



PREMIER RESTAURANT & RETAIL SPACES NOW AVAILABLE



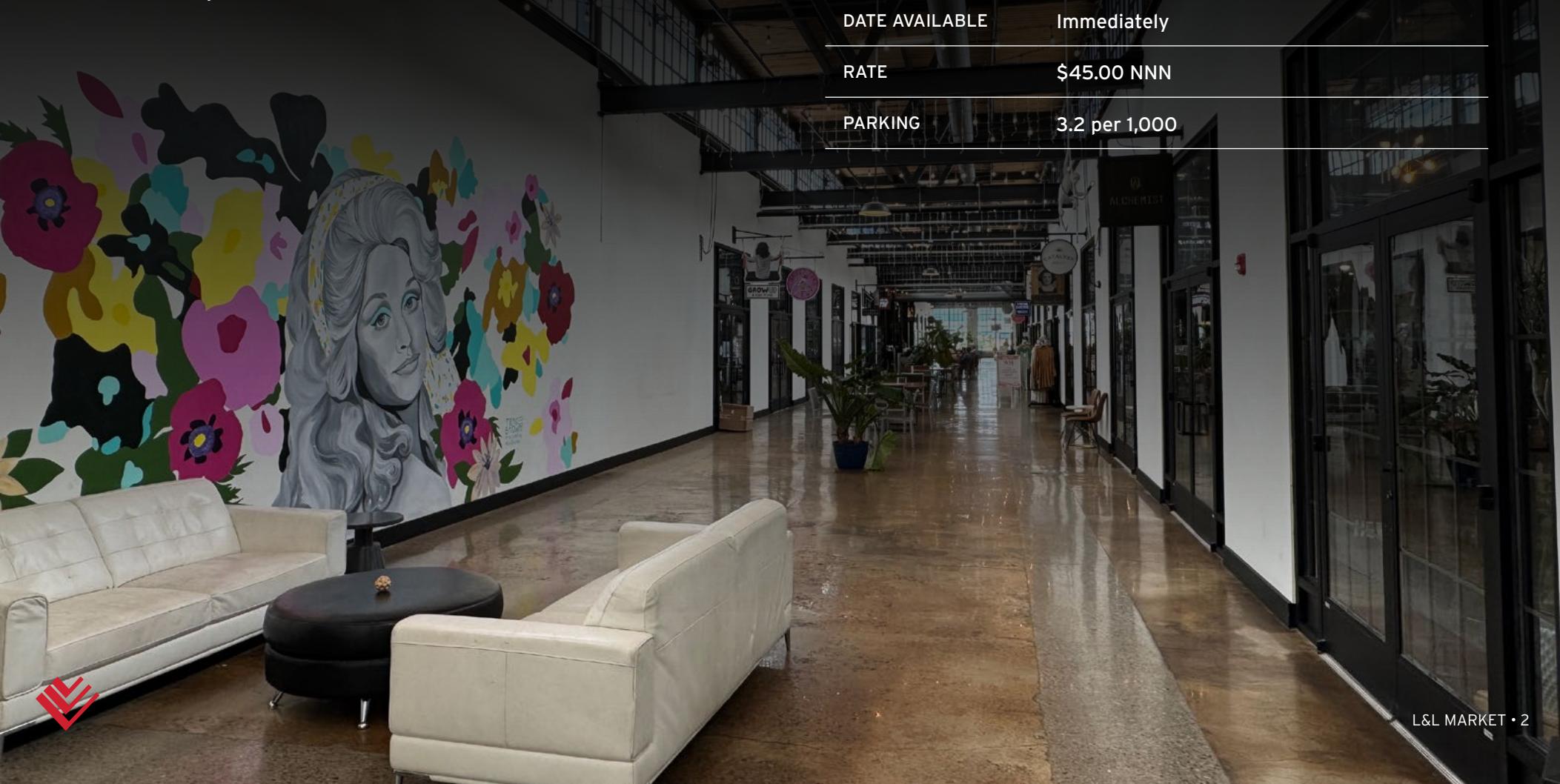
SOUTHEAST VENTURE

OPPORTUNITY

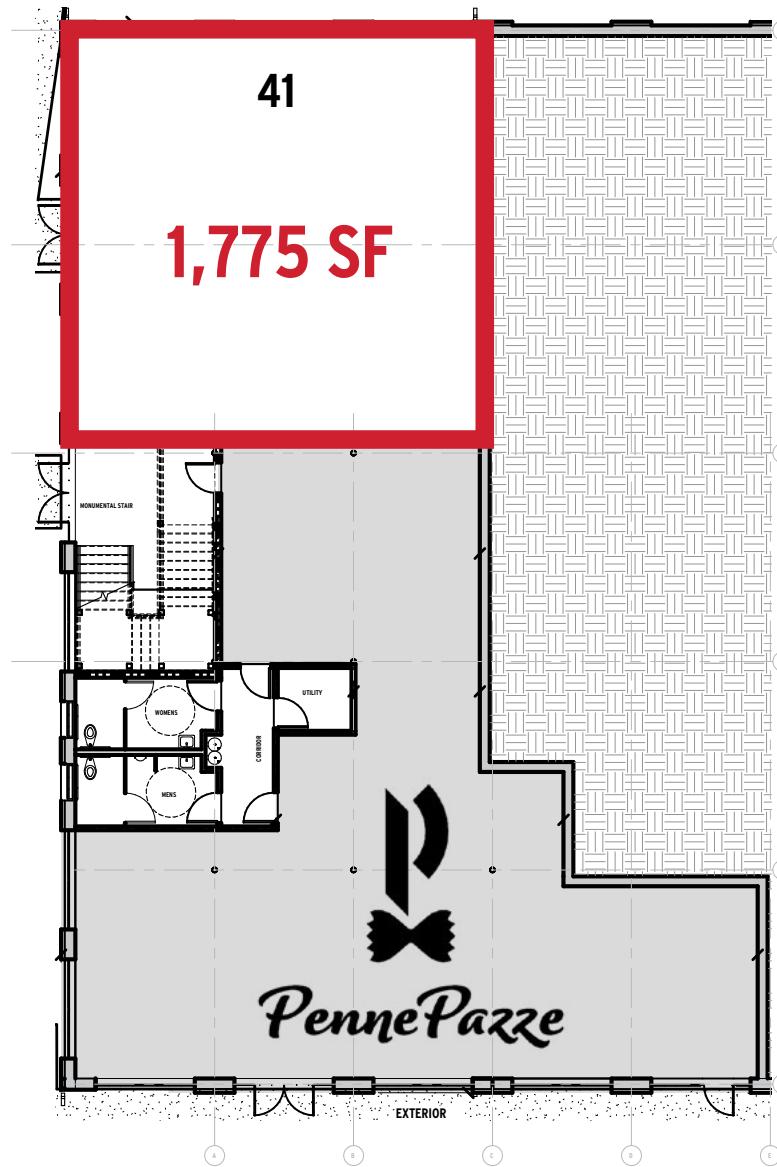
Located in the vibrant Sylvan Park neighborhood, L&L Market has direct frontage along Charlotte Avenue, a primary route connecting West Nashville to downtown. This revitalized market features a curated mix of luxury retail, gourmet dining, and specialty concepts, including fitness studios, photography studios, and salon services. Available spaces include Suite 121 (613 SF) and Suite 41 (1,775 SF). Suites 118 and 120, each 613 SF, can be combined for a total of 1,226 SF. All suites are fully built-out in vanilla shell condition within a high-traffic, design-forward setting.

PROPERTY SUMMARY

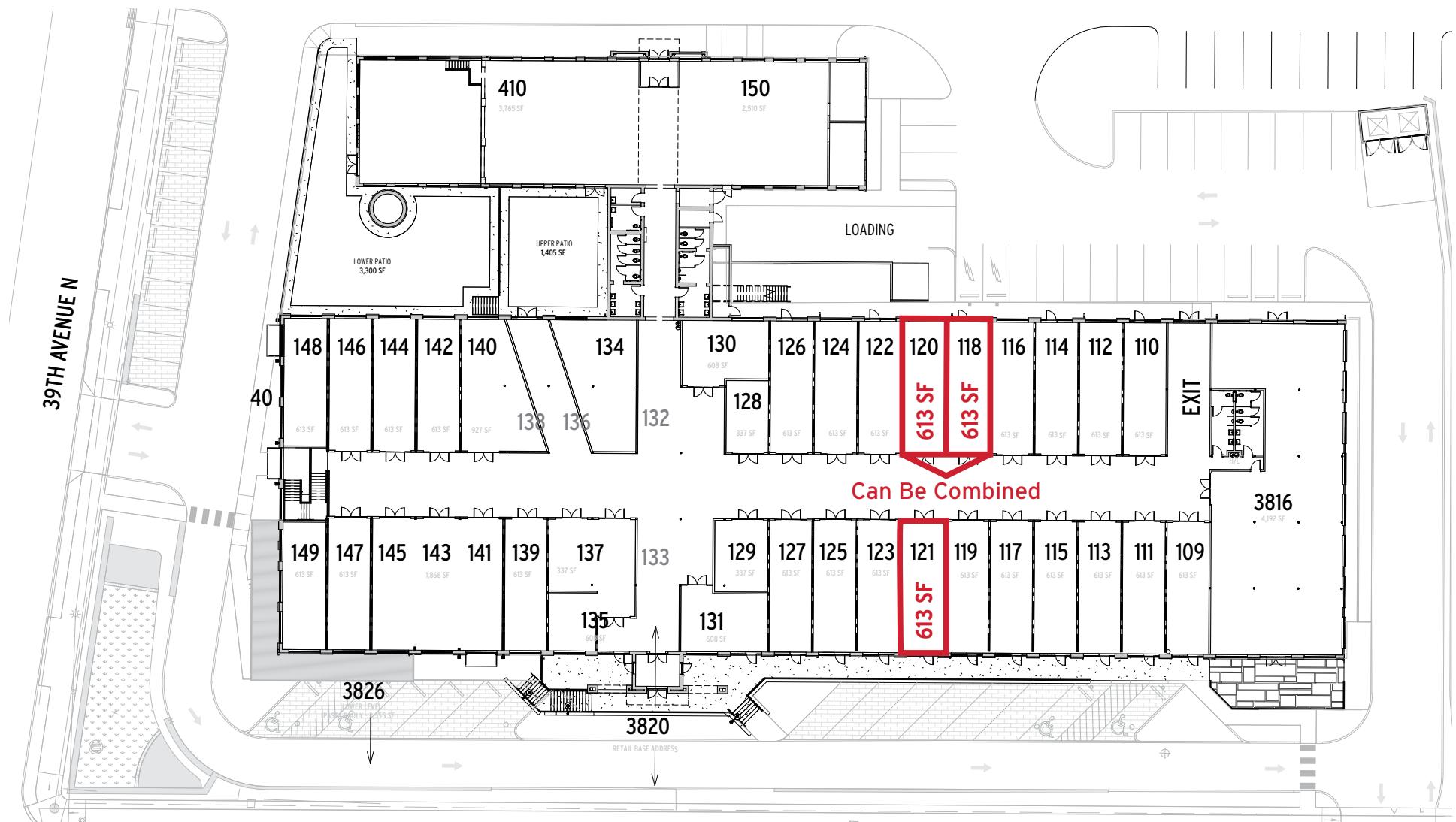
ADDRESS	3814 Charlotte Avenue, Nashville, TN 37209	
AVAILABLE	Suite 41	1,775 SF (lower level)
	Suite 118	613 SF <i>can be combined</i>
	Suite 120	613 SF <i>can be combined</i>
	Suite 121	613 SF
DATE AVAILABLE	Immediately	
RATE	\$45.00 NNN	
PARKING	3.2 per 1,000	



LOWER LEVEL AVAILABILITY



UPPER LEVEL AVAILABILITY

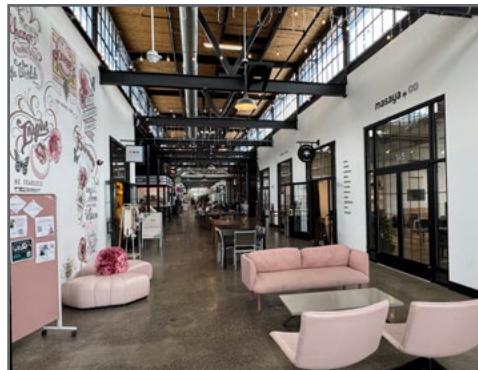


CHARLOTTE AVENUE (20,446 CPD)



L&L MARKET

L&L Market is a lifestyle destination in Nashville that combines shopping, dining, wellness, and workspaces under one roof. Set in a restored industrial building on Charlotte Avenue, it features a curated mix of local boutiques, eateries, bars, fitness studios, and co-working spaces. With its open layout and thoughtful design, L&L Market offers a vibrant and welcoming experience.



TENANTS INCLUDE:



Bend and Zen
Hot Yoga

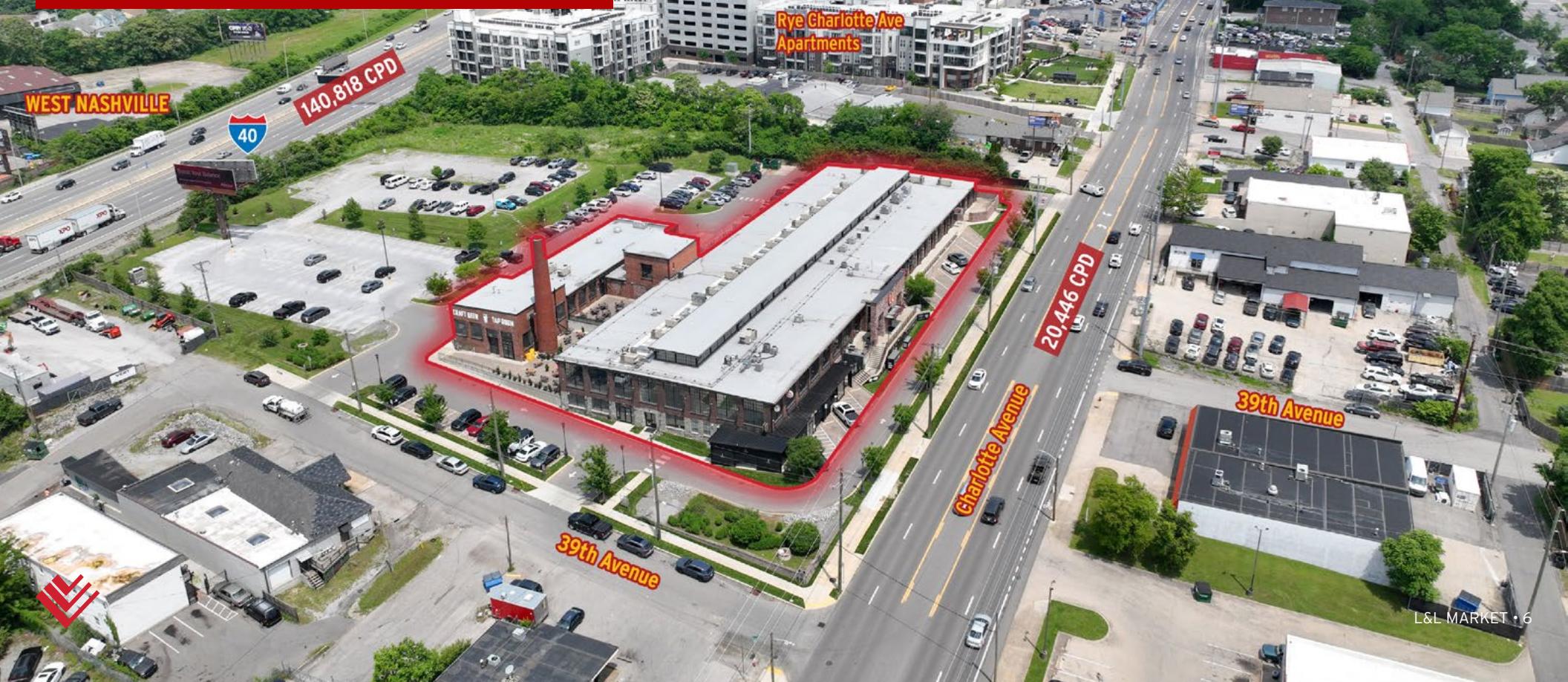


[Click here to see full tenant list and more about L&L Market](#)



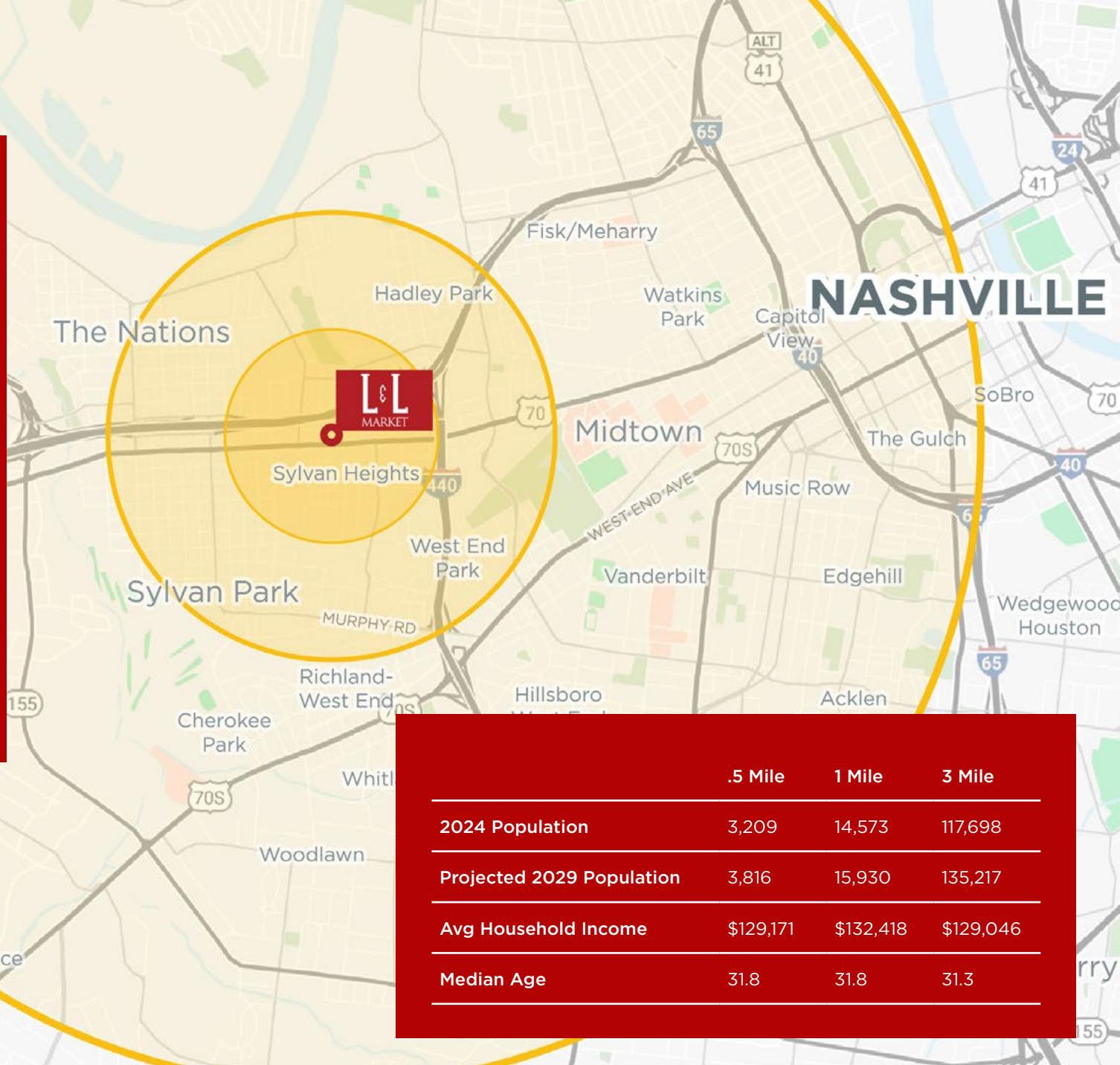
SYLVAN PARK

With a prominent location on Charlotte Avenue in Sylvan Park, L&L Market offers direct visibility from one of Nashville's main routes into downtown. The site provides convenient access to key employers including TriStar Centennial, Ascension St. Thomas, the Tennessee State Capitol, and Tennessee State University Graduate School. Within walking distance of Sylvan Supply and Hill Center Sylvan Heights, which feature a mix of restaurants, retail, and fitness concepts, L&L Market is positioned at the center of a vibrant, community-driven corridor.



DEMOGRAPHICS

The Sylvan Park area boasts a dynamic mix of a large daytime population and affluent residents, with over 221,000 daytime employees within a 3-mile radius and an average household income exceeding \$132,000. Consumer spending in the area is strong, totaling nearly \$1.6 million within 3 miles, with strong expenditures in food, entertainment, apparel, and housing. A younger median age of 31 and significant household spending on entertainment and hobbies, dining, and transportation makes the area especially appealing to young professionals, consumers, and families.





FOR MORE INFORMATION, CONTACT

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 SOUTHEAST VENTURE