

6115 ROBERTSON AVE | NASHVILLE, TN 37209

- ▷ Retail · Creative Office · Flex | ±2,400–28,424 SF
- ▷ Charlotte Park, West Nashville
- ▷ Four-suite building repositioned from industrial use

STRIDE

C O M M E R C I A L

siteworks

6115 ROBERTSON AVE

FOR LEASE // CHARLOTTE PARK // NASHVILLE, TN 37209

RETAIL + CREATIVE OFFICE + FLEX

Building Snapshot

6115 ROBERTSON AVENUE | NASHVILLE, TN 37209

±37,431 SF

TOTAL BUILDING

2.39 AC

SITE

±13,190 SF

AVAILABLE NOW

±28,839 SF*

MAX AVAILABLE

Suites	Suite 101, Suite 102, Suite 103, Suite 104
Asset Type	Multi-Tenant Retail / Creative Office / Flex
Available Sizes	Suite 104: ±13,190 SF (divisible to ±2,400 SF) Suite 101: ±4,733 SF office configuration or ±15,649 SF full suite configuration (contingent availability)
Lease Type	NNN
Current Tenant Mix	Soundscapes (Suite 102) Strength Sanctuary (Suite 103) Owner Occupied (Suite 101)
Parking	Surface parking available on-site along Robertson Avenue and Deal Avenue
Zoning	IR – Industrial Restrictive
Signage	Building and freestanding signage opportunities along Deal Avenue frontage
Positioning	Retail, creative office, showroom, fitness, F&B, wellness, and entertainment users

*Maximum contiguous availability of ±28,424 SF (Suite 104 + Suite 101 whole flex) is conditional on the owner (SiteWorks) relocation decision.



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Conceptual Site Improvements



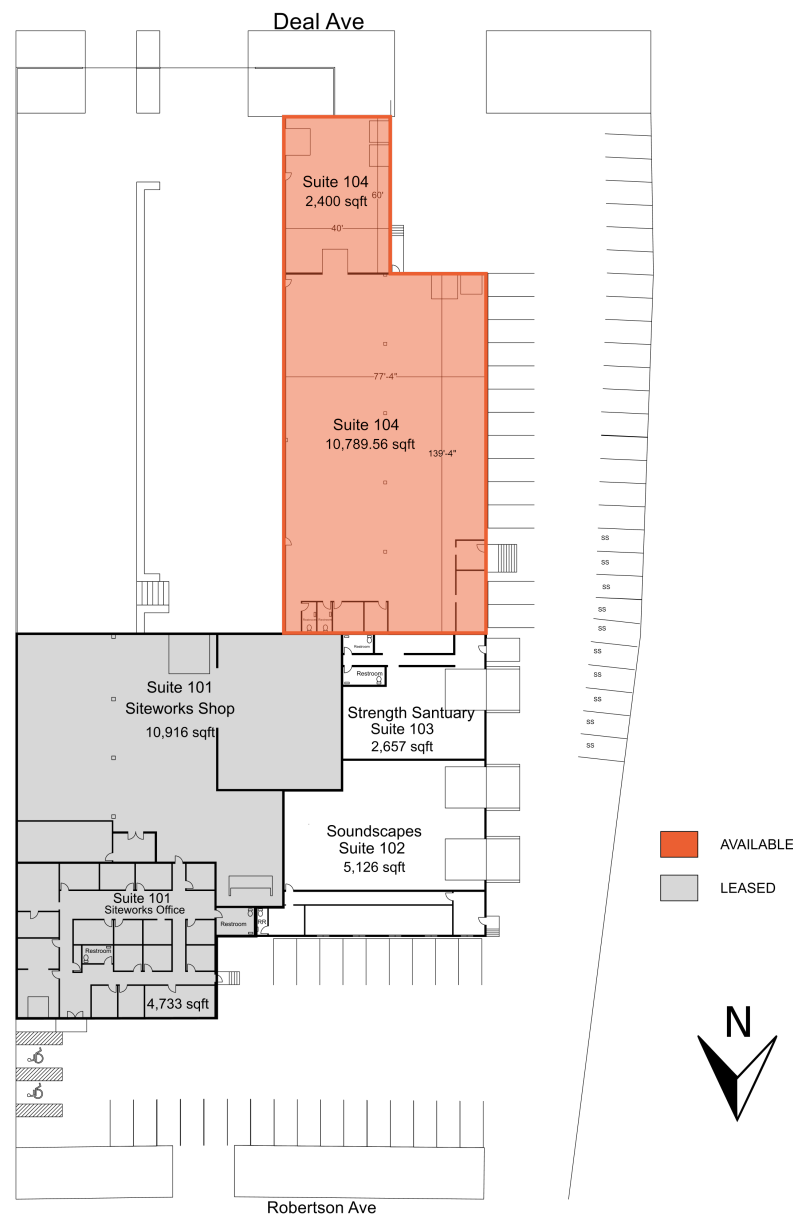
Conceptual only, not a landlord commitment.

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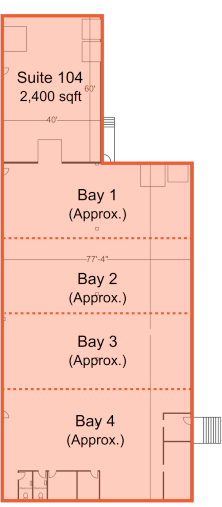
Floor Plan



3 - BAY OPTION



4 - BAY OPTION



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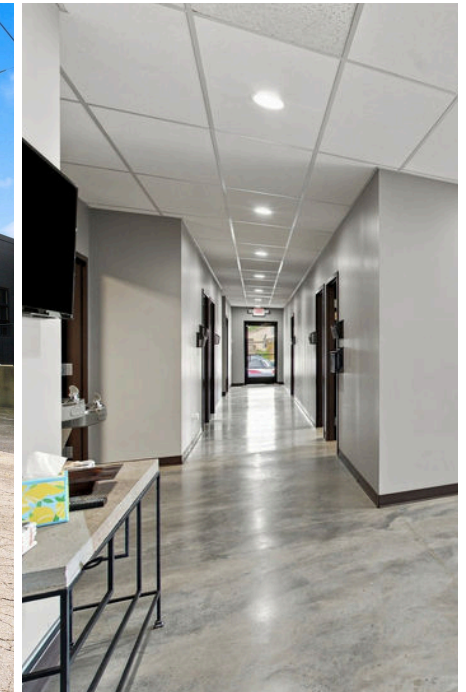
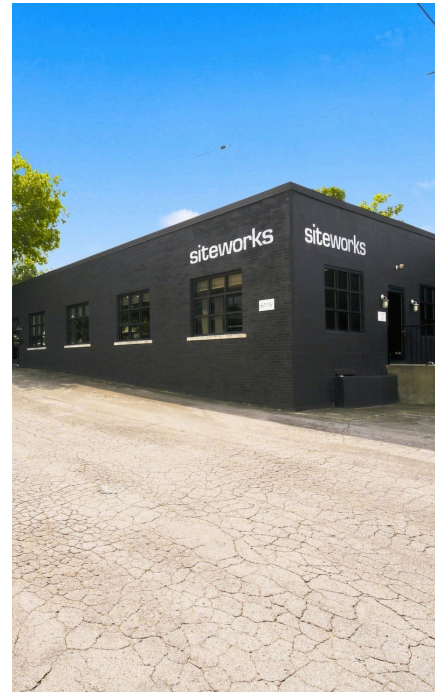
Executive Summary

OPPORTUNITY

Stride Commercial has been engaged by owner SiteWorks to lease the vacant space at 6115 Robertson Avenue, is a ±37,431 SF multi-tenant retail, creative-office, and flex building in Charlotte Park — a West Nashville corridor actively transitioning from low-bay flex to F&B, boutique retail, creative office and experiential use. While Charlotte Park is an emerging commercial corridor, the property benefits from strong connectivity to major roadways and nearby neighborhoods including The Nations, Sylvan Park, and Belle Meade. Suite 104 offers ±13,100 SF available immediately and is divisible into flexible layouts, while Suite 101 provides additional creative office and flex opportunities. The property delivers as a cold, dark shell with newly split 200-amp power, offering a true build-to-suit opportunity for retail, fitness, F&B, showroom, entertainment, and creative-office users.

HIGHLIGHTS

- **Repositioned Multi-Tenant Asset** — A four-suite building thoughtfully repositioned from its industrial roots into a versatile retail, creative-office, and flex destination, offering tenants a rare blank canvas in an established West Nashville pocket.
- **Flexible Space Available Now** — ±13,100 SF is available immediately in Suite 104, demisable into 3–4 boutique bays of ±2,400–5,000 SF or delivered as the full suite — giving operators the freedom to right-size for anything from a single concept to a large-format flagship.
- **Strategic Charlotte Park Location with Strong Regional Connectivity** — Located within an emerging Nashville submarket with limited existing commercial development, 6115 Robertson Avenue benefits from proximity to major roadways and nearby neighborhoods including The Nations, Sylvan Park, and Belle Meade.
- **Active Surrounding Tenant Base** — Nearby operators including Benji's Bagel & Coffee House, Agave's Mexican Restaurant, Marathon Pilates, Soundscapes, and Strength Sanctuary highlight the growing presence of retail, F&B, fitness, and service-oriented concepts in the area.



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Suite Availability

AVAILABLE SUITES

Space	SF	Rate	Condition	Availability
Suite 104	±13,190 SF	\$20–\$30/SF NNN	Cold, dark concrete shell; newly split 200-amp power; demisable into 3–4 bays	Available Now
Suite 101 (Option A)	±4,733 SF	\$30 FSG	Standalone creative office	Conditional — owner (SiteWorks) relocation
Suite 101 (Option B)	±15,649 SF	\$20–\$30/SF NNN	Whole flex suite	Conditional — owner (SiteWorks) relocation
Combined (104 + 101)	Up to ±28,839 SF	\$20–\$30/SF NNN	Suite 104 + Suite 101 whole	Conditional — owner relocation

SUITE NOTES

- Suite 104 (±13,190 SF) is demisable into 3–4 bays of approximately ±2,400–5,000 SF boutique bays, up to the full suite; delivery is a cold, dark concrete shell.
- Suite 101 Option A (±4,733 SF standalone creative office), Option B (±15,324 SF whole flex), and the combined headline of up to ±28,424 SF (Suite 104 + Suite 101 whole) are conditional on the owner (SiteWorks) relocation decision.
- Marketed rate band is \$20–\$30/SF NNN by use type (est. CAM ~\$6–\$7/SF).
- Suites 102 (Soundscapes) and 103 (Strength Sanctuary) are LEASED and unaffected.
- Delivery is shell space with a negotiable tenant improvement (TI) allowance.

About the Space

1

SUITE 104 — SINGLE-USER

- ±13,100 SF cold, dark concrete shell; build-to-suit
- Ideal for brewery, entertainment, fitness, food hall, or large-format retail users
- Newly split 200-amp power per bay, with upgrade capacity; \$20-\$30/SF NNN by use type
- Available immediately

2

SUITE 104 — DEMISED BAYS

- ±2,400–5,000 SF per bay
- 3–4 bay demising options
- Boutique fitness, café, taproom, specialty retail
- Cold, dark concrete shell delivery; available now

3

SUITE 101 — CREATIVE OFFICE CONDITIONAL

- ±4,733 SF rare small-format creative office
- Limited small-format creative office in the immediate corridor.
- Conditional on owner relocation (SiteWorks)

4

SUITE 101 — WHOLE FLEX CONDITIONAL

- ±15,324 SF flex HQ, showroom + creative-office campus
- Cold, dark concrete shell with newly split 200-amp power
- Conditional on owner relocation (SiteWorks)

RETAIL + CREATIVE OFFICE + FLEX

Property Photos



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RETAIL + CREATIVE OFFICE + FLEX

Property Photos

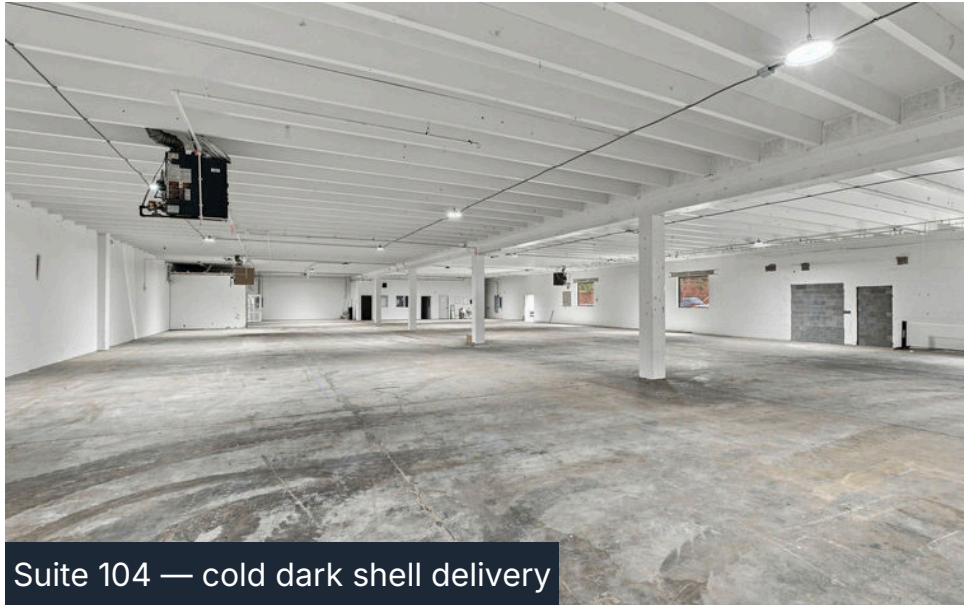


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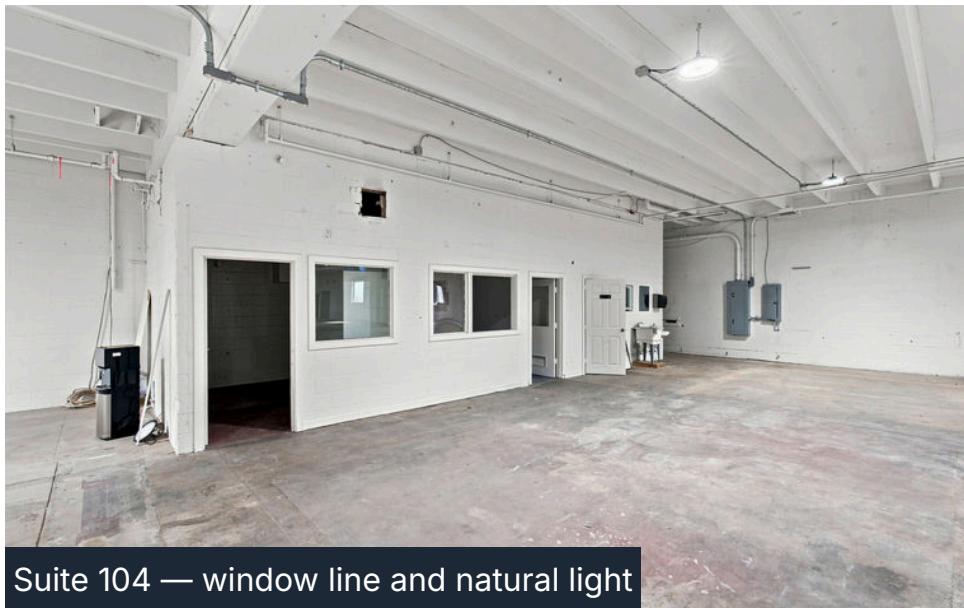
Property Photos



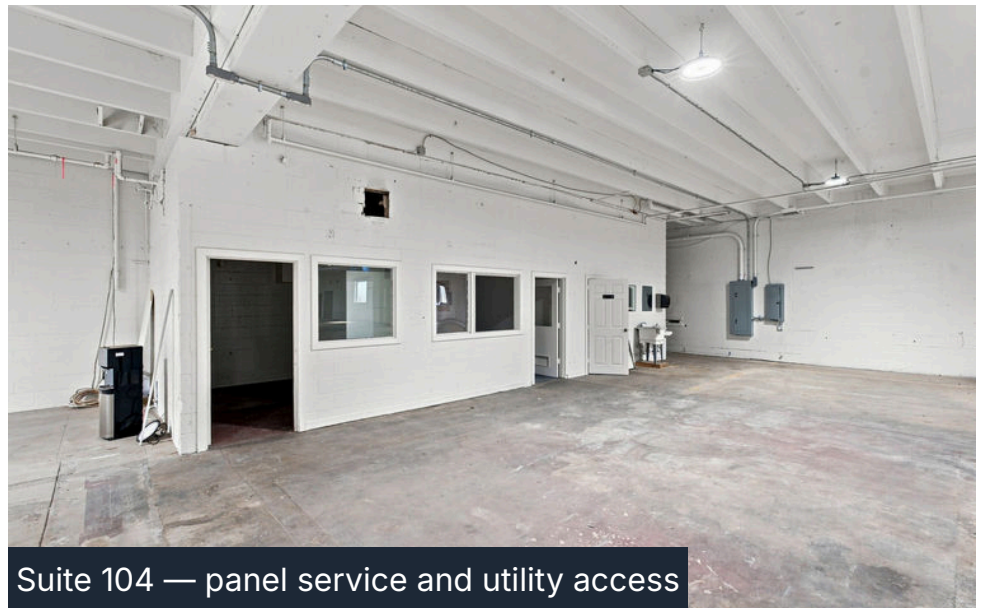
Suite 104 — cold dark shell delivery



Suite 104 — cold dark shell, open span



Suite 104 — window line and natural light



Suite 104 — panel service and utility access

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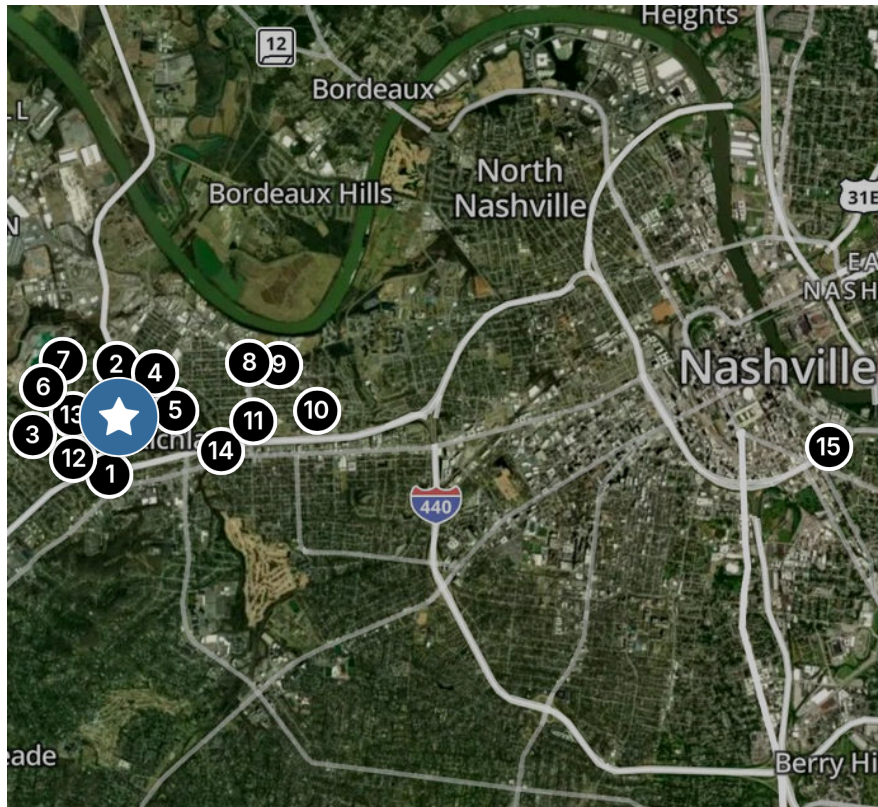


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STRIDE

Location & Access



★ 6115, Robertson Avenue, Nashville

1. Benji's Bagel & Coffee House
2. Agave's Mexican Restaurant
3. Marathon Pilates
4. Tee Line Nashville
5. Vigor Fitness
6. Taquería Sabor Oaxaca
7. Hunt Brothers Pizza

8. Frothy Monkey (The Nations)
9. Xul Beer Co. (The Nations)
10. Fat Bottom Brewing (The Nations)
11. 51 North Taproom (The Nations)
12. Charlotte Park
13. Robertson Avenue Market
14. Charlotte Pike Corridor (US 70)
15. Downtown Nashville

DISTANCES

	Distance	Drive Time
Charlotte Park	Direct Access (0.0 mi)	Walkable
Benji's / Agave's / Marathon Pilates	Directly Across Street	Walkable
Tee Line Nashville (106 Duluth Ave)	~0.3 miles	~1 min
Charlotte Pike Corridor (US 70)	~0.5 miles	~2 min
The Nations (51st Ave N Cluster)	~1.2 miles	~4 min
Briley Parkway (SR 155)	~1.5 miles	~4 min
Interstate 40 (I-40)	~2.1 miles	~5 min
Downtown Nashville (Broadway)	~5.8 miles	~12 min

NEIGHBORHOOD CONTEXT

- **Direct Frontage & Park Activation** — Adjacent to Charlotte Park at the southwest corner, offering rare outdoor seating, patio dining, and park-facing tenant activation potential.
- **Emerging Commercial Pocket** — Directly across from established retail, coffee, and fitness concepts (Benji's Bagels, Agave's, Marathon Pilates).
- **Strategic West Nashville Connectivity** — Rapid access to Charlotte Pike (US 70), Briley Parkway, and I-40.
- **Active Transition Submarket** — Charlotte Park corridor is actively shifting away from traditional low-bay flex toward F&B, boutique retail, experiential entertainment, and creative office.
- **IR Zoning** — Industrial Restrictive zoning is generally supportive of F&B, retail, creative office, entertainment, and fitness uses. Tenants should verify permitted use with Metro Codes.
- **Destination-Driven Retail Location** — Positioned in a quiet commercial pocket off main thoroughfares, perfectly suited for destination uses like taprooms, gyms, and specialty retail.

Amenities & Neighborhood



ALSO NEARBY

- Charlotte Park — community park featuring walking loop, playground, and sports fields (directly adjacent SW)
- Across Robertson Avenue (6110 Robertson) — Benji's Bagel & Coffee House, Agave's Mexican Restaurant, and Marathon Pilates
- Charlotte Pike Corridor (US 70) — primary commercial and retail arterial (~0.5 mi S)
- The Nations — vibrant F&B and retail cluster (~1.2 mi E): Frothy Monkey, Xul Beer Co., Fat Bottom Brewing, 51 North Taproom
- Tee Line Nashville — experiential entertainment hub featuring curling, bowling, and full bar (106 Duluth Ave, ~0.3 mi E)
- Vigor Fitness — local training facility (603A Vernon Ave)
- Robertson Avenue Retail Strip — local dining and essentials (within 2 blocks): Taquería Sabor Oaxaca, Robertson Avenue Market, Hunt Brothers Pizza

ABOUT THE CHARLOTTE PARK SUBMARKET

Charlotte Park is a neighborhood within the West Nashville submarket centered on the Robertson Avenue corridor, where local F&B, fitness, and neighborhood retail already operate side-by-side. The coffee-plus-F&B-plus-fitness mix being pitched at 6115 Robertson is already live directly across the street at 6110 Robertson — Benji's Bagel & Coffee House, Agave's, and Marathon Pilates — and Charlotte Park (city park) sits at the southwest corner for patio and outdoor activation. In-building co-tenants Soundscapes and Strength Sanctuary further prove the thesis. The corridor is a destination location on a local street, with additional amenity operators within a few blocks.

IN-BUILDING CO-TENANTS

- Soundscapes — smart home technology headquarters (Suite 102)
- Strength Sanctuary — boutique gym featuring sauna and cold plunge (Suite 103)
- SiteWorks — outdoor living and pool design studio (Suite 101)





Traffic & Demographics

TRAFFIC COUNTS

ROAD	AADT 2025 (Vehicles per Day)
Robertson Avenue (at property)	6,538
Highway 40	94,318
Highway 155	51,779
Charlotte Pike	26,065

Source: TDOT Annual Average Daily Traffic (AADT) 2024

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	10,947	52,391	160,599
MEDIAN AGE	36	37	37
MEDIAN HH INCOME	\$81,666	\$88,021	\$89,369

Source: CoStar/LoopNet

ADDITIONAL DEMOGRAPHIC HIGHLIGHTS

- 1-mile median home value is \$526,498
- Households in 1-mile radius are 4,850
- This is a destination location, not a drive-by retail location. That fits the target uses (fitness, F&B, entertainment are destination uses).

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STRIDECRE.COM

6115, ROBERTSON AVENUE | NASHVILLE, TN 37209

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