

RETAIL + OFFICE SPACES AVAILABLE

Located in Hill Center Sylvan Heights



SOUTHEAST VENTURE

OVERVIEW

Hill Center Sylvan Heights is ideally positioned along Charlotte Avenue in the heart of the Sylvan Heights/Sylvan Park neighborhood. The center offers dedicated retail parking, signalized access, and convenient connectivity less than one mile from I-40. Anchored by a dynamic mix of tenants—including Joyland, HYLO Fitness, Painting with a Twist, and Dave's Cosmic Subs—the property serves as a neighborhood destination with excellent visibility along a corridor carrying more than 26,900 vehicles per day.

PROPERTY SUMMARY

LOCATION	at Charlotte Avenue and Sylvan Heights Way Nashville, TN 37209
SUBMARKET	Sylvan Heights/Sylvan Park
AVAILABLE	4001 Charlotte - 3,856 SF 4011 Charlotte - 1,599 SF 4013 Charlotte - 3,050 SF
RATE	Contact Broker

4001
3,856 SF

4011
1,599 SF

4013
3,050 SF

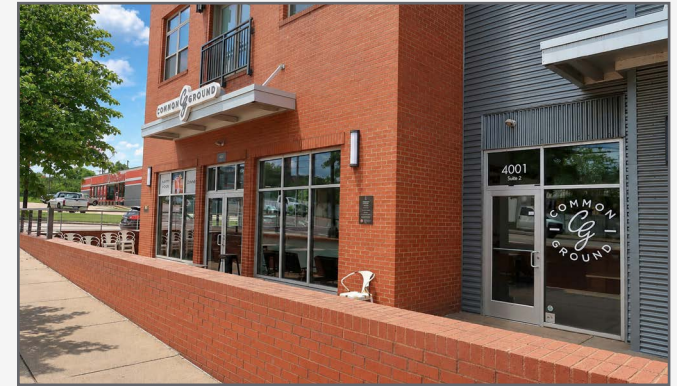
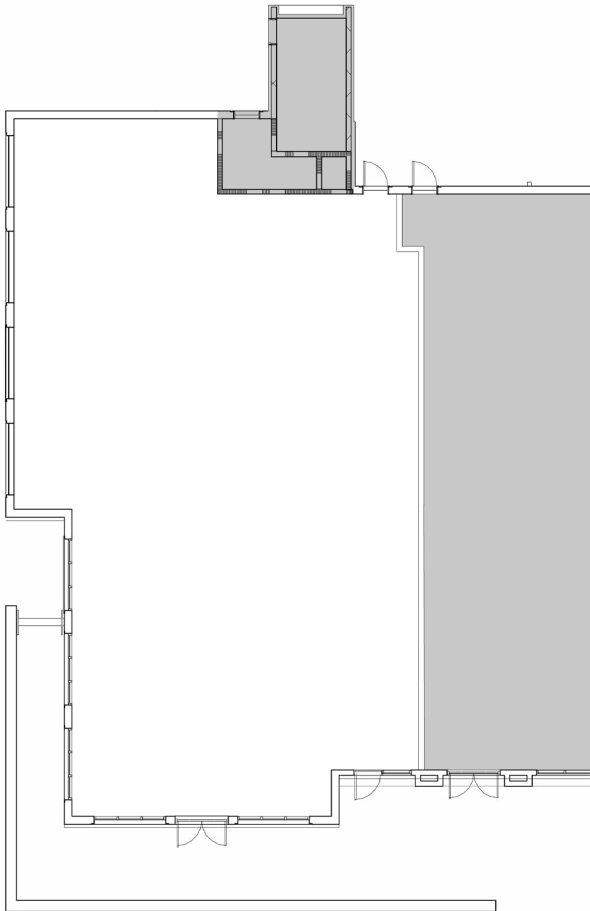
*Can be combined
for 4,649 SF*

CHARLOTTE AVE

4001 CHARLOTTE AVE

RETAIL/RESTAURANT SPACE WITH PATIO

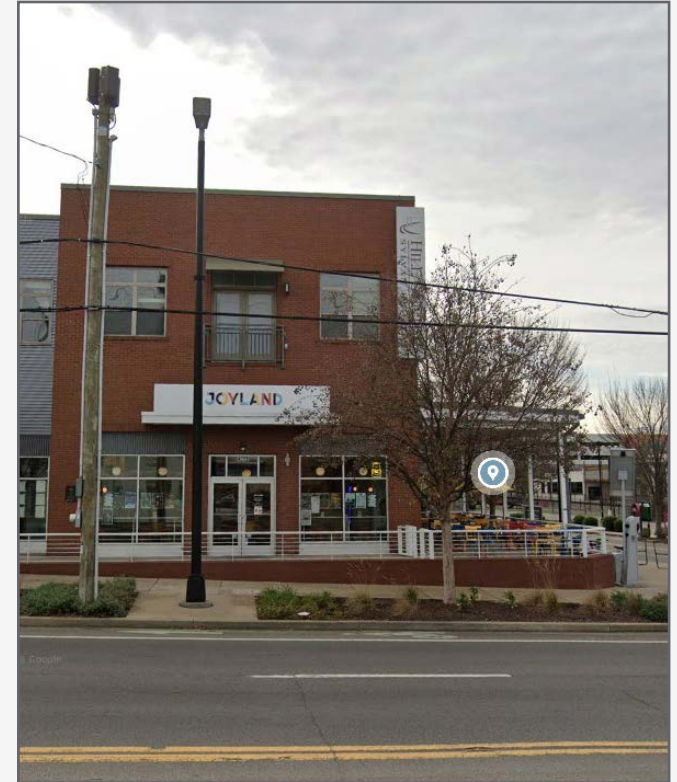
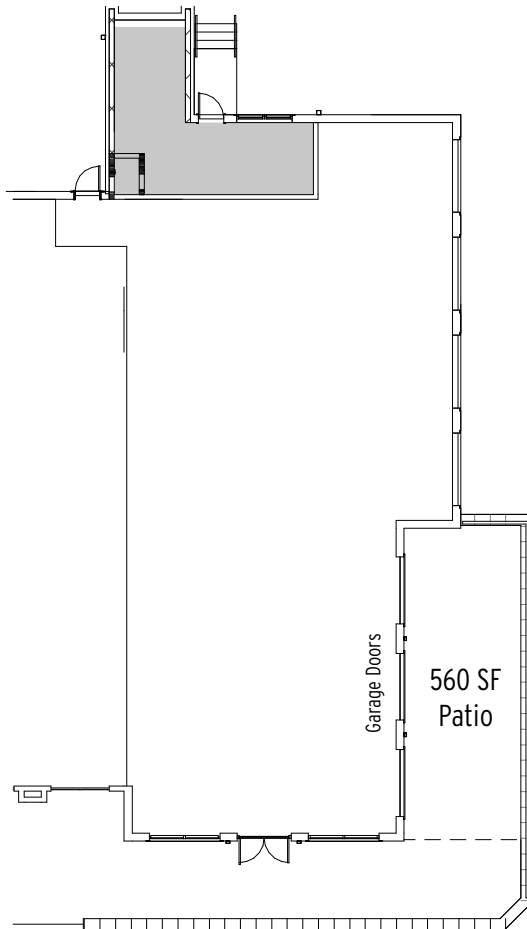
- 3,856 SF End-Cap
- Available Immediately
- Alternate Address - 345 40th Avenue North



4013 CHARLOTTE AVE

RETAIL/RESTAURANT SPACE WITH PATIO

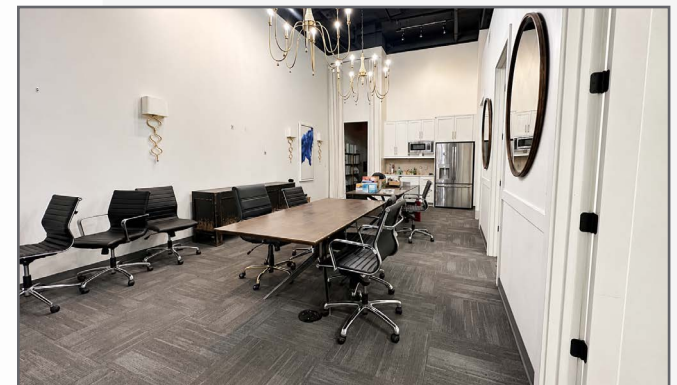
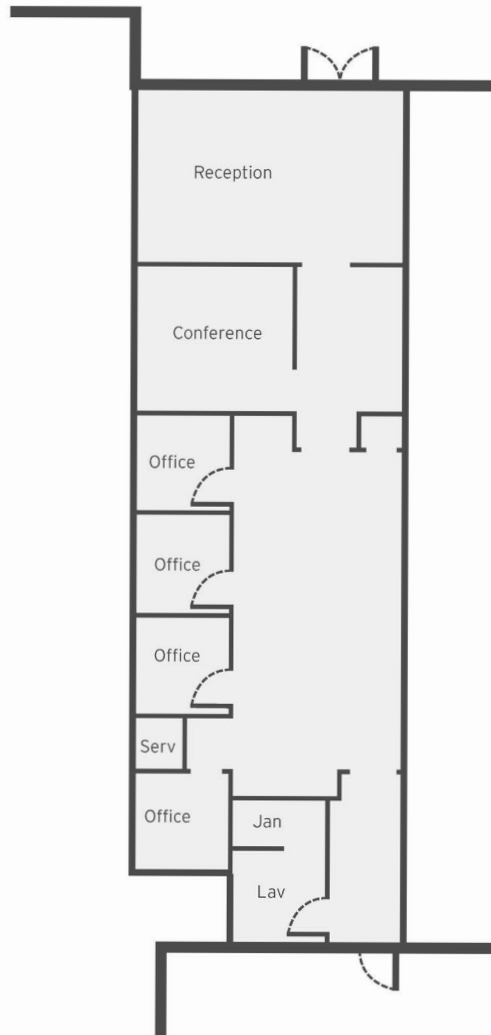
- 3,050 SF
- Available Immediately
- Can be combined with 4011 Charlotte Avenue for 4,649 SF



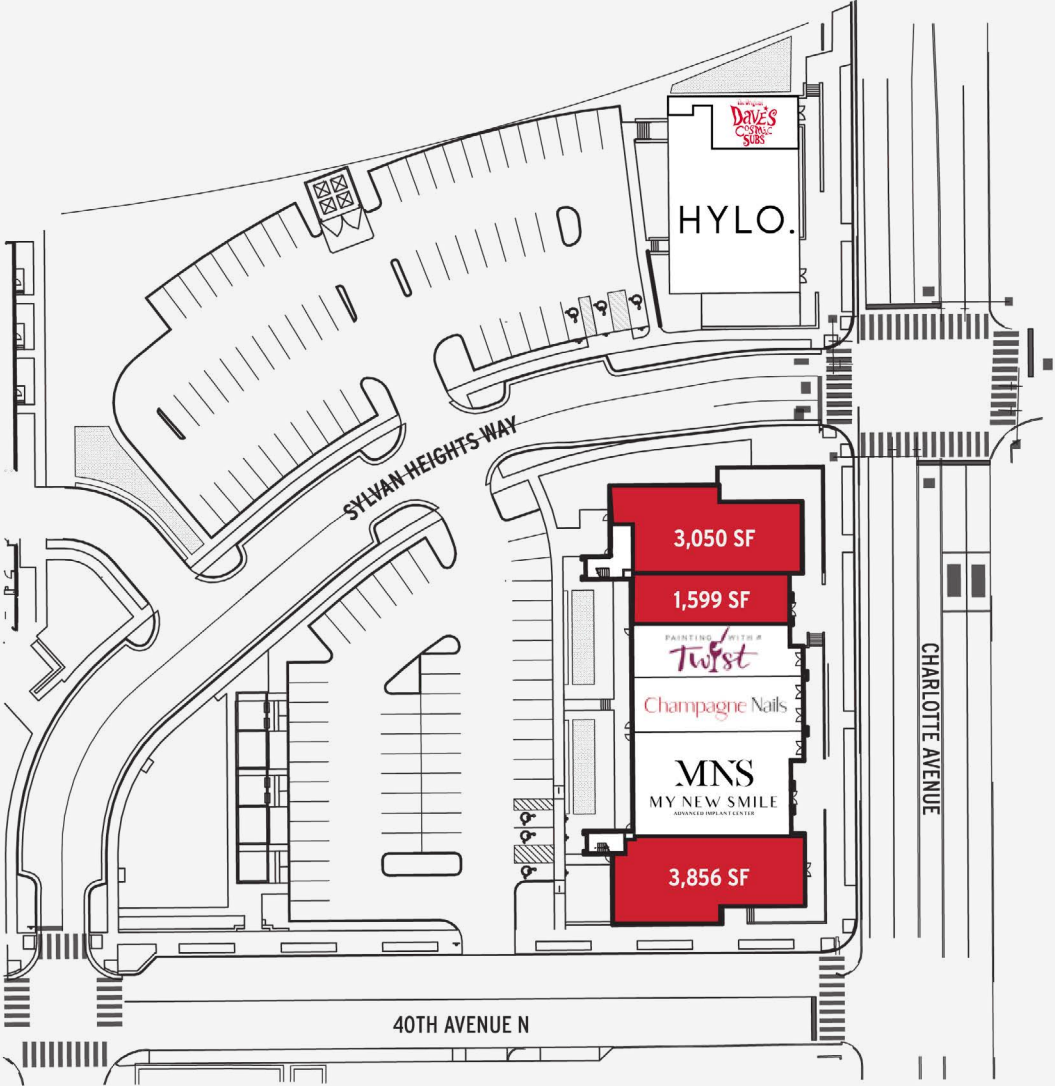
4011 CHARLOTTE AVE

RETAIL/OFFICE SPACE

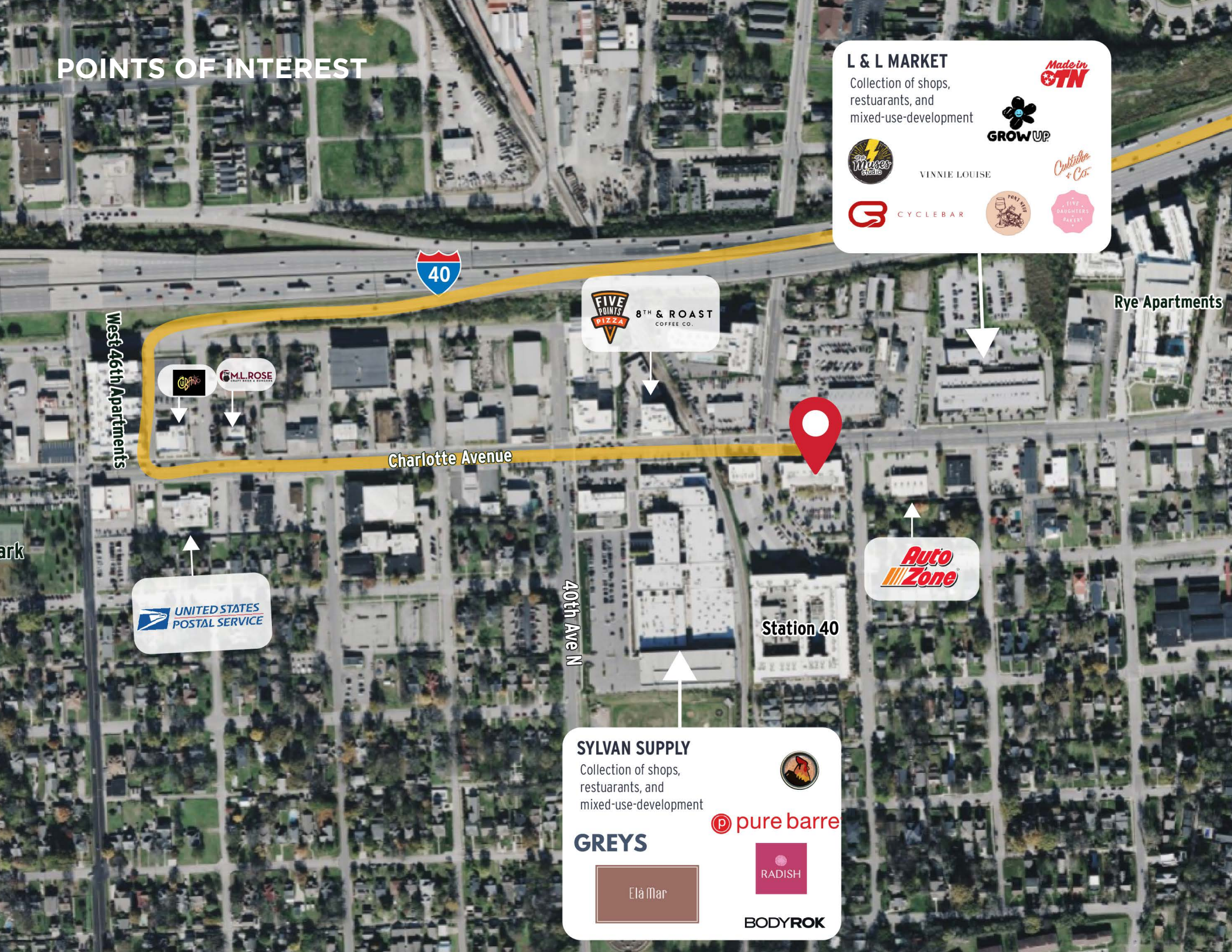
- 1,599 SF
- Available Immediately
- Can be combined with 4013 Charlotte Avenue for 4,649 SF



SITE PLAN



POINTS OF INTEREST



West 46th Apartments



40th Ave N



Station 40



L & L MARKET
Collection of shops, restaurants, and mixed-use-development

Made in **OTN**

GROWUP

Vinnie Louise

Cutliss & Co.

CYCLEBAR

PONY HILL

FIVE DAUGHTERS BAKERY

Rye Apartments

SYLVAN SUPPLY
Collection of shops, restaurants, and mixed-use-development

GREYS

Elà Mar

pure barre

RADISH

BODYROK



**FOR MORE
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