

RESTAURANT/RETAIL SPACE FOR LEASE

3,856 SF + Patio | Located in Hill Center Sylvan Heights



SOUTHEAST VENTURE

OPPORTUNITY

This 3,856 SF restaurant/retail space with patio is available along Charlotte Avenue at Hill Center Sylvan Heights, offering dedicated retail parking, dual access from Charlotte Ave and Sylvan Heights Way, and convenient connectivity less than a mile from I-40. Positioned in a high-traffic corridor with 26,936 CPD along Charlotte Ave and neighboring businesses including Joyland, Painting with a Twist, HYLO Fitness, and Dave's Cosmic Subs, the space is well-suited for a variety of retail, restaurant, service, or hospitality users seeking strong visibility and accessibility.

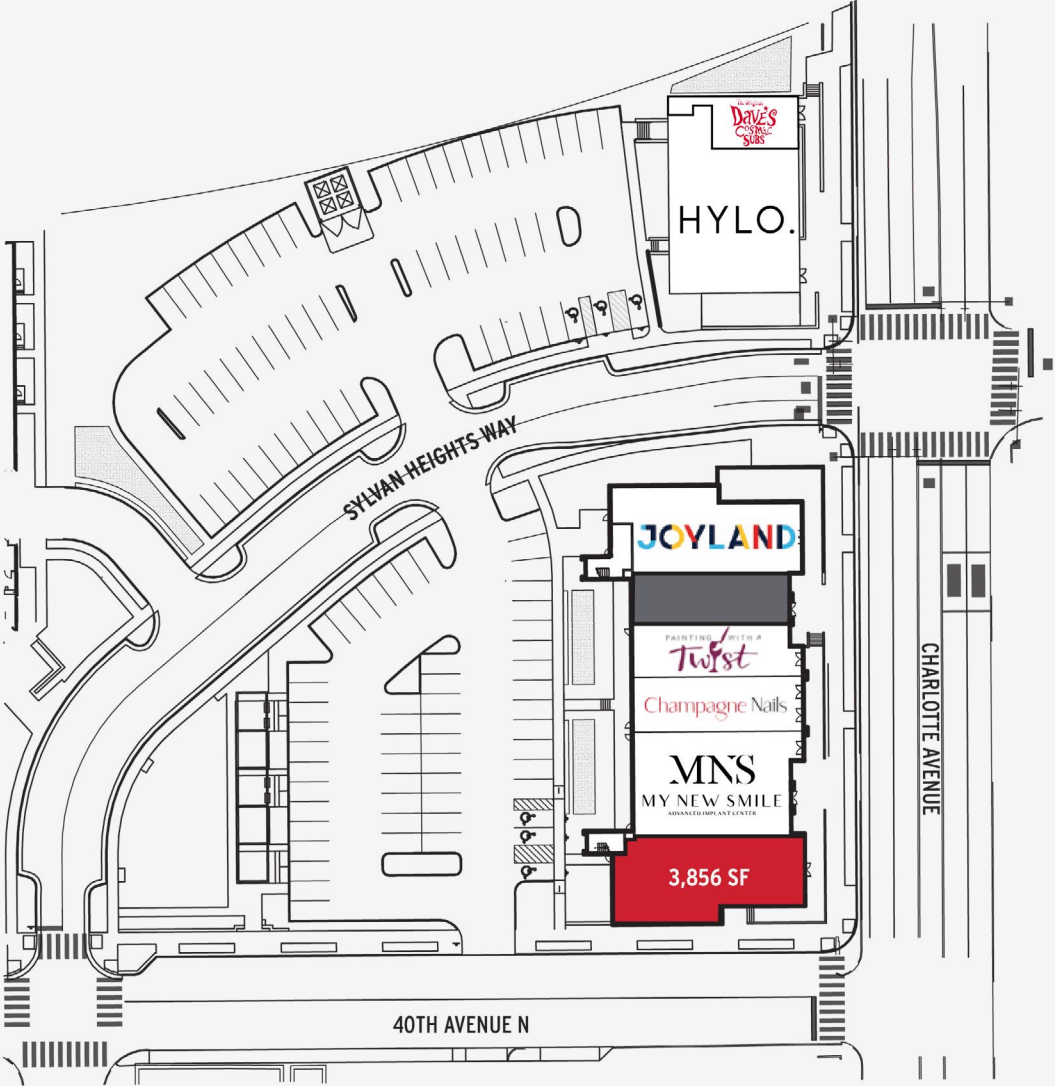
PROPERTY SUMMARY

ADDRESS	345 40th Ave. North, 37209 + 4001 Charlotte Ave
BUILDING SIZE	3,856 SF
AVAILABLE	Immediately
RATE	Contact Broker

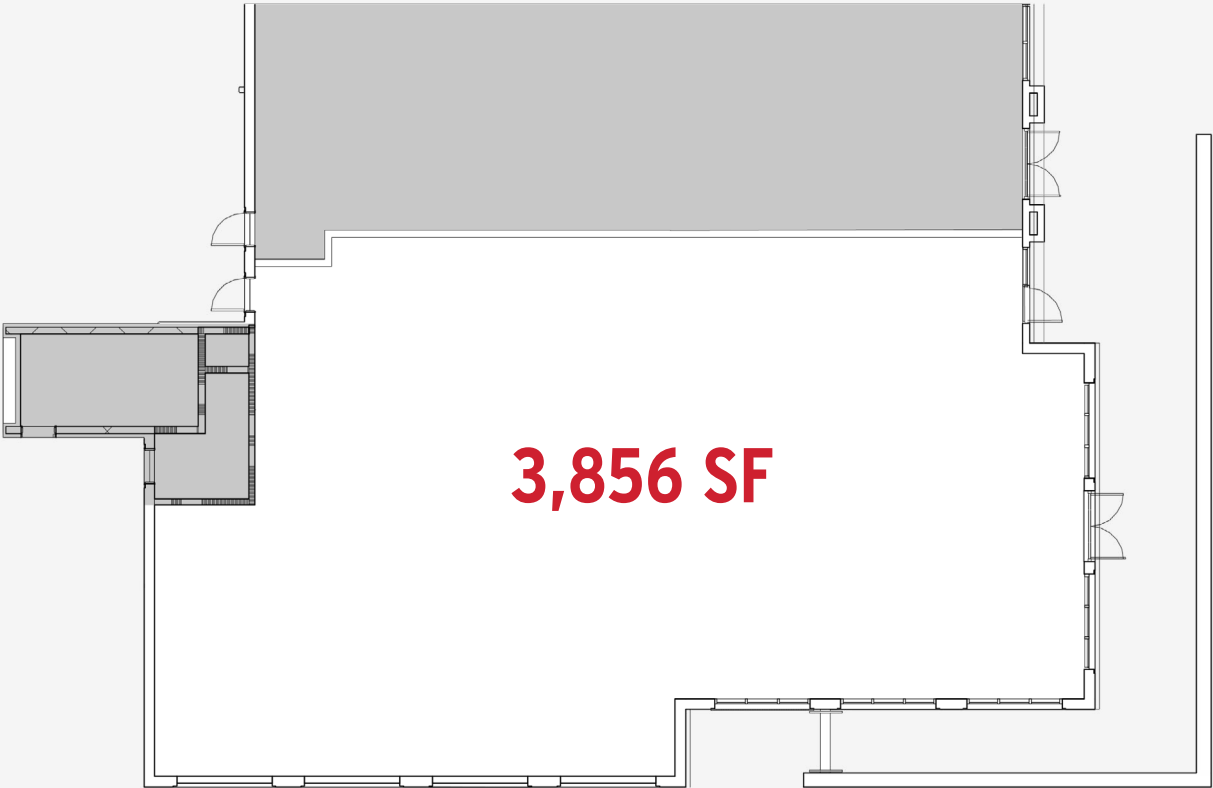
INTERIOR PHOTOS



SITE PLAN



FLOOR PLAN





 **Station 40**
APARTMENTS

COMMON GROUND

COMMON GROUND

**FOR MORE
INFORMATION,
CONTACT**

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