

**AVAILABLE
FOR GROUND LEASE**

±0.95 ACRES

6003 & 6005 Charlotte Pike

NASHVILLE, TN 37209

PROPERTY OVERVIEW

ADDRESS: 6003 & 6005 Charlotte Pike, Nashville, TN

ACREAGE: ± 0.95 Acres

FRONTAGE: ± 265 ft

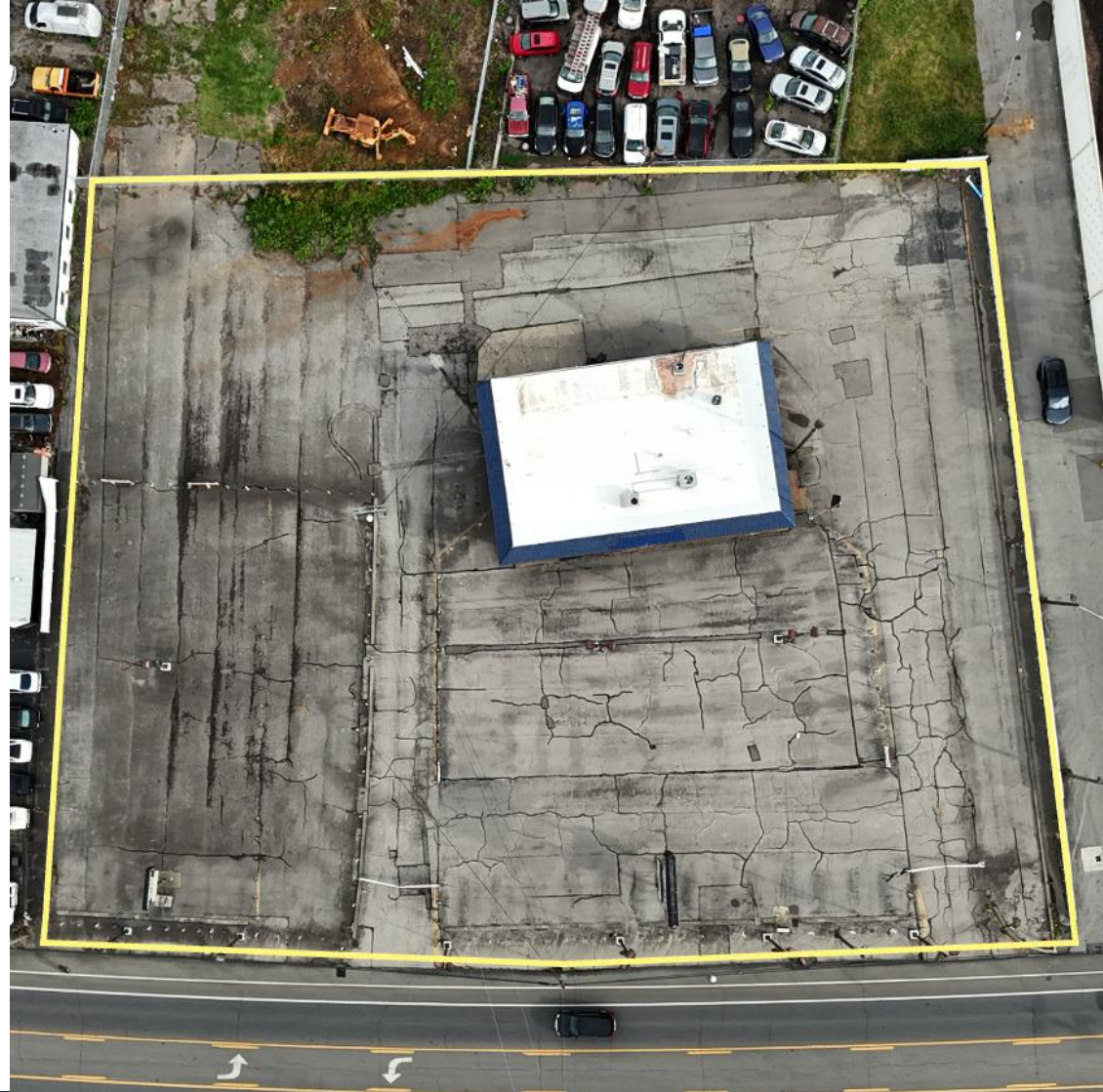
BUILDING SF: $\pm 2,655$ SF

TRAFFIC COUNT: $\pm 26,065$ VPD (Charlotte Pike)

ZONING: CS (Commercial Services)

This ± 0.95 -acre site offers a rare development opportunity along Charlotte Pike, one of West Nashville's most active and rapidly evolving commercial corridors. The property delivers ± 260 feet of frontage and direct exposure to approximately 26,000 vehicles per day, with strong visibility and convenient access just minutes from downtown Nashville.

Zoned CS (Commercial Services), the site supports a wide range of retail, service, and commercial uses.





AREA MAP







6003 & 6005 CHARLOTTE PIKE

NASHVILLE, TN 37209

±0.95 Acres | Available for Ground Lease

Trent Yates

trent@sagemontre.com