OFFERED FOR SALE · 2026
NASHVILLE · TN 37209

OFFERING MEMORANDUM



3901-3905 Charlotte Ave.

A turnkey flex asset on Nashville's most-watched corridor.

OFFERED BY

FOUNDRY COMMERCIAL

OFFERING AT

$4,195,000

LISTING AGENT

Liz Craig
314.799.1042
Liz.craig@foundrycommercial.com

CONTENTS

What's inside.

01 Executive Summary P. 03

02 Property Overview P. 04

03 Space Plan P. 05

04 Location P. 06

05 Gallery P. 07

06 Value-Add Opportunity P. 08

07 Contact P. 09

Priced for what's already happened, and what's coming.

3901-3905 Charlotte Avenue is a 6,480 SF flex asset on Nashville's Charlotte Avenue corridor: renovated to-the-studs in 2023, on a 0.38-acre corner lot with 100' of Charlotte Ave road frontage and 150' of 39th Ave street frontage, and positioned at the center of a submarket that has been quietly reshaped by Sylvan Supply, L&L Marketplace, and a wave of mixed-use development pushing west from downtown.

Offering at $4,195,000 reflects the renovated office wing, climate-controlled warehouse, and a prominent corner location. Contact the listing agents for further details.



CHARLOTTE AVE FRONTAGE

INVESTMENT HIGHLIGHTS

01 Turnkey 2023 renovation, ready to occupy

02 True flex configuration: front offices + rear warehouse

03 0.38-acre corner lot: 100' Charlotte Ave road frontage, 150' 39th Ave street frontage

04 Two addresses under one roof, separately metered

05 Climate-controlled warehouse, rare at this size

06 Hard-corner Charlotte Avenue frontage · 26,115 CPD

07 NOVEL oneC1TY (0.9 mi) and Belle Meade Village (3.6 mi) underway nearby

BUILDING	6,480 SF
LOT	0.38 ac
PARKING	12+/-
ZONING	CS - w/OV-UZO
ROAD FRONTAGE	100' Charlotte / 150' 39th Ave
USE	Flex Office + Warehouse

6,480 SF. One roof. Two ways to use it.



3901-3905 CHARLOTTE AVENUE · EXTERIOR

SPECIFICATIONS

ADDRESS	3901-3905 Charlotte Avenue, Nashville, TN 37209
TOTAL BUILDING	6,480 SF
CONFIGURATION	Flex, front offices + rear warehouse
SUBDIVISION POTENTIAL	Two addresses, separately metered
LAST RENOVATION	2023, full office wing
ROAD FRONTAGE	100' Charlotte Ave road frontage / 150' 39th Ave street frontage

LOT SIZE	0.38 acres
YEAR BUILT	1987
BUILDING HEIGHT	1 story (front) · 1.5 story (back)
PARKING	12+/- vehicles
ZONING	CS - w/OV-UZO

Front of house, rebuilt.





The entire office wing was completely renovated in 2023. Buyers step into a turnkey workspace that is ready to occupy.

01 All-new break room with full kitchen

02 New restrooms throughout

03 Conference / boardroom

04 Open collaborative hub

05 Dedicated design room

06 Four private offices

07 Two new automatic drive-in dock doors

08 Automated rear gate with remote opener

09 Access control with fob entry

010 Climate-controlled warehouse

011 Three-phase power upgrade

Office up front. Clear span behind.



WAREHOUSE · OPERATIONS

FLEX CONFIGURATION

2,500 SF office + ~4,000 SF warehouse

Renovated front offices connect to a clear span, climate-controlled warehouse with drive-in dock doors. Separately metered addresses allow flexibility for the next owner.

BUILDING	6,480 SF total
LOT	0.38 acres
SUITE COUNT	1 (subdividable to 2)
ROAD FRONTAGE	100' Charlotte / 150' 39th Ave

Five minutes to downtown.



CHARLOTTE AVENUE CORRIDOR · AERIAL

DEMAND DRIVERS

SYLVAN SUPPLY	0.4 mi
L&L MARKETPLACE	0.0 mi
NOVEL ONEC1TY	0.9 mi
BELLE MEADE VILLAGE	3.6 mi
NATIONS DISTRICT	1.1 mi
DOWNTOWN NASHVILLE	5 min
BNA AIRPORT	12 min

DEMOGRAPHICS (3-MI)

POPULATION (3-MI)	112,400
AVG HH INCOME (3-MI)	$118,200
DAYTIME POP (3-MI)	168,900
10-YR POP GROWTH	+19.4%
CHARLOTTE AVE CPD	26,115
MEDIAN AGE (3-MI)	33.7

The building, in full.













Multiple paths to outsized return.

01

Owner-User Conversion

An owner-occupier can create a turnkey HQ in one of Nashville's most contested submarkets, without the 12-24 month build-out cycle.

02

Two-Tenant Re-Split

Separately metered addresses (3901 & 3905) allow a clean re-split into two leasable suites, broadening the tenant pool and rent-roll diversification.

03

Corridor Compression

Charlotte Ave rents have followed Sylvan Supply and L&L Marketplace upward. Rolling to market on renewal captures the corridor's documented rent growth.

04

Adaptive Reuse

CS zoning supports retail, showroom, F&B, and live-work concepts, a meaningful redevelopment optionality on a hard-corner site.

> "The upside here is not only reconfiguration. It is building up. CS zoning on a hard corner with this frontage makes a four to six story build a realistic path."

FOUNDRY COMMERCIAL, ON THE SITE'S VERTICAL RUNWAY

PRIOR INTEREST: AUTOZONE TOURED THE SITE AND CONSIDERED GOING VERTICAL WITH THE SPACE.

The vertical concept is illustrative, not an approved development. Buyer to verify zoning, entitlements, and development requirements with Metro and their own advisors.

07 · CONTACT

Walk the building. Bring your CFO.

Request the offering memorandum and a private tour at your convenience.

FOUNDRY COMMERCIAL

LISTING AGENTS

LISTING AGENT

Liz Craig

314.799.1042
Liz.craig@foundrycommercial.com

BROKERAGE SERVICES ASSOCIATE

Taylor McAnelly

603.714.0775
Taylor.mcanelly@foundrycommercial.com

PROPERTY

3901-3905 Charlotte Avenue
Nashville, TN 37209

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