RETAIL + OFFICE SPACES AVAILABLE

Located in Hill Center Sylvan Heights



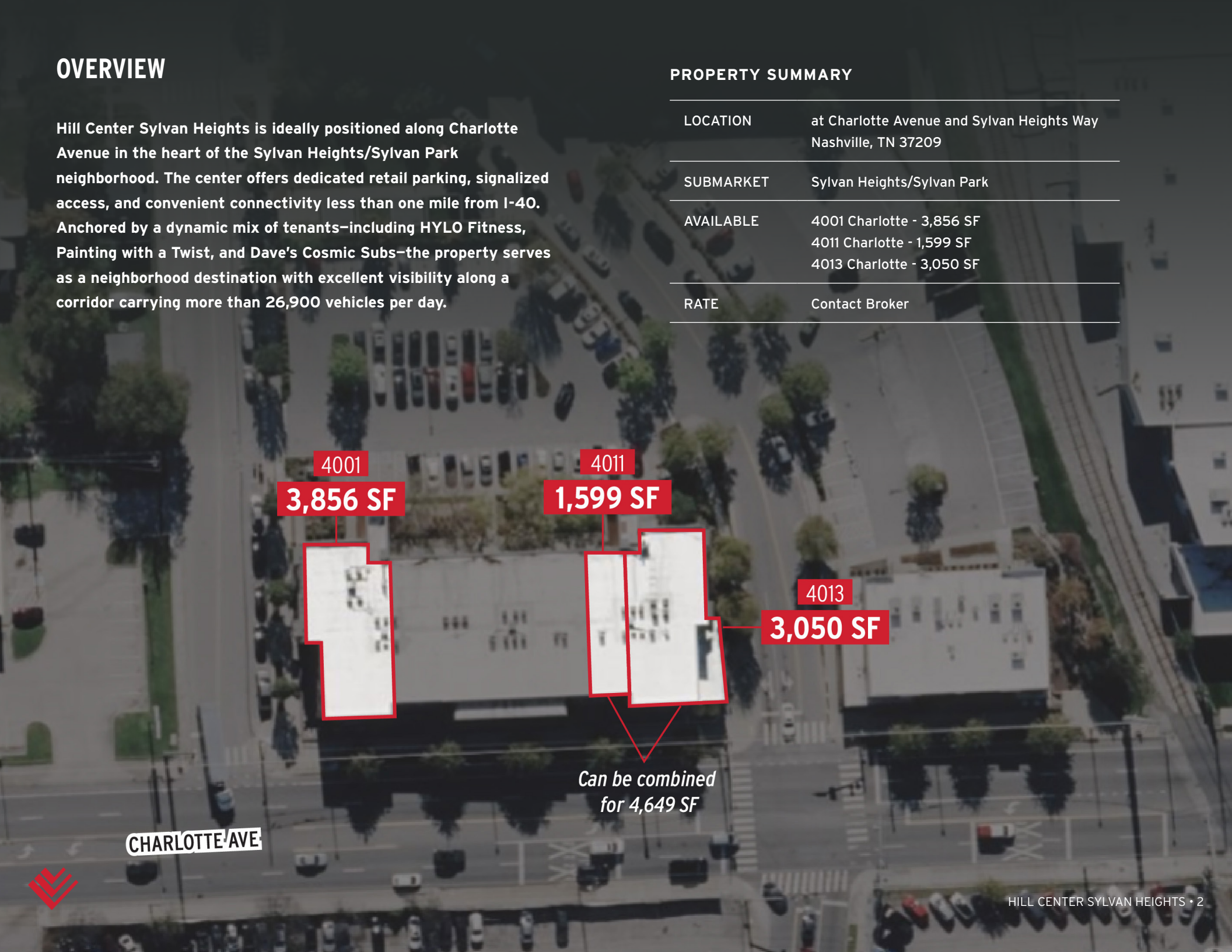
SOUTHEAST VENTURE

OVERVIEW

Hill Center Sylvan Heights is ideally positioned along Charlotte Avenue in the heart of the Sylvan Heights/Sylvan Park neighborhood. The center offers dedicated retail parking, signalized access, and convenient connectivity less than one mile from I-40. Anchored by a dynamic mix of tenants—including HYLO Fitness, Painting with a Twist, and Dave's Cosmic Subs—the property serves as a neighborhood destination with excellent visibility along a corridor carrying more than 26,900 vehicles per day.

PROPERTY SUMMARY

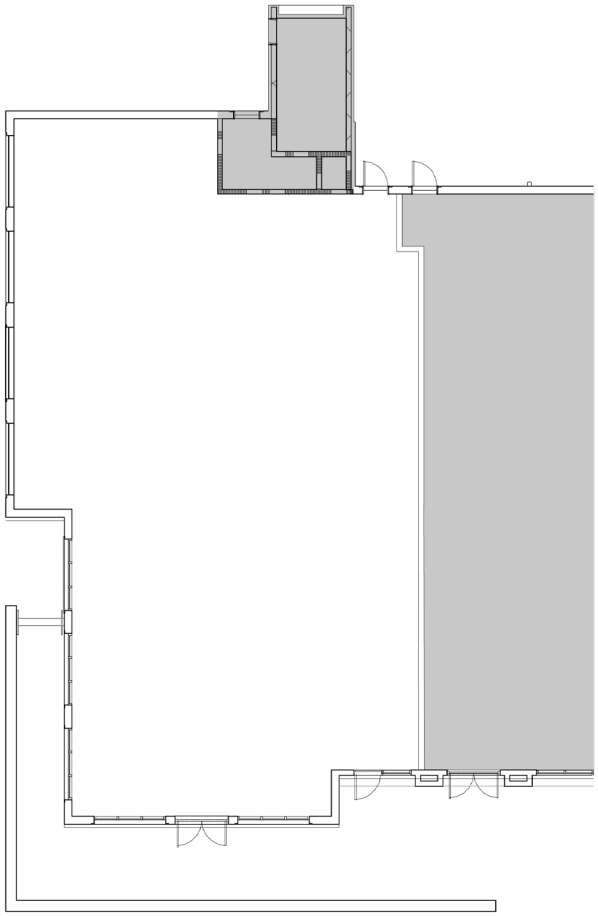
LOCATION	at Charlotte Avenue and Sylvan Heights Way Nashville, TN 37209
SUBMARKET	Sylvan Heights/Sylvan Park
AVAILABLE	4001 Charlotte - 3,856 SF 4011 Charlotte - 1,599 SF 4013 Charlotte - 3,050 SF
RATE	Contact Broker



4001 CHARLOTTE AVE

RETAIL/RESTAURANT SPACE WITH PATIO

- 3,856 SF End-Cap
- Available Immediately
- Alternate Address - 345 40th Avenue North





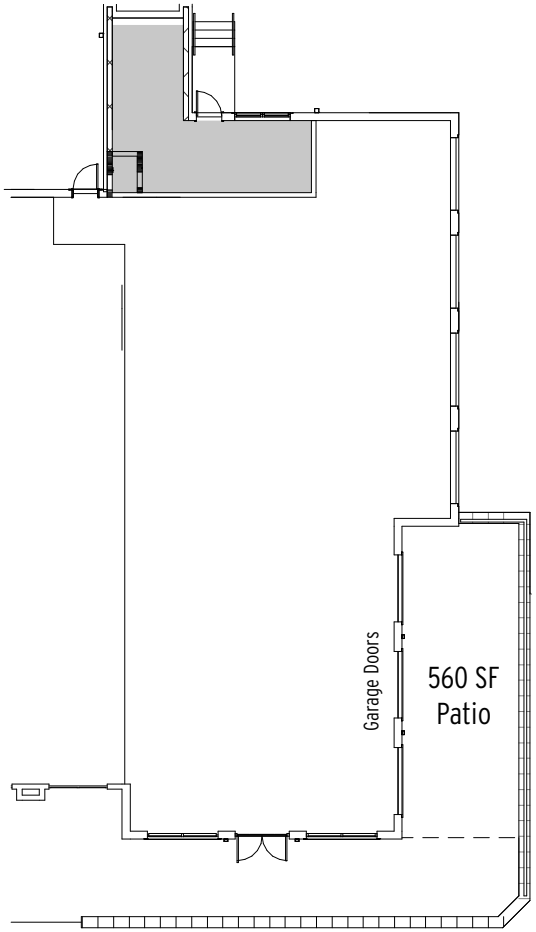




4013 CHARLOTTE AVE

RETAIL/RESTAURANT SPACE WITH PATIO

- 3,050 SF
- Available Immediately
- Can be combined with 4011 Charlotte Avenue for 4,649 SF

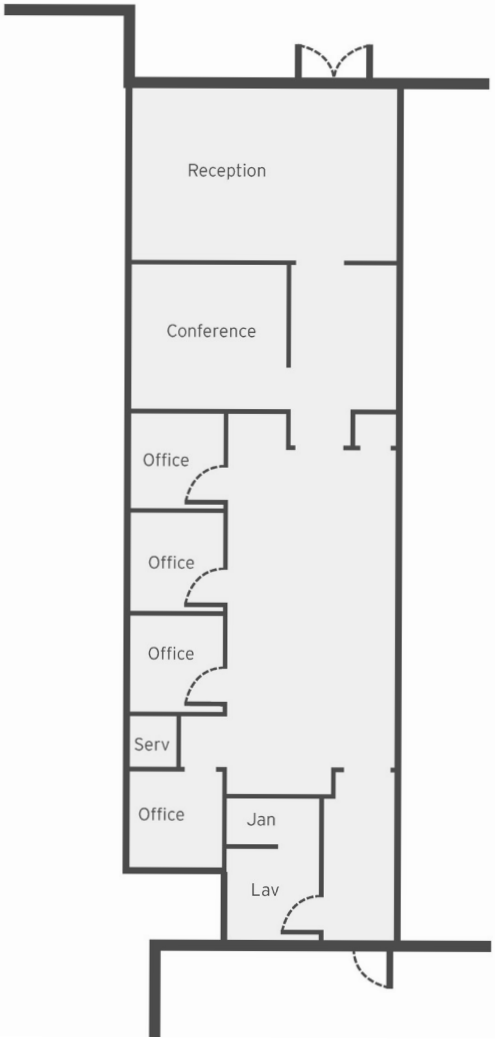




4011 CHARLOTTE AVE

RETAIL/OFFICE SPACE

- 1,599 SF
- Available Immediately
- Can be combined with 4013 Charlotte Avenue for 4,649 SF

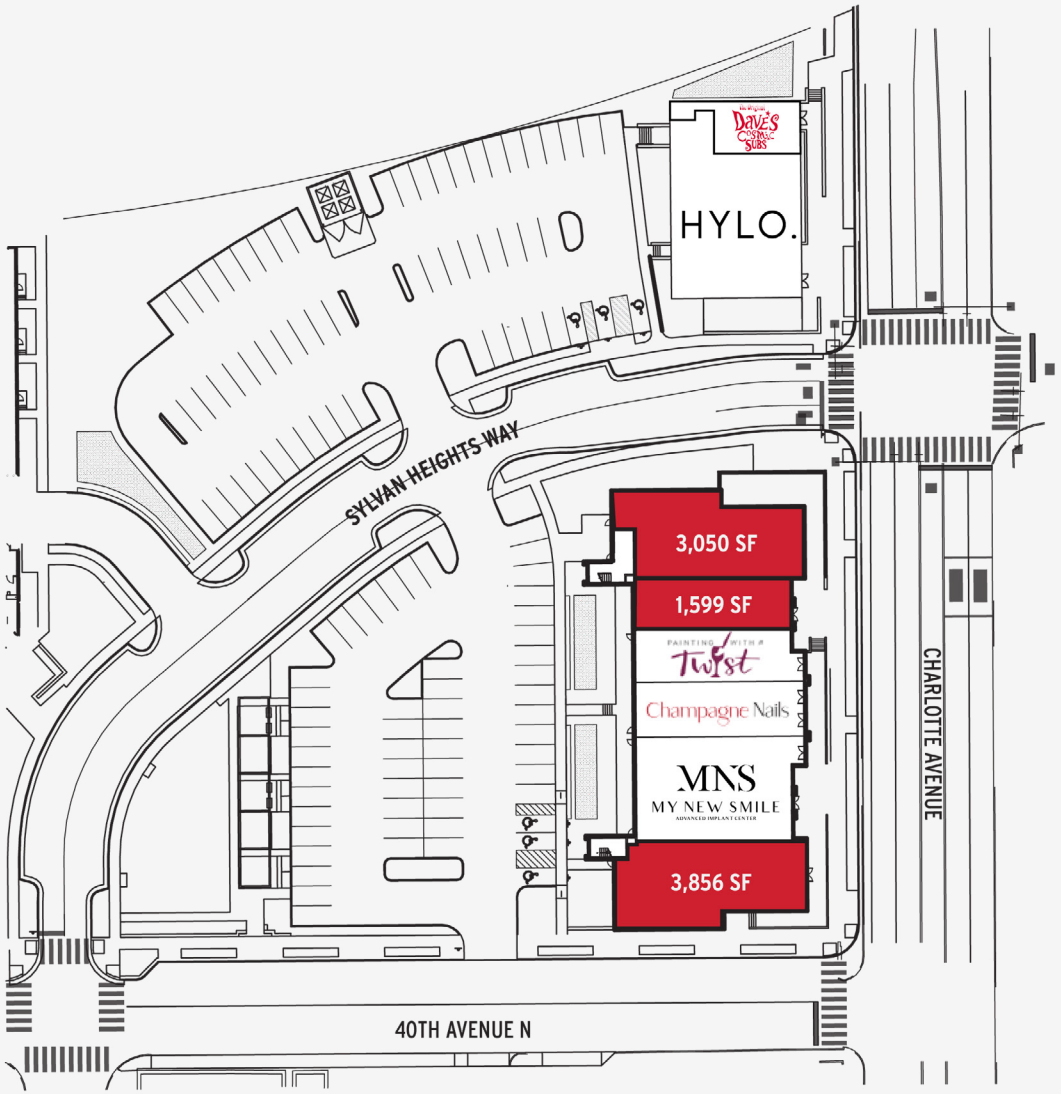


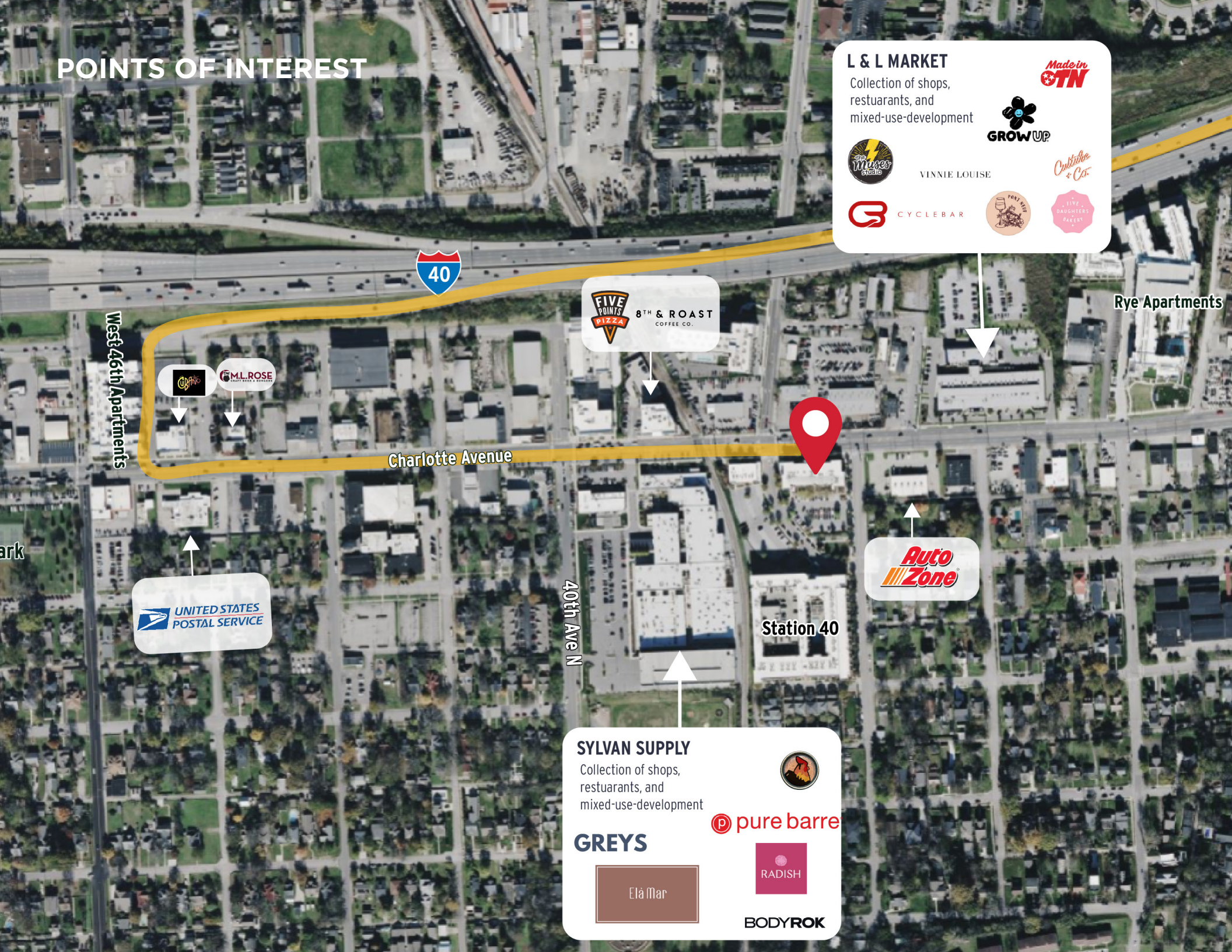






SITE PLAN


HYLO.
SYLVAN HEIGHTS WAY
3,050 SF
1,599 SF
Champagne Nails
MNS
MY NEW SMILE
3,856 SF
CHARLOTTE AVENUE
40TH AVENUE N


POINTS OF INTEREST
L & L MARKET
Collection of shops, restuarants, and mixed-use-development
Made in TN
GROW UP
VINNIE LOUISE
CYCLEBAR
40
FIVE POINTS PIZZA
8TH & ROAST COFFEE CO.
M.L. ROSE
West 46th Apartments
Rye Apartments
Charlotte Avenue
40th Ave N
Station 40
AutoZone
UNITED STATES POSTAL SERVICE
SYLVAN SUPPLY
Collection of shops, restuarants, and mixed-use-development
pure barre
GREYS
Elà Mar
RADISH
BODYROK



FOR MORE INFORMATION, CONTACT

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SOUTHEAST VENTURE