

# RETAIL SPACES AT HILL CENTER SYLVAN HEIGHTS

4,393 SF + 1,007 SF | CAN BE COMBINED



*for more information, contact*

 **SOUTHEAST VENTURE**  
615.833.8716 / [southeastventure.com](http://southeastventure.com)

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**TREANOR GRANBERY**

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**ADDRESS** 4017 & 4021 Charolette Avenue, Nashville, TN 37206

**AVAILABLE** 4,393 SF Retail/Restaurant with Patio

1,007 SF Retail/Restauran

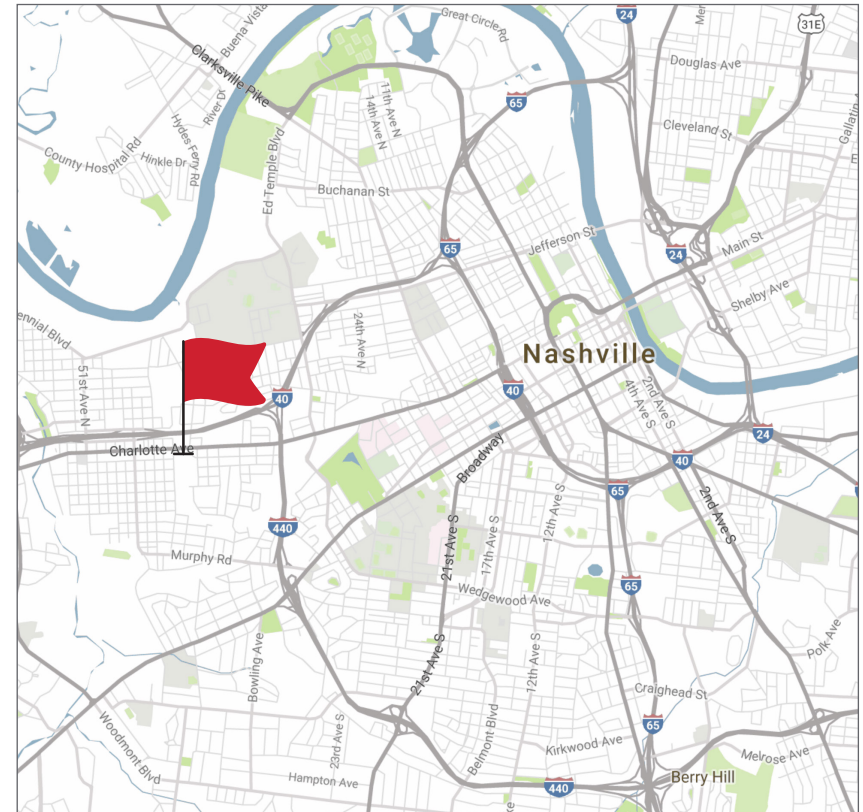
**RATE** \$35 NNN

**DATE AVAILABLE** Immediately

- Dedicated retail parking
- Access from Charlotte Ave and Sylvan Heights Way
- Located .5 miles from I-40, and 1.5 miles from the I-40/I-440 concurrency
- Traffic Counts for Charlotte Ave - 25,461 CPD (2023)



## LOCATION



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,876	119,230	231,698
HOUSEHOLDS	7,076	52,601	101,946
AVG. HOUSEHOLD INCOME	\$101,181	\$99,560	\$102,674

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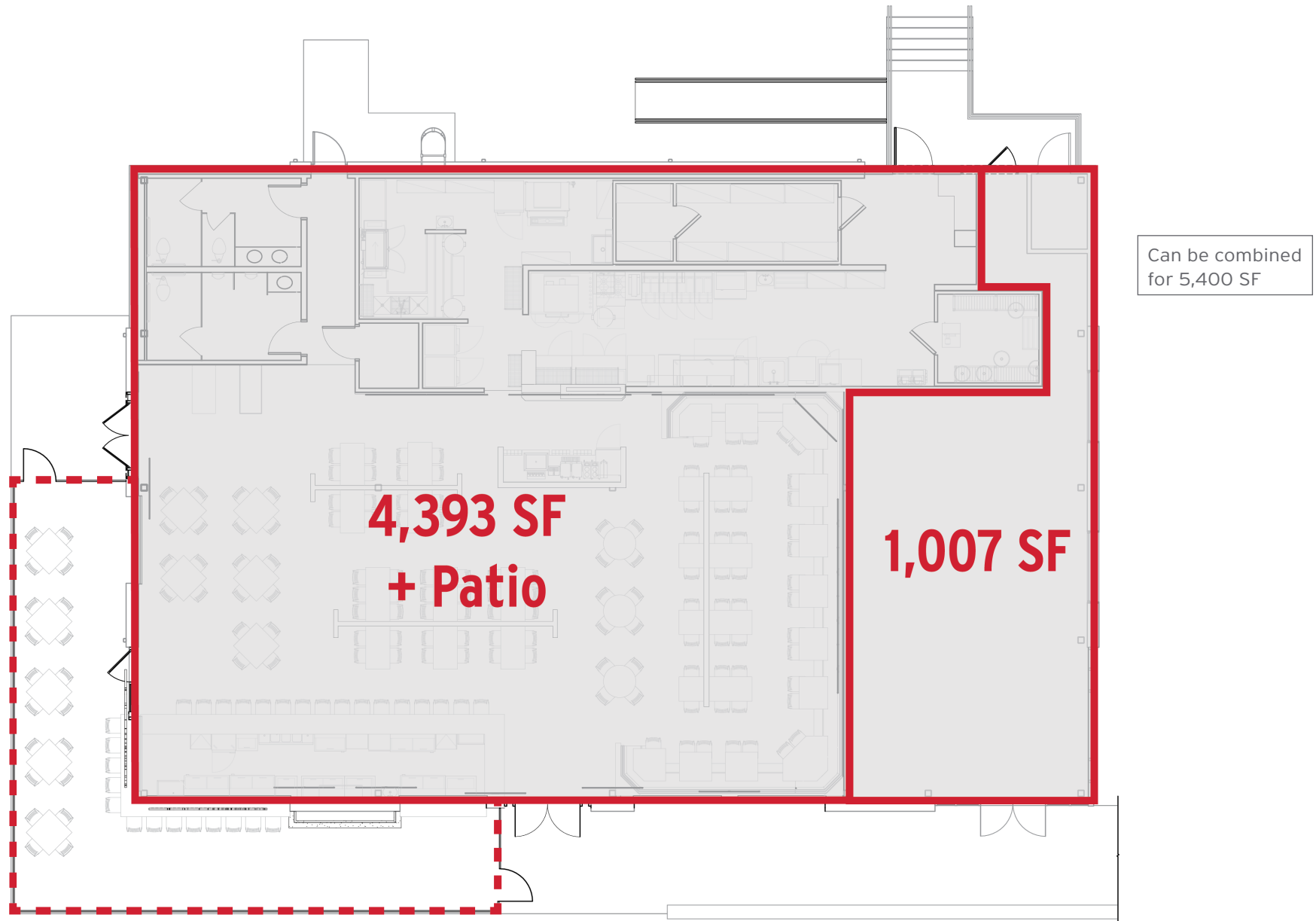
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## FLOOR PLAN



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## SITE PLAN



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