

CREATIVE RETAIL, RESTAURANT, EVENT & OFFICE SPACES  
3814 CHARLOTTE AVENUE | NASHVILLE, TN





**FACTORY  
MARKETPLACE**

## PROJECT OVERVIEW

**NOW PRE-LEASING** a UNIQUE market-style shopping & eating Destination. Built to accommodate an eclectic mix of shops and restaurants spaces with green space and courtyards throughout.

**ADDRESS** 3814 CHARLOTTE AVE  
NASHVILLE, TN 37209

**SUB-MARKET** WEST NASHVILLE

**USE** ADAPTIVE REUSE,  
URBAN RETAIL

**BUILDING SIZE** 55,000 SF

**PARKING** 3.2:1000

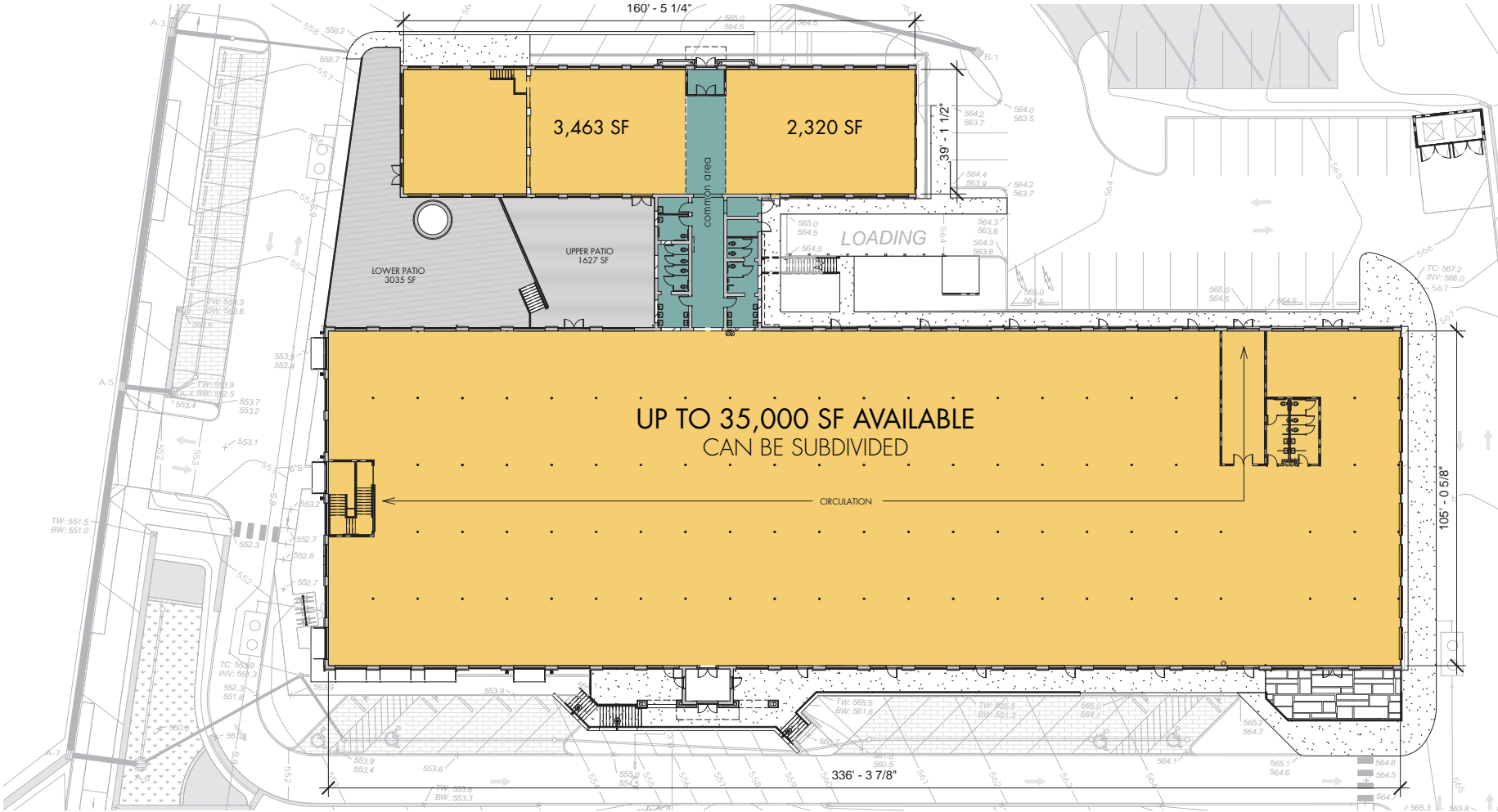
**RATE** \$30 NNN

**AVAILABLE** EARLY 2018

**ANCHOR SPACE, RESTAURANT  
SPACE, ART & BOUTIQUE SPACES,  
COURTYARD & PATIO OPTIONS,  
AND MARKETPLACE RETAIL**



# CONCEPTUAL LEASING PLAN



SITE PHOTO



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MARKETPLACE





POINTS OF INTEREST

- |   |   |   |
|---|---|---|
| <p>1 Bajo Sexto   restaurant<br/>Bobbie's Dairy Dip   restaurant<br/>Miel   restaurant</p> <p>2 Hattie B's Hot Chicken   restaurant</p> <p>3 CoCo's Italian Market   restaurant/shop</p> <p>4 Nation's Bar &amp; Grill   restaurant</p> <p>5 House: A Social Eatery   restaurant</p> <p>6 The Mill Boutique   retail</p> <p>7 The Dog Spot   petcare</p> <p>8 Yoga Harmony   fitness<br/>Headquarters   coffee shop</p> | <p>9 Richland Park   public<br/>Nashville Public Library   public<br/>West Nashville Farmer's Market   public</p> <p>10 West 46<sup>th</sup> Apts.   multi-family residential</p> <p>11 Taqueria del Sol   restaurant</p> <p>12 M.L. Rose Craft Beer &amp; Burgers   restaurant</p> <p>13 Fat Bottom Brewing Co.   brewery</p> <p>14 Sylvan Station   mixed-use development<br/>Five Points Pizza   restaurant</p> <p>15 Beer Pale   bar<br/>Flip Burger   restaurant</p> | <p>16 The Millworks   mixed-use development</p> <p>17 Station 40   multi-family residential<br/>Double Dogs   restaurant<br/>Farm Burger   restaurant<br/>Urban Juicer   restaurant<br/>Salt &amp; Vine   restaurant</p> <p>18 Climb Nashville West   fitness</p> |
|---|---|---|



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