

REDEVELOPMENT OPPORTUNITY

3214 CHARLOTTE AVENUE, NASHVILLE, TN 37209

BUILDING PHOTO

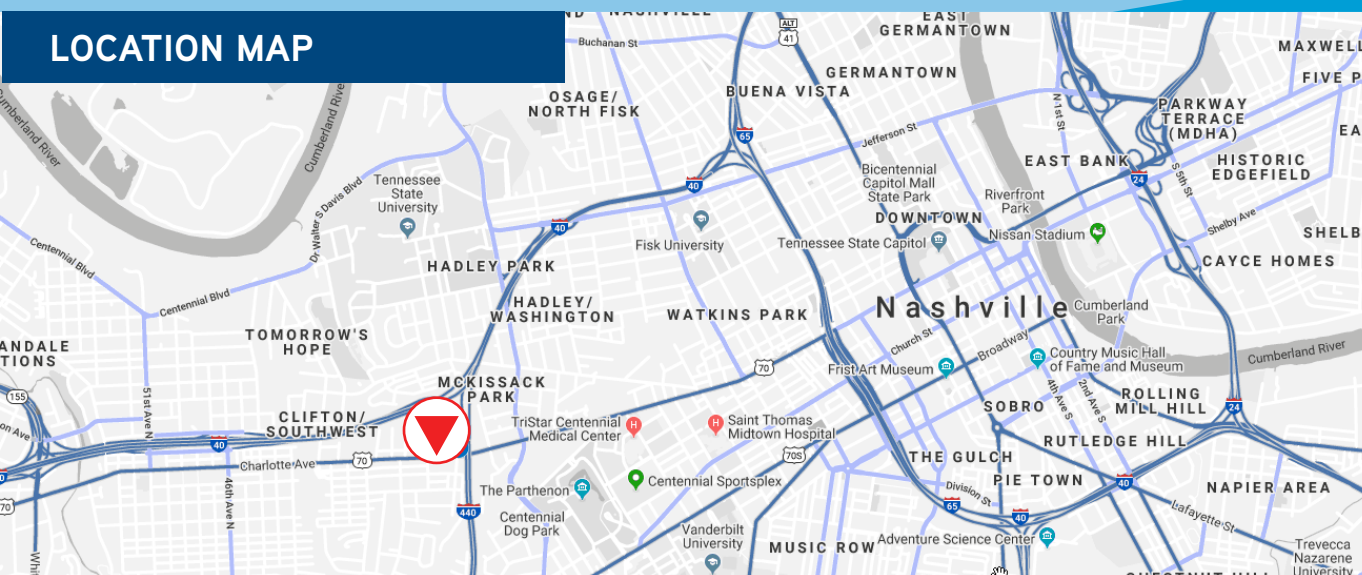


SITE FEATURES

- 3,814 SF
- 0.40 AC zoned C5 (Urban Overlay)
- 0.12 AC zoned R6 (Urban Overlay)
- 0.52 Acre Lot
- Located in the growing Charlotte Avenue area
- 1.9 Miles from the Capital View Development
- Only minutes from HCA Corporation and West End Avenue

\$1.5M
SALE PRICE

LOCATION MAP



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AERIAL



2018 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,867	109,197	198,994
2023 Population	13,757	115,442	209,765
Average HH Income	\$49,331	\$56,487	\$55,604
HH Growth 2018-2023	7.49%	6.69%	6.00%
Traffic Count	25,060 ADT on Charlotte Avenue		

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