

3729 CHARLOTTE AVE

6,750 SF Retail/Office

For Lease

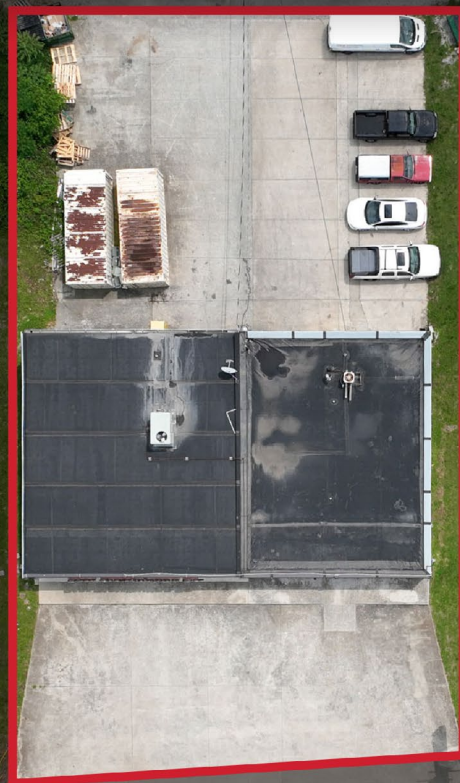


OPPORTUNITY

Located on the highly trafficked Charlotte Avenue/US 70, this 6,750 SF retail/office space sits less than one mile from accessing I-440 and a quarter mile from Sylvan Supply. Surrounded by popular destinations like Centennial Park and Vanderbilt University, the property offers exceptional visibility and connectivity in a prime destination for retail and office users.

PROPERTY SUMMARY

ADDRESS	3729 Charlotte Avenue, Nashville, TN 37209
SUBMARKET	Sylvan Park/West End
SIZE	6,750 SF
LOT SIZE	.17 Acres
CURRENT USE	Showroom/Office/Light Warehouse
KEY FEATURES	(3) Roll-Up Doors 9 Surface Parking Spots Alley access



Charlotte Avenue (32,739 CPD)

38TH AVENUE N

POINTS OF INTEREST



DOWNTOWN NASHVILLE

2700 Charlotte Ave Apartments

ONECITY

Centennial Park

Haven at Charlotte

PUSH P FOCUS

conexess

ENTERPRISE RENT-A-CAR

CLKB NASHVILLE

CHARLOTTE AVENUE

CITY CAR

Rye Charlotte Ave Apartments

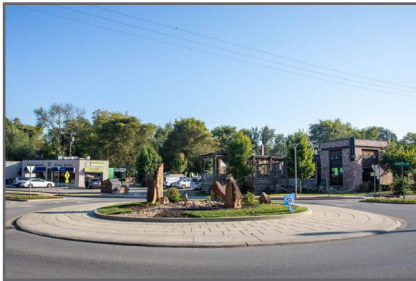
Park Avenue Elementary School

PARK AVENUE

38TH AVENUE N

3729 CHARLOTTE AVENUE • 3

DISCOVER THE CHARLOTTE CORRIDOR



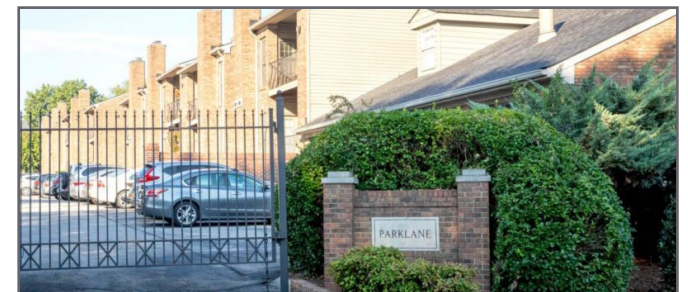
Charlotte Avenue runs through the heart of Sylvan Park and Sylvan Heights, connecting two of Nashville's established neighborhoods with a growing mix of local businesses and mixed-use developments. The corridor is surrounded by community-driven destinations like L&L Marketplace, Sylvan Supply, and Hill Center Sylvan



Heights, each home to a curated mix of restaurants, shops, and fitness concept, such as Barista Parlor, Five Points Pizza, M.L. Rose, and Five Daughters Bakery. With steady foot traffic and a strong sense



of place, the area blends longtime favorites with new energy, making it one of the west side's well-rounded districts.



FOR MORE INFORMATION, CONTACT

JON PETTY

615.743.9387

jpetty@southeastventure.com

SHANE BOWEN

615.804.9540

sbowen@southeastventure.com

Star Distributing Co.

