

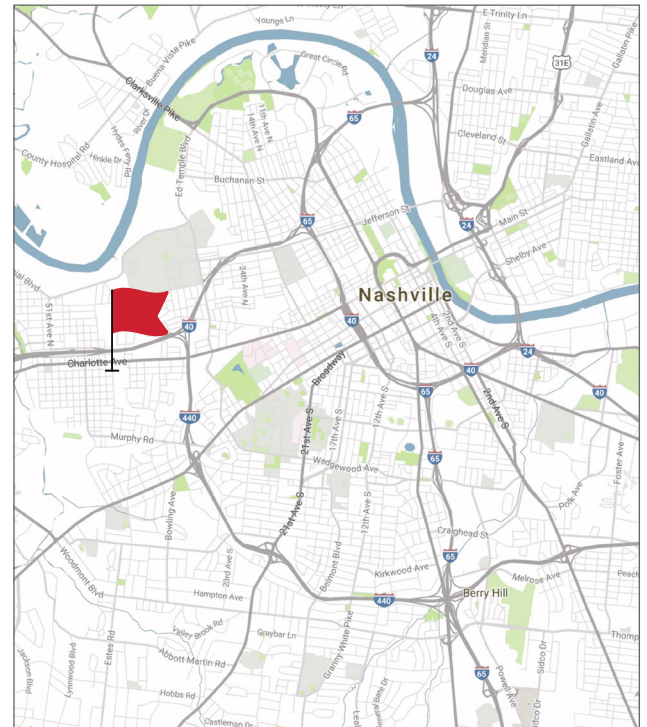
FOR LEASE / Retail/Office Space at Hill Center Sylvan Heights



OVERVIEW

ADDRESS	4011 Charlotte Avenue, Nashville, TN 37206
AVAILABLE	1,599 SF
RATE	Contact Broker for Details
DATE AVAILABLE	Immediately

- Dedicated retail parking
- Access from Charlotte Avenue and 40th Avenue
- 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



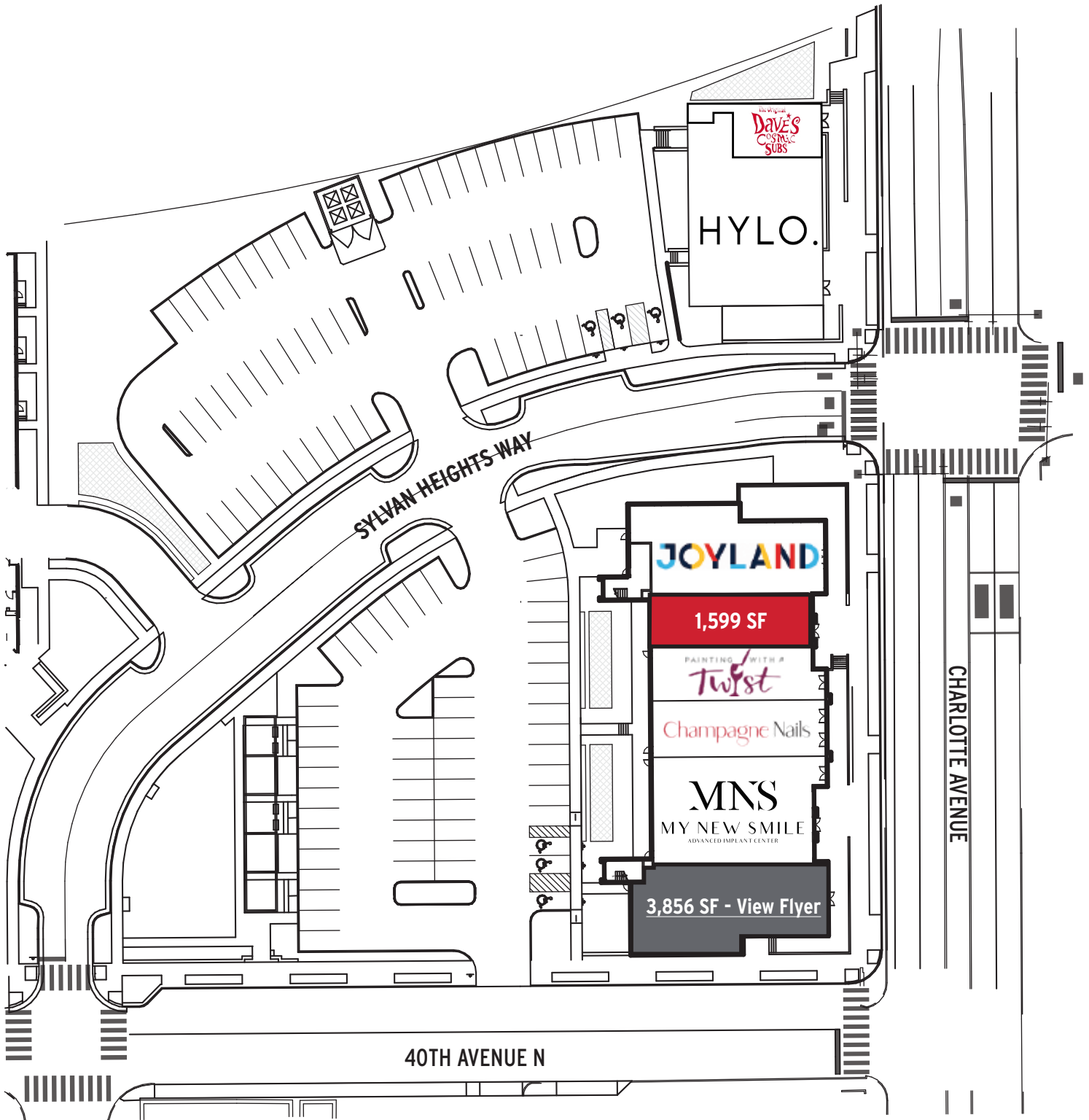
Greg Coleman
615.498.7554
gcoleman@southeastventure.com

Treanor Granbery
615.347.1310
tgranbery@southeastventure.com



a proud **CORFAC** affiliate
INTERNATIONAL

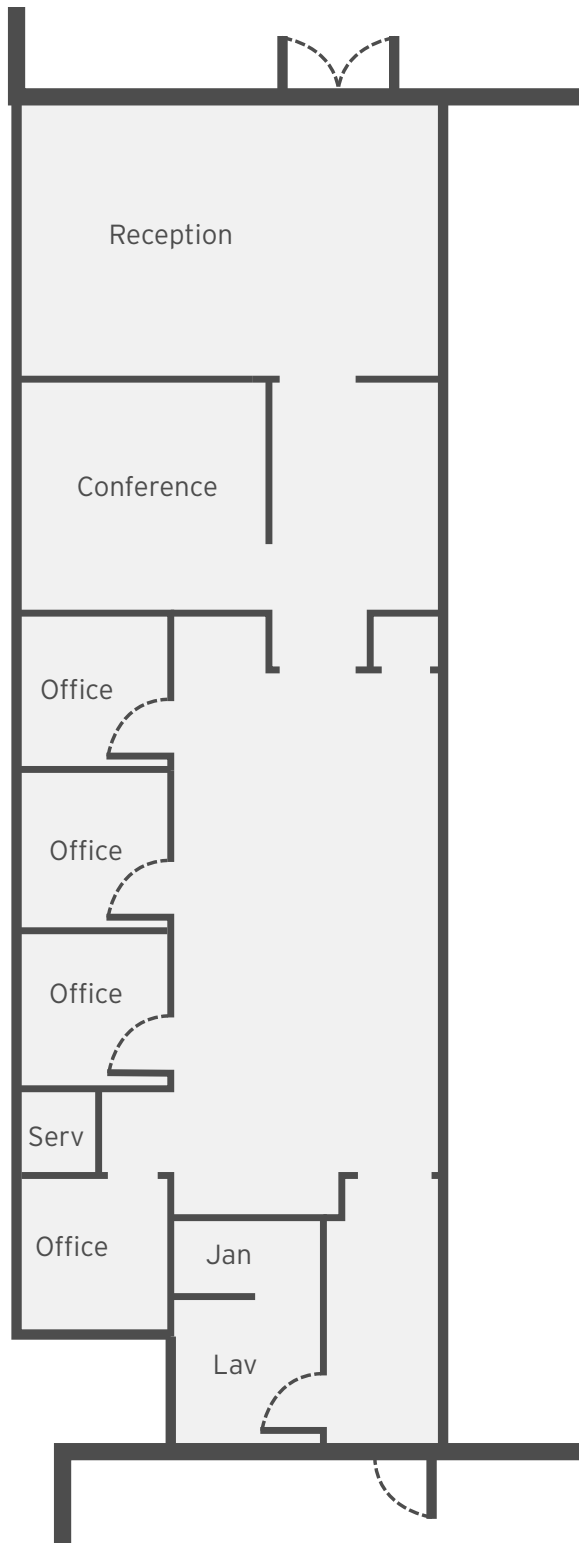
SITE PLAN



Greg Coleman
615.498.7554
gcoleman@southeastventure.com

Treanor Granbery
615.347.1310
tgranbery@southeastventure.com

FLOOR PLAN



Greg Coleman
615.498.7554
gcoleman@southeastventure.com

Treanor Granbery
615.347.1310
tgranbery@southeastventure.com

INTERIOR PHOTOS



Greg Coleman
615.498.7554
gcoleman@southeastventure.com

Treanor Granbery
615.347.1310
tgranbery@southeastventure.com

 **SOUTHEAST VENTURE**
a proud  affiliate