

RETAIL + OFFICE SPACES AVAILABLE

Located in Hill Center Sylvan Heights



SOUTHEAST VENTURE

OVERVIEW

Hill Center Sylvan Heights is ideally positioned along Charlotte Avenue in the heart of the Sylvan Heights/Sylvan Park neighborhood. The center offers dedicated retail parking, signalized access, and convenient connectivity less than one mile from I-40. Anchored by a dynamic mix of tenants—including Joyland, HYLO Fitness, Painting with a Twist, and Dave's Cosmic Subs—the property serves as a neighborhood destination with excellent visibility along a corridor carrying more than 26,900 vehicles per day.

PROPERTY SUMMARY

LOCATION	at Charlotte Avenue and Sylvan Heights Way Nashville, TN 37209
SUBMARKET	Sylvan Heights/Sylvan Park
AVAILABLE	4001 Charlotte - 3,856 SF 4011 Charlotte - 1,599 SF
RATE	Contact Broker

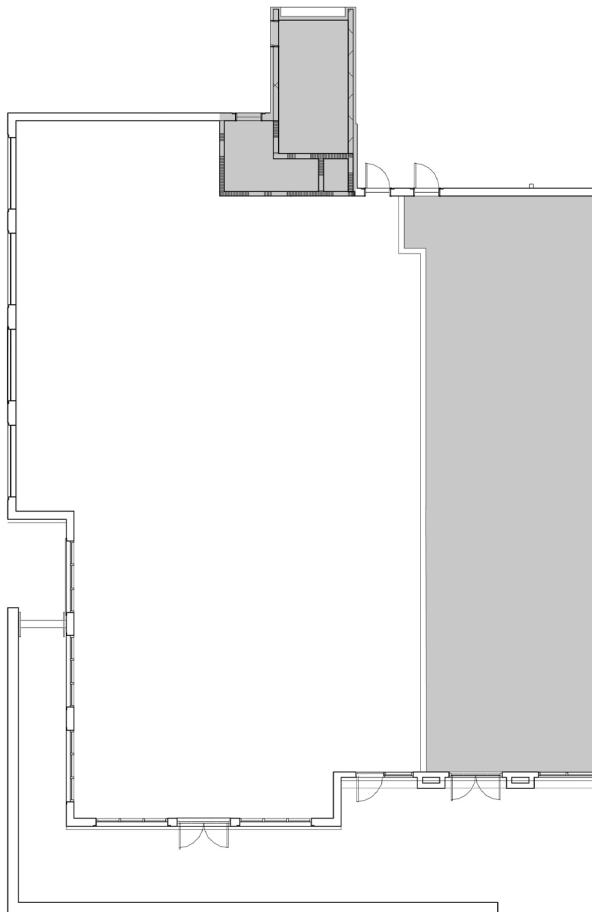
4001
3,856 SF

4011
1,599 SF

4001 CHARLOTTE AVE

RETAIL/RESTAURANT SPACE WITH PATIO

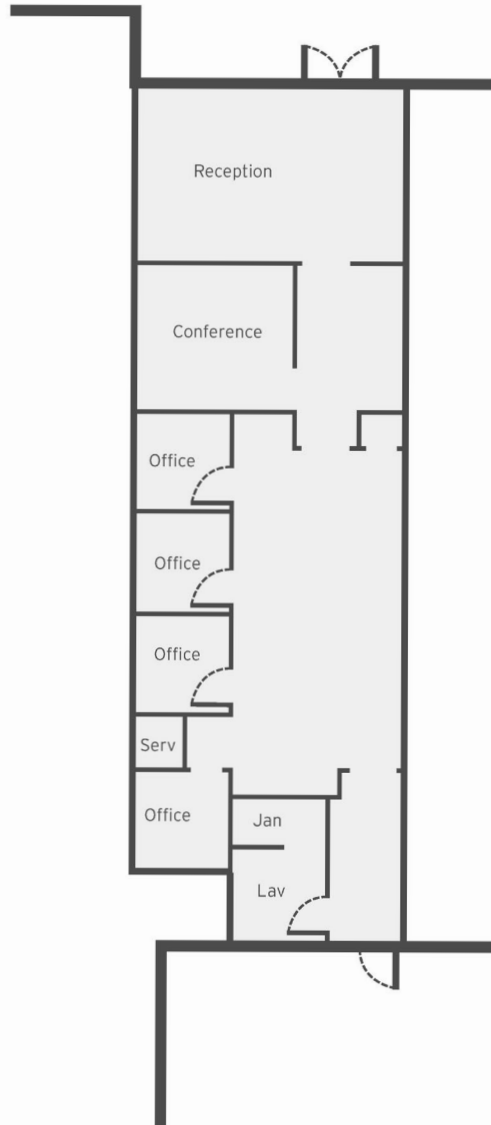
- 3,856 SF End-Cap
- Available Immediately
- Alternate Address - 345 40th Avenue North



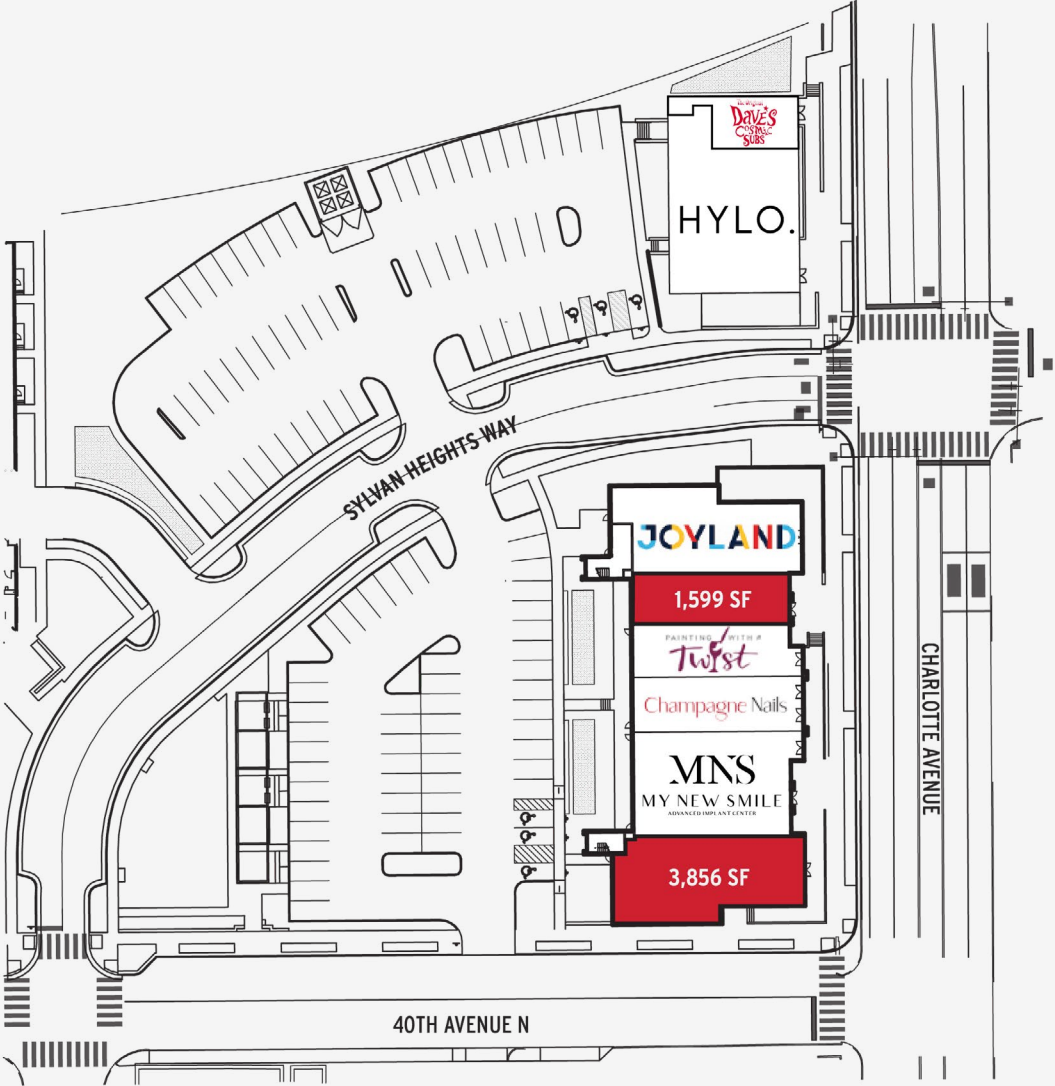
4011 CHARLOTTE AVE

RETAIL/OFFICE SPACE

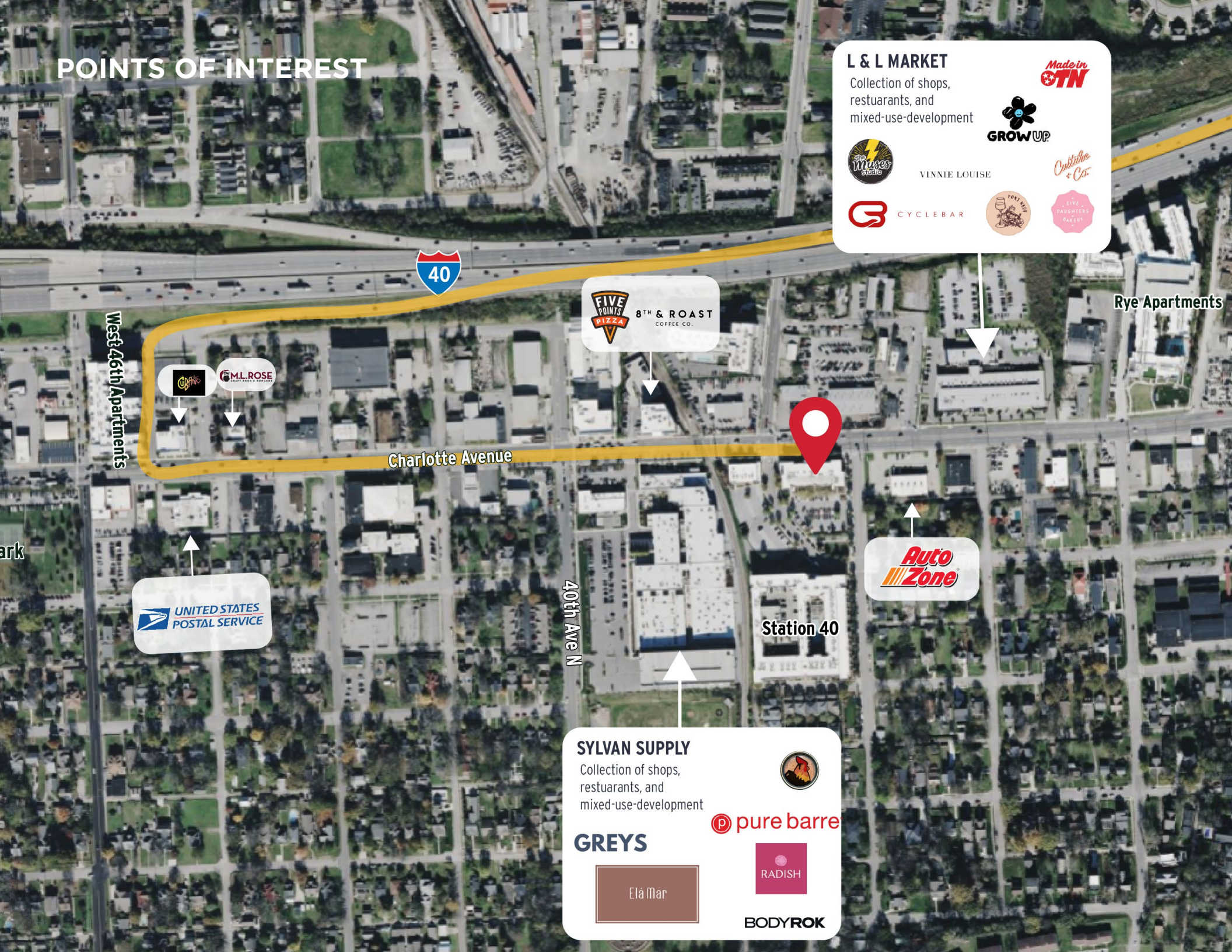
- 1,599 SF
- Available Immediately



SITE PLAN



POINTS OF INTEREST



West 46th Apartments



40th Ave N

Station 40



Rye Apartments

L & L MARKET
Collection of shops, restaurants, and mixed-use-development

Made in **OTN**

GROW UP

VINIE LOUISE

Cutliffe & Co.

CYCLEBAR

PONY HILL

FIVE DAUGHTERS BAKERY

SYLVAN SUPPLY
Collection of shops, restaurants, and mixed-use-development

GREYS

Elà Mar

pure barre

RADISH

BODYROK



COMMON *G*ROUND

COMMON
— *G* —
GROUND

DINNER

BRUNCH

**FOR MORE
INFORMATION,
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