom, 2023

#1

HOTTEST JOB MARKET

The Wall Street Journal, 2023

#3

AMERICA'S TOP STATES FOR BUSINESS

CNBC, 2023

#3

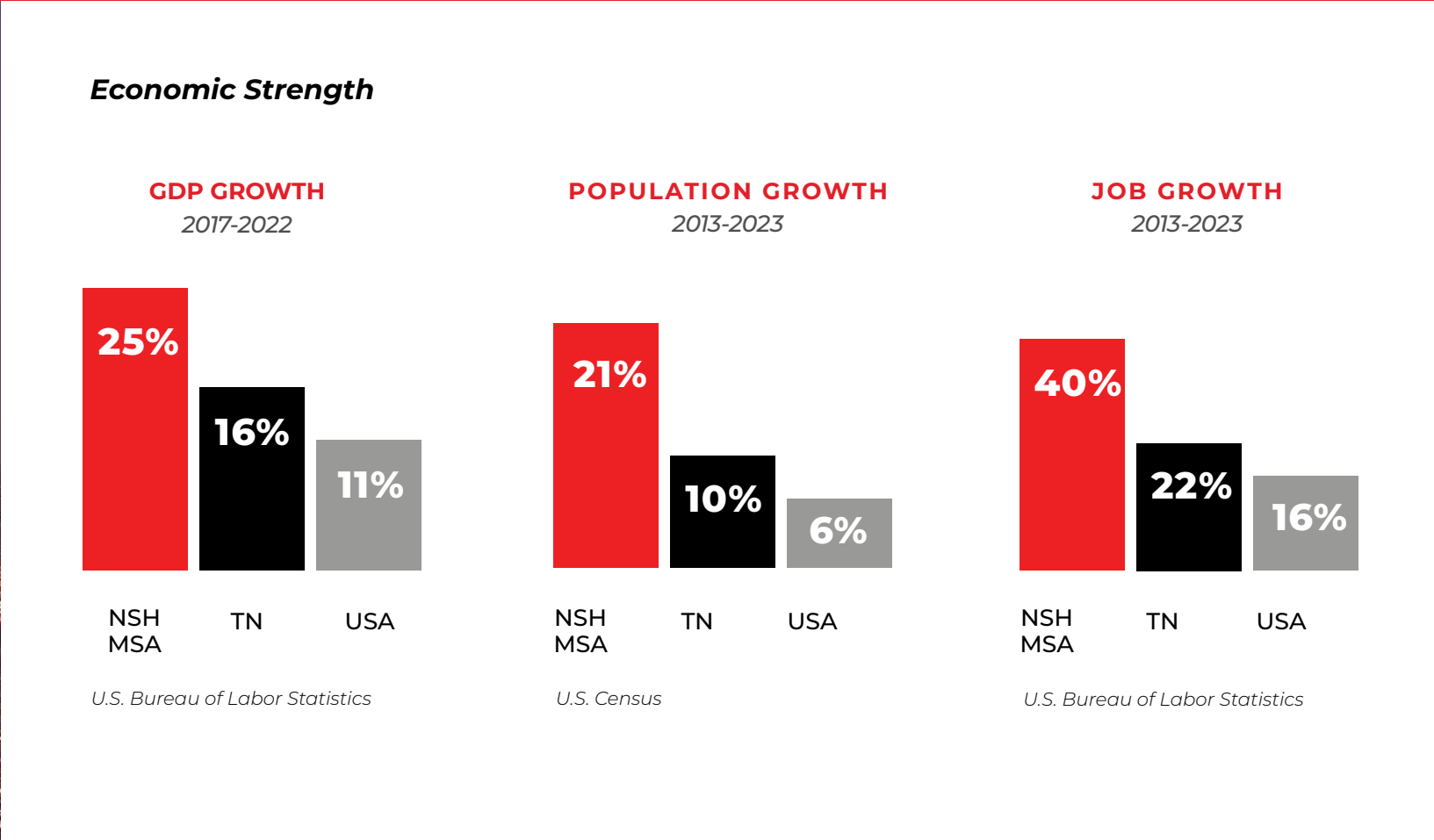
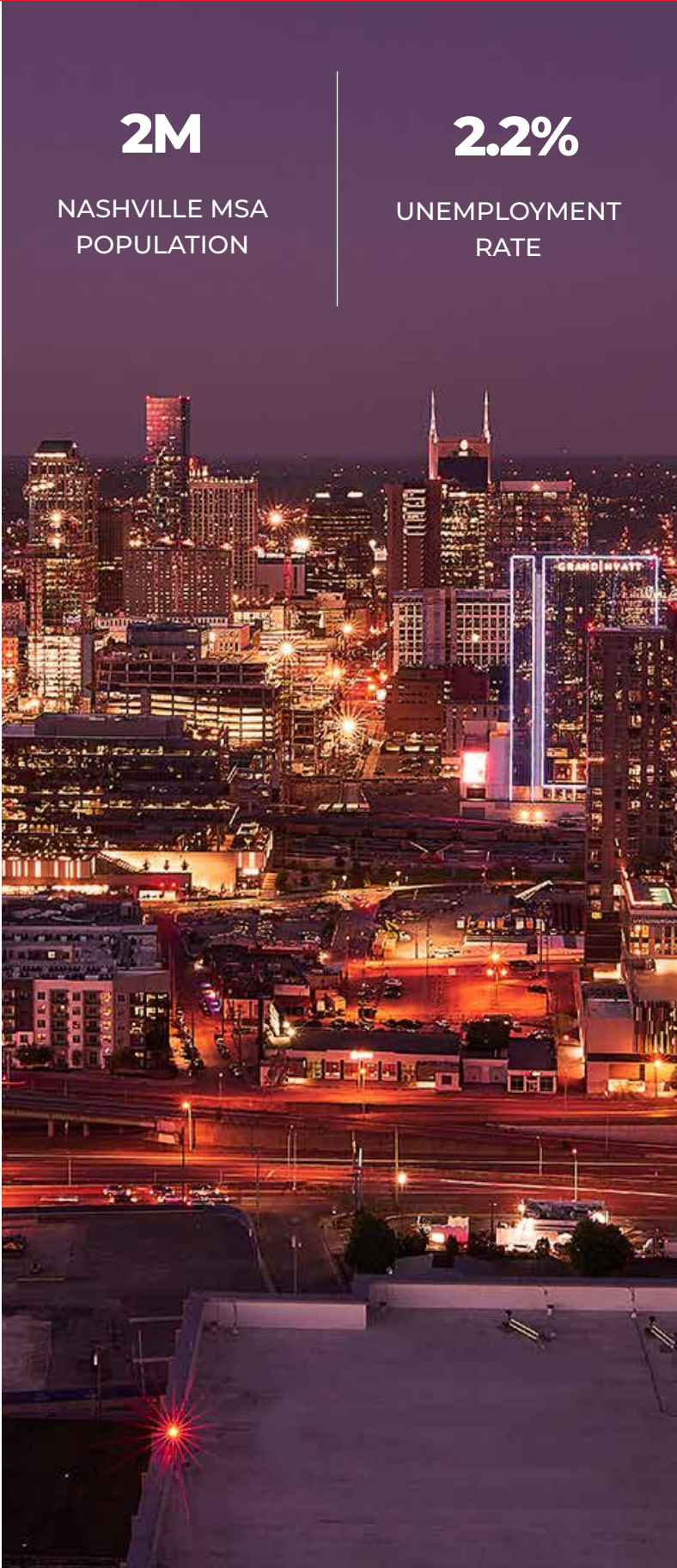
BEST CITY TO LAUNCH A CAREER

Bankrate, 2023

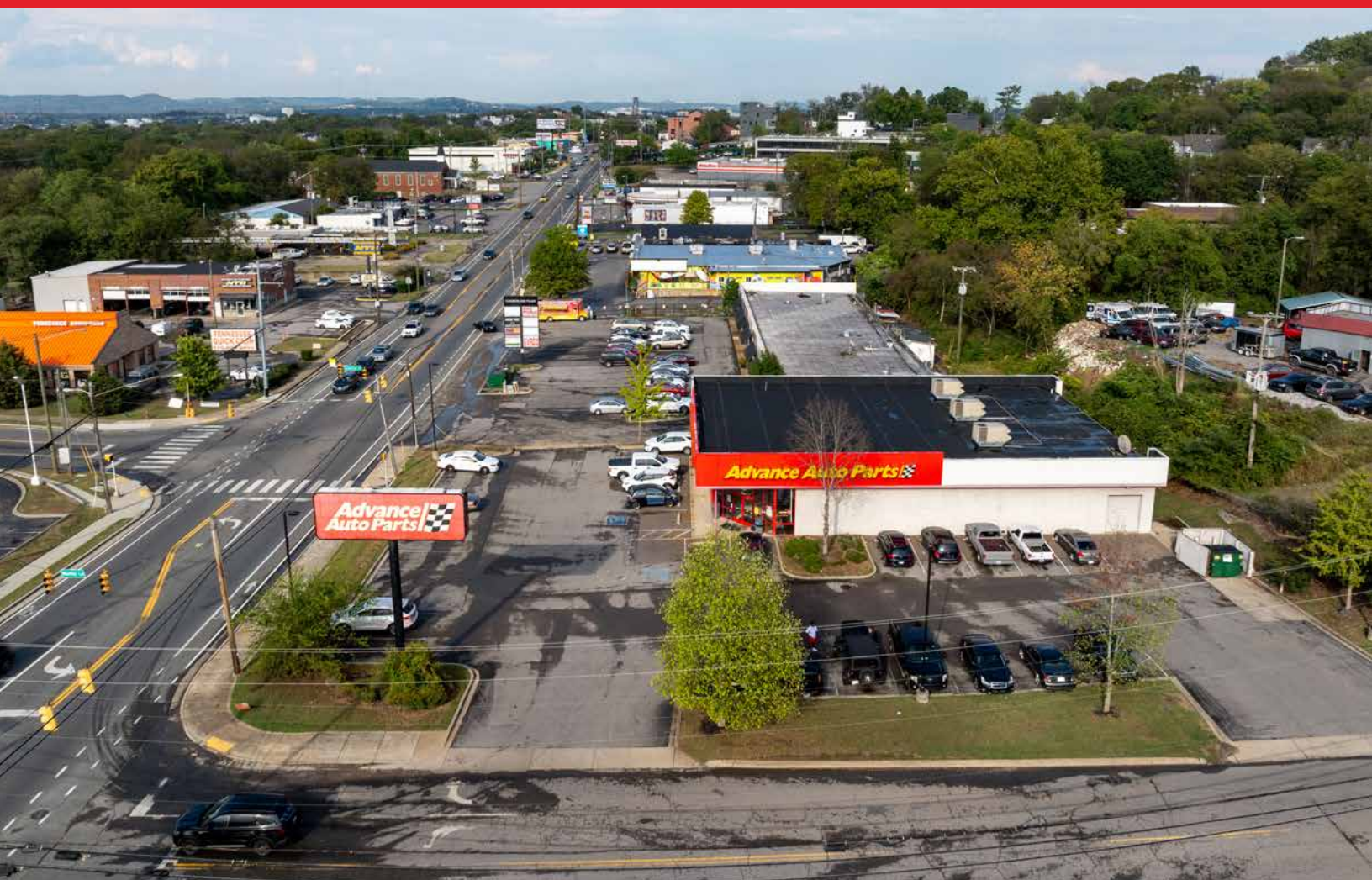
86

PEOPLE PER DAY MOVE TO NASHVILLE MSA

Nashville Chamber of Commerce, 2024







**For more information, contact:**

**ROBBY DAVIS**

[robby.davis@streamrealty.com](mailto:robby.davis@streamrealty.com)  
615.618.3967

**BEN DOTYE**

[ben.dotye@streamrealty.com](mailto:ben.dotye@streamrealty.com)  
615.775.5416

  
**STREAM**

501 Commerce Street  
Suite 1120  
Nashville, TN 37203  
615.795.0000  
[www.streamrealty.com](http://www.streamrealty.com)