

# RETAIL SPACE AT HILL CENTER SYLVAN HEIGHTS

4,393 SF RETAIL/RESTAURANT WITH PATIO



*for more information, contact*



**SOUTHEAST VENTURE**

615.833.8716 / [southeastventure.com](http://southeastventure.com)

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**TREANOR GRANBERY**

615.347.1310

[tgranbery@southeastventure.com](mailto:tgranbery@southeastventure.com)

**ADDRESS** 4017 Charlotte Avenue, Nashville, TN 37206

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

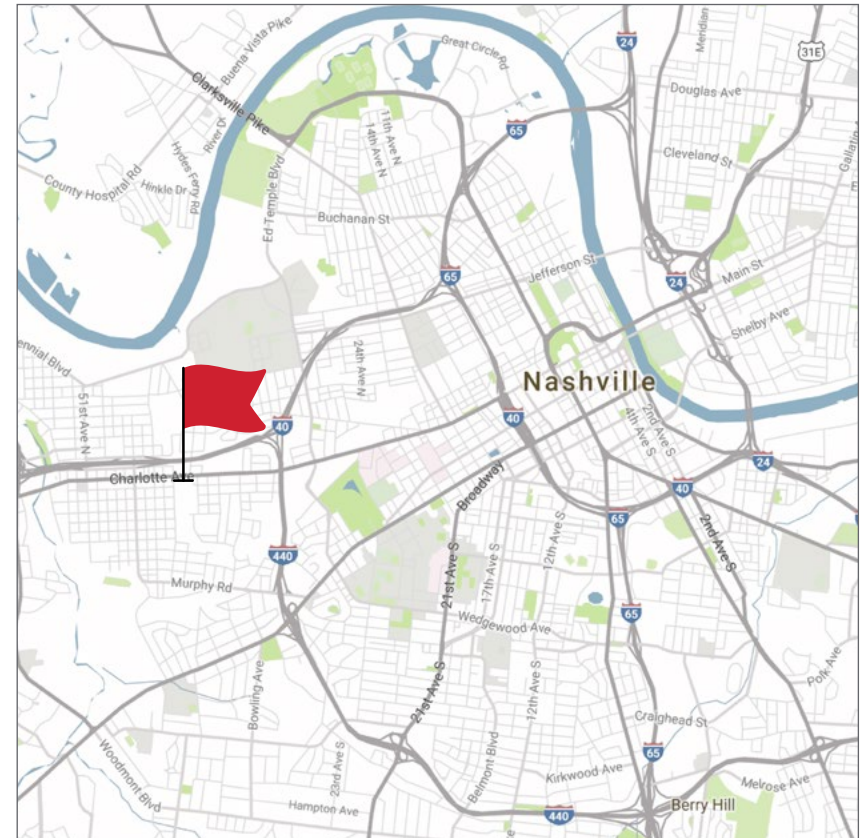
**LEASE RATE** Contact Broker for Details

**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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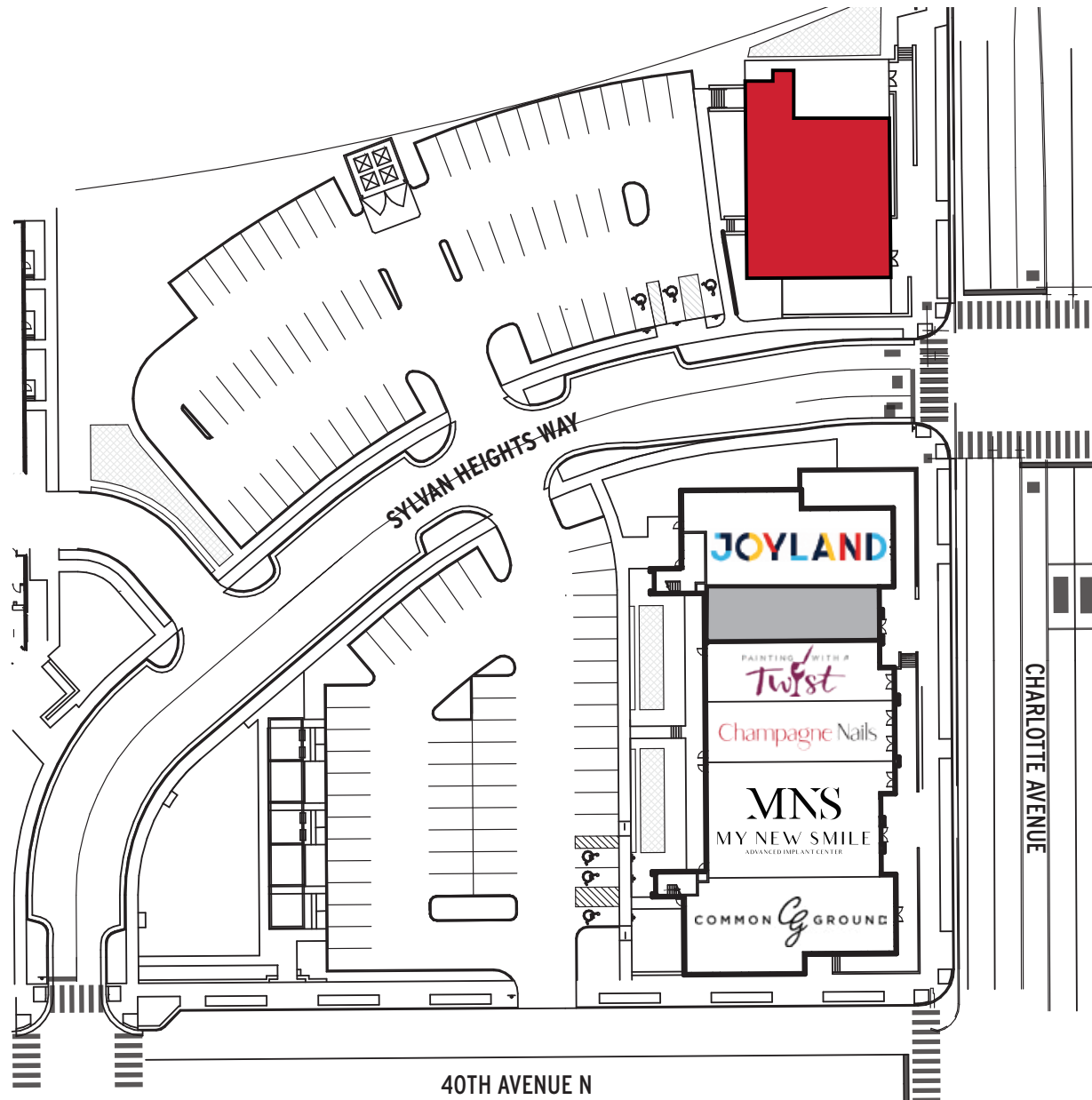
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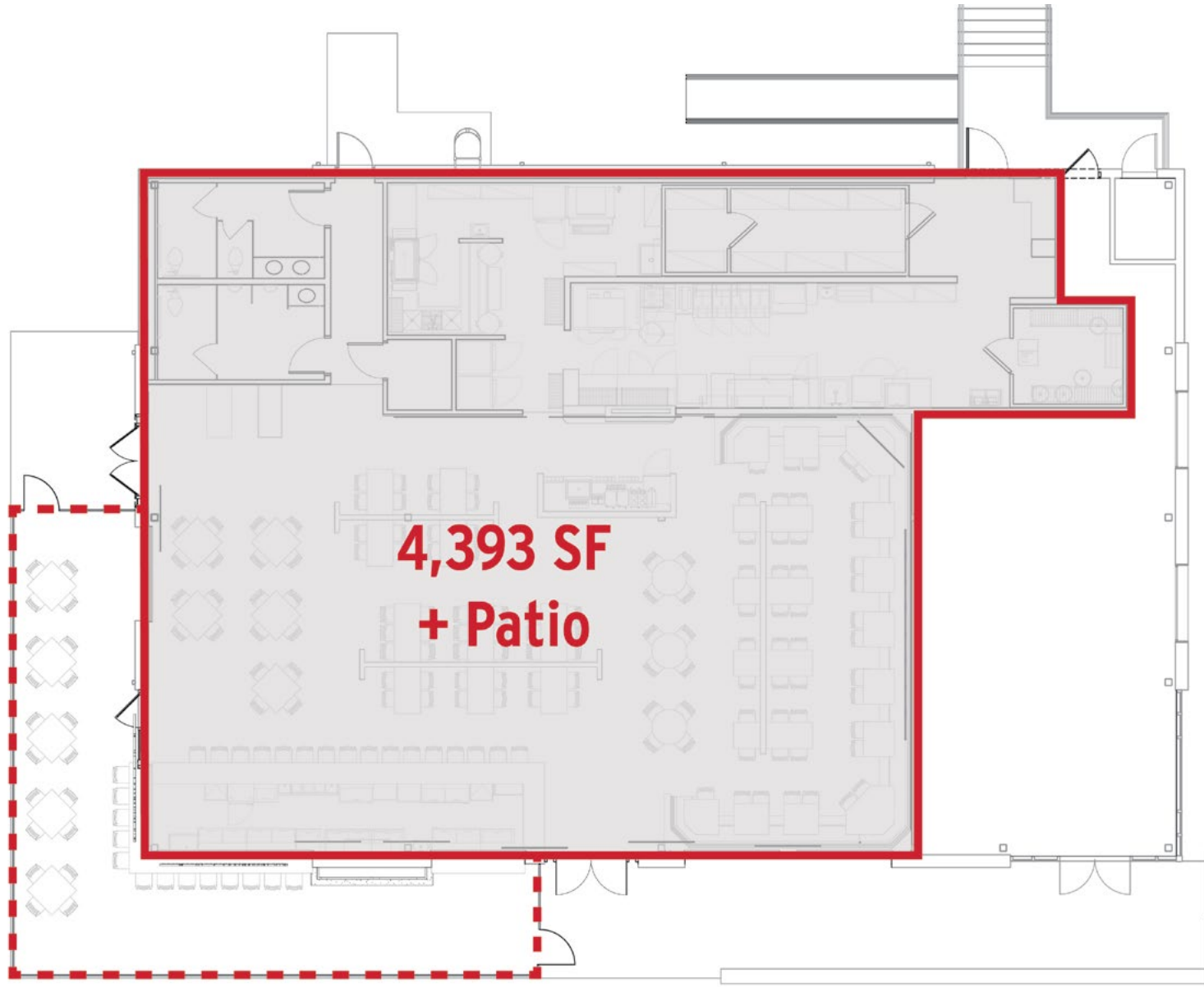
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## SITE PLAN



*for more information, contact*

## FLOOR PLAN



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