

4502 CHARLOTTE AVENUE, NASHVILLE, TN

# PRIME WEST NASHVILLE RETAIL **SPACE AVAILABLE | 3,000 SF**



Market  
Retail  
**Partners**  
real estate  
group

7003 Chadwick Drive, Suite 208, Brentwood, TN 37027

**(615) 345.4455**

[marketretailpartners.com](http://marketretailpartners.com)



# PROPERTY OVERVIEW

## New Construction Urban Class-A Retail

- New construction building completed in 2017.

## Prominent Location Along High-Traffic Corridor

- Visibility to over 28,000 vehicles per day from Charlotte Avenue.

## Nashville's Hottest Neighborhoods

- In the heart of West Nashville's highly desired Sylvan Park, Sylvan Heights, and The Nation's.

## Excellent Visibility and Access to I-40

- Quick access to I-40 at 46th Ave N., with interstate visibility to over 126,000 cars per day.

## Nestled in West Nashville's Booming Growth

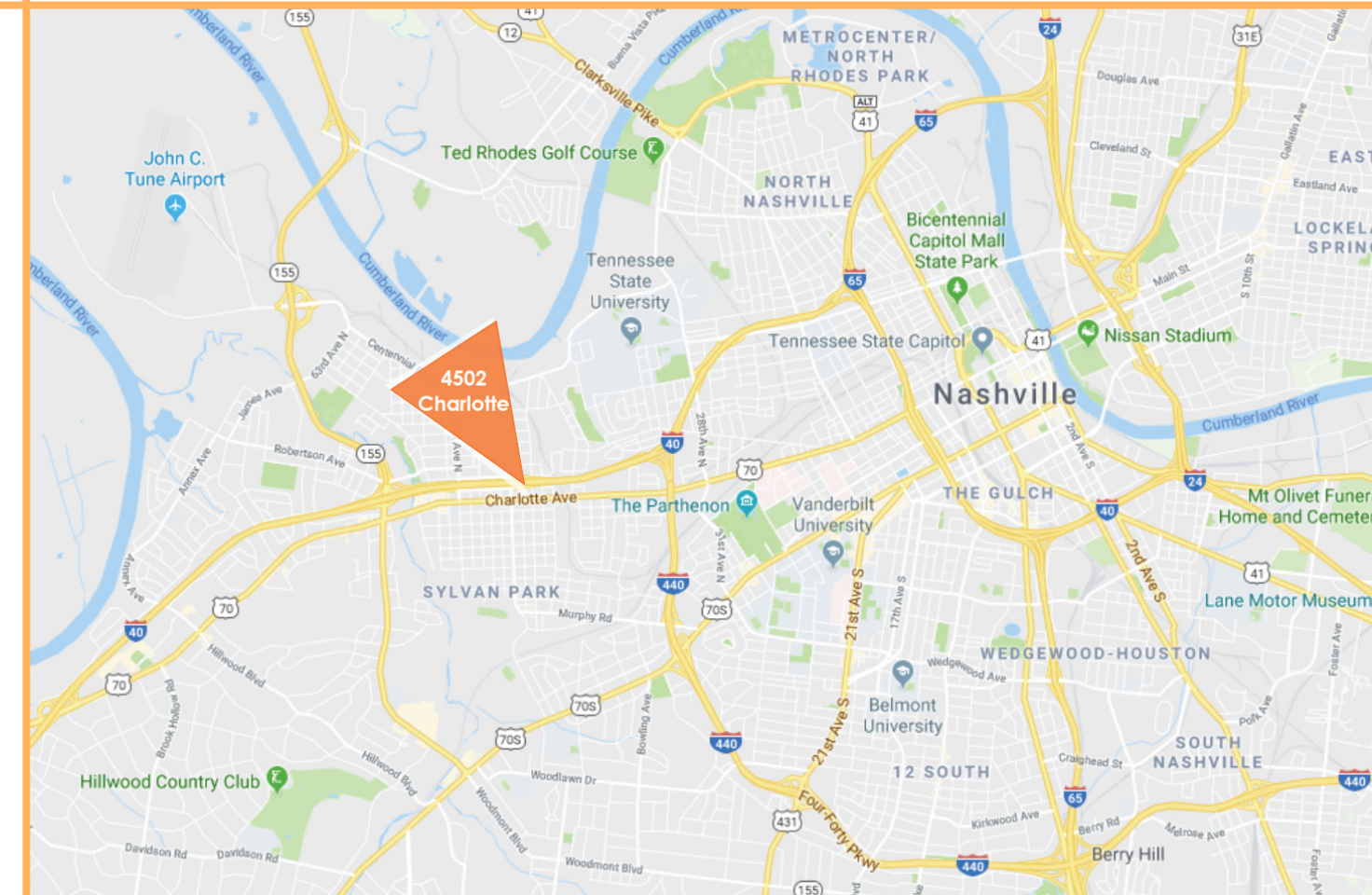
- Over 2 million square feet of new office and medical space planned, over 1,800 new apartment units and thousands of square feet of retail and restaurant space.

## Ample Parking

- 23 on-site parking spaces & 50 shared parking spaces.

## Numerous Points of Ingress/Egress

- The site is easily accessed by 3 different points of ingress/egress.





1 mile	\$49,191
3 miles	\$52,863
5 miles	\$54,344



PROPERTY  
INFORMATION

GLA  
3,000 SF

LOT SIZE  
0.19 acres/ 8,276 SF

PARKING SPACES  
23 on-site & 50 shared

DAAD

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15.535

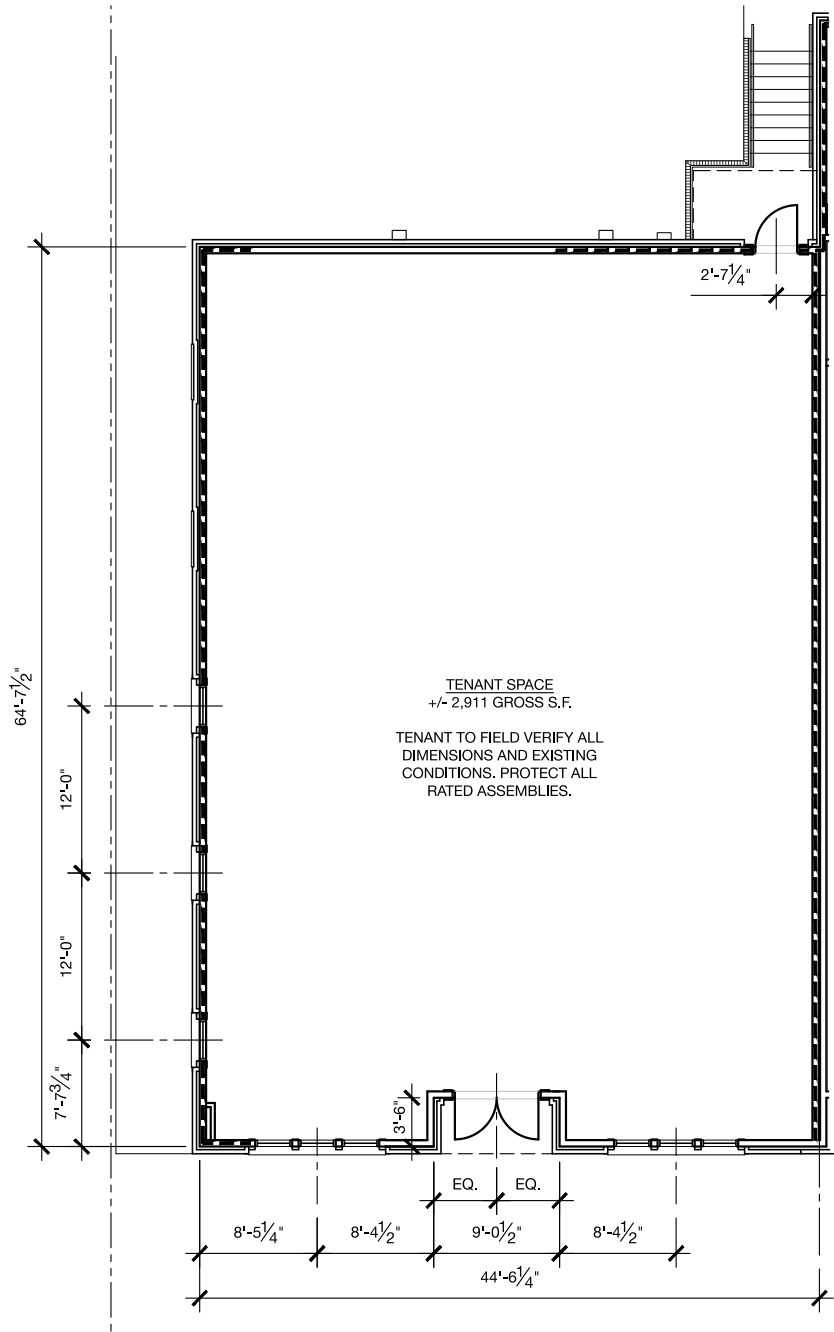
NOT FOR  
CONSTRUCTION

4500 CHARLOTTE AVENUE

4500 Charlotte Avenue  
Nashville, Tennessee 37209

FUTURE TENANT  
SQUARE FOOTAGE

15 AUGUST 2017



1 PARTIAL ARCHITECTURAL FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



Market  
Retail  
Partners





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