

3901-3905 Charlotte Avenue

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

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

SNAPSHOT

OFFERING AT	$4,195,000
OFFICE	2,500 SF
CLIMATE WAREHOUSE	~4,000 SF
TOTAL	6,480 SF
LOT	0.38 ac
RENOVATED	2023
ZONING	CS - w/OV-UZO
PARKING	12+/- vehicles
ROAD FRONTAGE	100' Charlotte / 150' 39th Ave

FOUNDRY COMMERCIAL

LISTING AGENT

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