



AVISON
YOUNG

3901 Charlotte Avenue

Nashville, TN

Offering Summary

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Offering Summary

Avison Young is pleased to offer to qualified investors the opportunity to purchase 3901 Charlotte Avenue located in Nashville, Tennessee. The 6,480 square foot property is currently 100% occupied by HomeLift and is located along the busy Charlotte Avenue corridor with traffic counts over 26,000 cars per day. This offering provides the opportunity to acquire a value-add property that is strategically located amongst new and redeveloped mixed-use properties including L&L Market, Solis Apartments, Hill Center Sylvan Heights and Sylvan Supply.

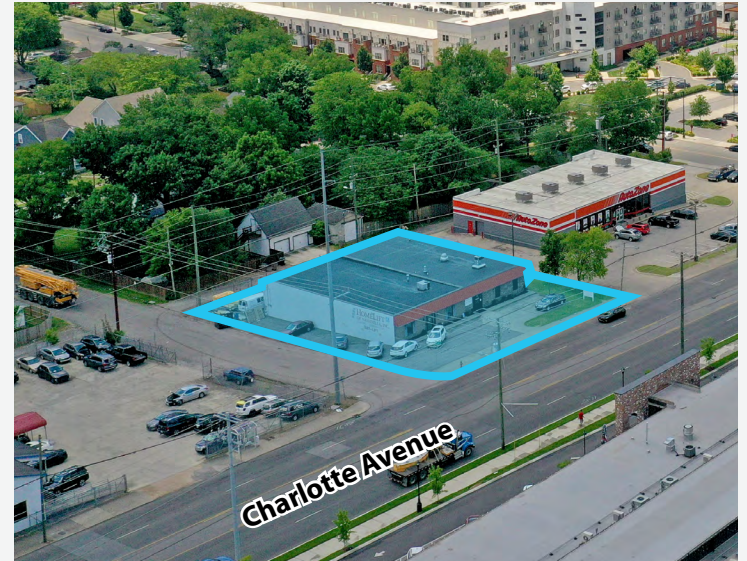
Investment Highlights

- Located along busy Charlotte Avenue corridor, minutes from Downtown
- High traffic location, 26,115 cars per day
- Corner lot across the street from L&L Market mixed-use development, which includes a new 271 unit apartment complex
- Great owner/user opportunity or retail investment
- Close proximity to downtown Nashville, Nations, Midtown and West End
- Significantly below market rents
- Multiple new and redevelopments nearby

Tenant Overview



HomeLift offers a selection of stairlift brands and models designed to work on a flight of stairs. HomeLift is locally owned and operated and represents the nation's leading manufacturers of mobility and accessibility products. Headquartered in Nashville, HomeLift has branches in Knoxville, Memphis and Birmingham as well as a showroom Huntsville, AL.



Property Details

Property Address	3901-3905 Charlotte Ave Nashville, TN
Square Footage	6,480 Square Feet
Acerage	0.38 acres
Property Type	Office/Flex/Retail Currently 50% office/showroom, 50% warehouse/storage
Doors	Four (12'x10') Grade level doors
Height	15' Clear height
Parking	3/1,000

Area Developments - West View



Area Developments - East View





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