

345 40<sup>TH</sup> AVE N  
3,700 SF  
F&B Sublease



# PROPERTY OVERVIEW



This 3,700 SF restaurant space at 345 40th Ave N offers a rare, fully built-out second-generation restaurant opportunity in a prime West Nashville location. The space features a complete commercial kitchen, bar infrastructure, walk-in cooler, service stations, and an inviting dining layout, with furniture, fixtures, and equipment negotiable for an incoming operator. Strong street visibility and prominent signage provide excellent exposure along this well-traveled corridor, supported by dense surrounding residential neighborhoods and easy access to Sylvan Park and Charlotte Avenue. This turnkey, move-in-ready space is ideal for concepts seeking to save on buildout costs and quickly establish a presence in one of Nashville's most dynamic trade areas.

- Immediate occupancy
- Dedicated private events room
- Two full-service bars
- Commercial grease trap and hood vent system
- Walk-in cooler

[VIRTUAL TOUR](#)



# AREA MAP



# PROPERTY GALLERY



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CAMERON BICE //  
LANIER DANIEL

[contact@sagemontre.com](mailto:contact@sagemontre.com)  
615.601.0630