

# 1919 Charlotte Medical Building

1919 Charlotte Ave | Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by  
**HEALTHCARE REALTY**



## LEASING INFORMATION

Branden Cadavid  
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615.693.9034  
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# A COMMUNITY-INSPIRED HEALTHCARE EXPERIENCE

1919 Charlotte Ave | Nashville, TN | 37203

## Key Tenants

**VA** | U.S. Department of Veterans Affairs



**Nashville General Hospital**



## Property Highlights



**38,736 TOTAL BUILDING SF**

- Medical office space available
- 3 story mixed-use office building
- Impressive curb appeal to welcome patients, tenants, and guests



**CONVENIENT SPECIALTY CARE**

- Accessible Parking Garage with elevator access
- High visibility from Charlotte Ave
- Less than a mile from I-65



**ACCESS TO AREA AMENITIES**

- Well-located in the heart of Nashville's Medical District with convenient access to I-40
- Under 10 minutes' drive from the heart of downtown Nashville entertainment and retail
- More than 50 restaurants in a 1 mile radius

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# NASHVILLE'S PROMINENT MEDICAL DESTINATION

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## NEARBY MEDICAL & AMENITIES

Dining & Retail  
2 minutes - 0.3 miles

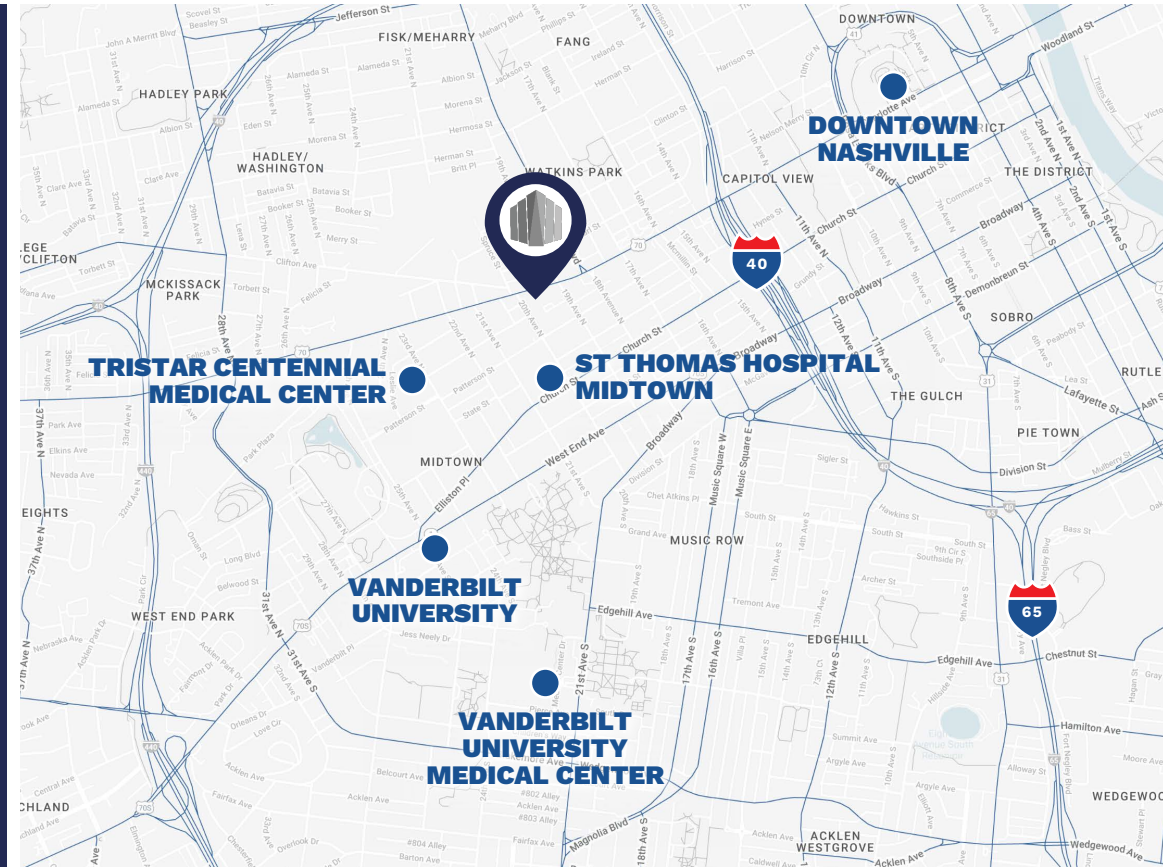
St Thomas Hospital Midtown  
2 minutes - 0.3 miles

TriStar Centennial Medical Center  
4 minutes - 0.9 miles

Vanderbilt University  
4 minutes - 1.0 miles

Vanderbilt University Medical Center  
7 minutes - 1.3 miles

Nashville (Downtown)  
6 minutes - 1.6 miles



### TRAFFIC COUNTS

	CARS PER DAY
Charlotte Ave	34,007
20th Ave N	5,794
21st Ave N	5,702

### 2023 DEMOGRAPHICS

Population	19,397	130,171	237,939
2028 Population Projection	26,242	157,218	270,150
Total Households	10,153	60,855	106,906
Average HH Income	\$92,856	\$114,055	\$117,475

### 1 MILES

### 3 MILES

### 5 MILES

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