

FOR SALE

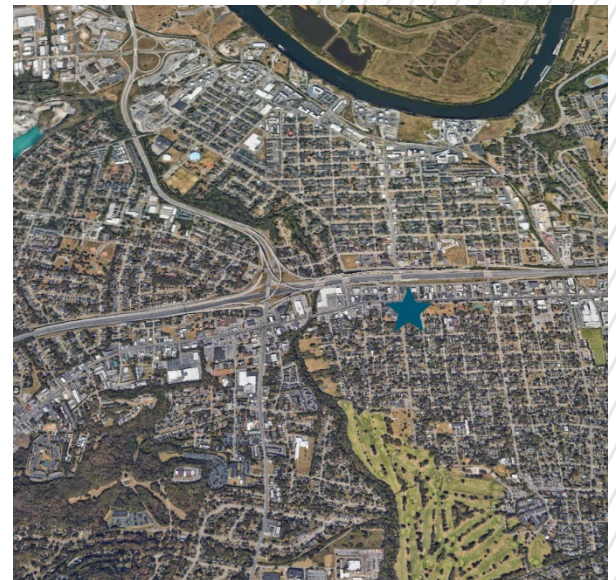
5025 CHARLOTTE AVENUE
Nashville, Tennessee 37209



PROPERTY HIGHLIGHTS

Cushman & Wakefield partnered with Franklin Street are pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Nashville, Tennessee. The site is positioned at the intersection of 51st Avenue & U.S. Highway 71 (Charlotte Avenue), providing direct access to Interstate 40 that allows for convenient connectivity to the entire Nashville MSA.

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND SF	47,916	1-MILE (POP.)	13,953
YEAR BUILT	N/A	3-MILE (POP.)	90,390
PARKING	N/A	MED. INCOME	211,584
TRAFFIC COUNTS	19,737 VPD	SPACE USE	TBD



JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

MARSHALL DURRETT
Managing Director
+1 737 279 9850
Marshall.Durrett@franklinst.com

LAURA FRETWELL
Senior Associate
+1 737 932 8279
Laura.Fretwell@franklinst.com

FOR SALE

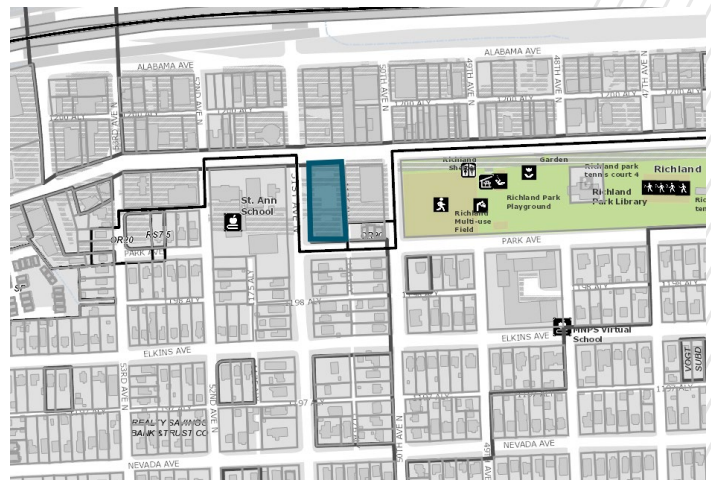
5025 CHARLOTTE AVENUE
Nashville, Tennessee 37209

NASHVILLE, TENNESSEE

Nashville, TN, has experienced significant economic growth, becoming a vibrant hub for business and employment. The city's diverse economy is driven by sectors like healthcare, music and entertainment, finance, education, and tourism. Renowned for its healthcare industry, Nashville hosts major organizations like HCA Healthcare and Vanderbilt University Medical Center. The dynamic music scene fuels numerous job opportunities, while the financial sector expands with major institutions. Furthermore, Nashville's strong educational infrastructure and thriving tourism industry bolster its job market, attracting a skilled workforce and fostering a dynamic business environment.

LEGAL INFORMATION

TAX PARCEL ID	091-15-0-196-00
2023 RE TAXES	\$49,061.00
ZONING	CS – Commercial Services



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

MARSHALL DURRETT
Managing Director
+1 737 279 9850
Marshall.Durrett@franklinst.com

LAURA FRETWELL
Senior Associate
+1 737 932 8279
Laura.Fretwell@franklinst.com