



FranklinStreet

Proposal



Charlotte Ave (US Hwy 70)

51st Ave

SITE
1.1 ACRES

5025 CHARLOTTE AVENUE

5025 Charlotte Avenue, Nashville, TN 37209

Land

PROPERTY DETAILS

INVESTMENT DETAIL

Address	5025 Charlotte Ave, Nashville, TN 37209
Price	Contact Broker
Parcel ID	091-15-0-196-00
Zoning	CS - Commercial Services
County	Davidson
Traffic Count	19,737 VPD



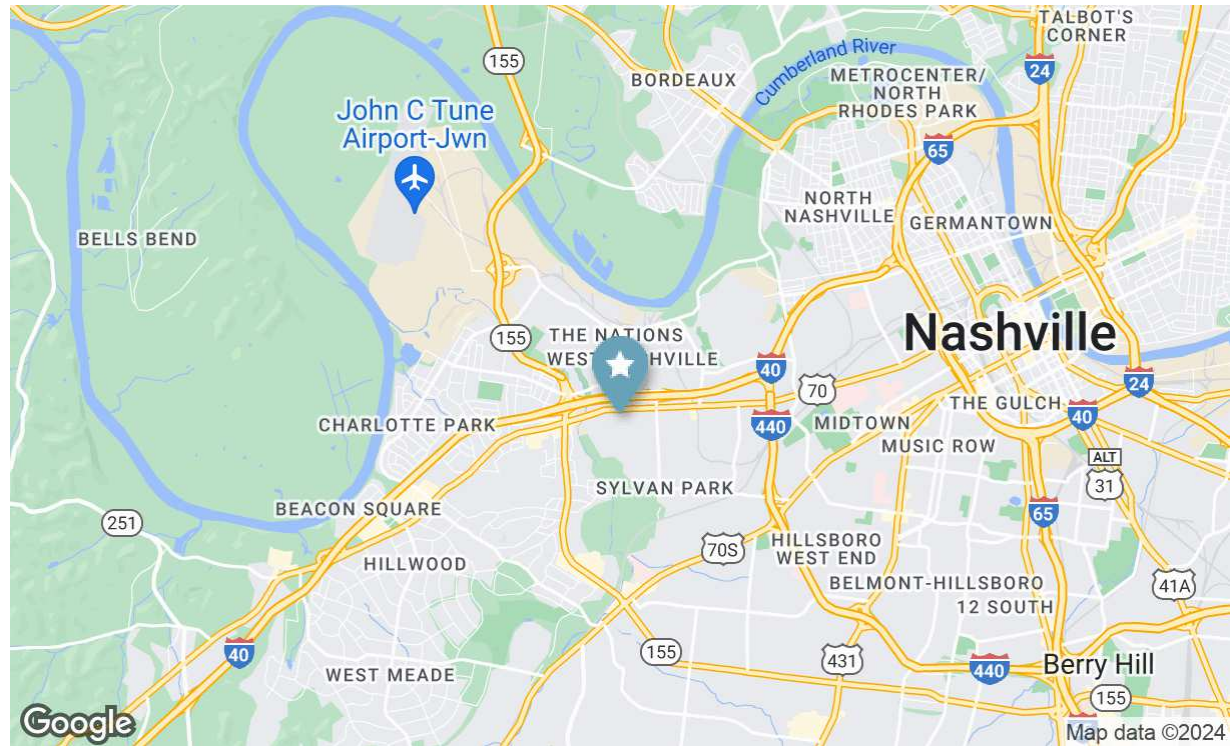
Property Description

Cushman & Wakefield in partnership with Franklin Street are pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Nashville, Tennessee. The site is positioned at the intersection of 51st Avenue & U.S. Highway 71 (Charlotte Avenue), providing direct access to Interstate 40 that allows for convenient connectivity to the entire Nashville MSA.

LOCATION OVERVIEW

ABOUT NASHVILLE

Nashville, TN, has experienced significant economic growth, becoming a vibrant hub for business and employment. Sectors like healthcare, music and entertainment, finance, education, and tourism drive the city's diverse economy. Renowned for its healthcare industry, Nashville hosts major organizations like HCA Healthcare and Vanderbilt University Medical Center. The dynamic music scene fuels numerous job opportunities, while the financial sector expands with major institutions. Furthermore, Nashville's strong educational infrastructure and thriving tourism industry bolster its job market, attracting a skilled workforce and fostering a dynamic business environment



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