

# Charlotte Medical Plaza I & II

408/410 42nd Ave North | Nashville, TN | 37209

MEDICAL OFFICE / RETAIL SPACE  
FOR LEASE



Building owned and managed by  
**HEALTHCARE REALTY**



## LEASING INFORMATION

Branden Cadavid  
954.296.9103  
branden@hbre.us

Allen Bolden, SIOR, CCIM  
615.693.9034  
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# WELCOME TO CHARLOTTE MEDICAL PLAZA I & II

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The central location in the rapidly growing Charlotte Avenue corridor at 42nd Avenue North provides easy access to downtown, three major medical centers, and residential communities in west Nashville. Additionally, I-40 access at nearby 46th Avenue, White Bridge Road, and Briley Parkway make the location easily accessible to middle-Tennessee. Ample parking is provided, as well as convenient access to the Metro route on Charlotte Avenue.



## Key Tenants

THE SURGICAL CLINIC

OAT OTOLARYNGOLOGY Associates of Tennessee

TENNESSEE SURGERY CENTER

Nephrology Associates

100% chiropractic.

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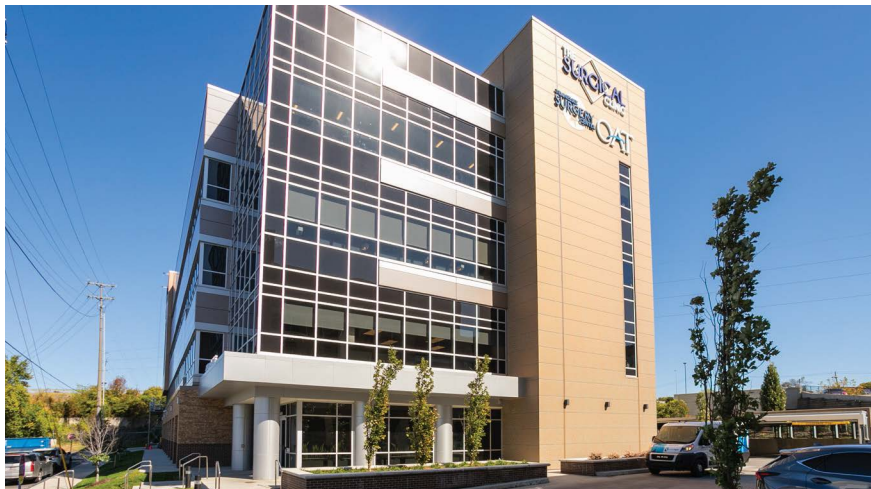
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# CONNECTING PATIENTS TO SPECIALTY CARE

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Experience high visibility and onsite dining options at Charlotte Medical Plaza.



With premier care and accessible parking, Charlotte Medical Plaza offers convenience for patients and employees.

## Property Highlights



**106,979 TOTAL BUILDING SF**

- Medical office and retail availability
- (1) 3-story mixed-use office building and (1) 4-story medical office building
- High visibility from I-40 and Charlotte Ave



**CONVENIENT ONSITE CARE**

- Ample patient parking with 5 spaces per 1000 SF parking ratio
- Elevators offer convenient access to parking
- Covered entry walkway with access to Charlotte Ave



**ACCESS TO AREA AMENITIES**

- Well-located in the heart of Nashville with convenient access to I-40
- Within 11 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius

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# DESIGNED FOR HEALTH AND WELLNESS

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# CONVENIENT CARE IN THE HEART OF NASHVILLE

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## NEARBY MEDICAL & AMENITIES

Dining & Retail  
1 minute - 0.1 mile

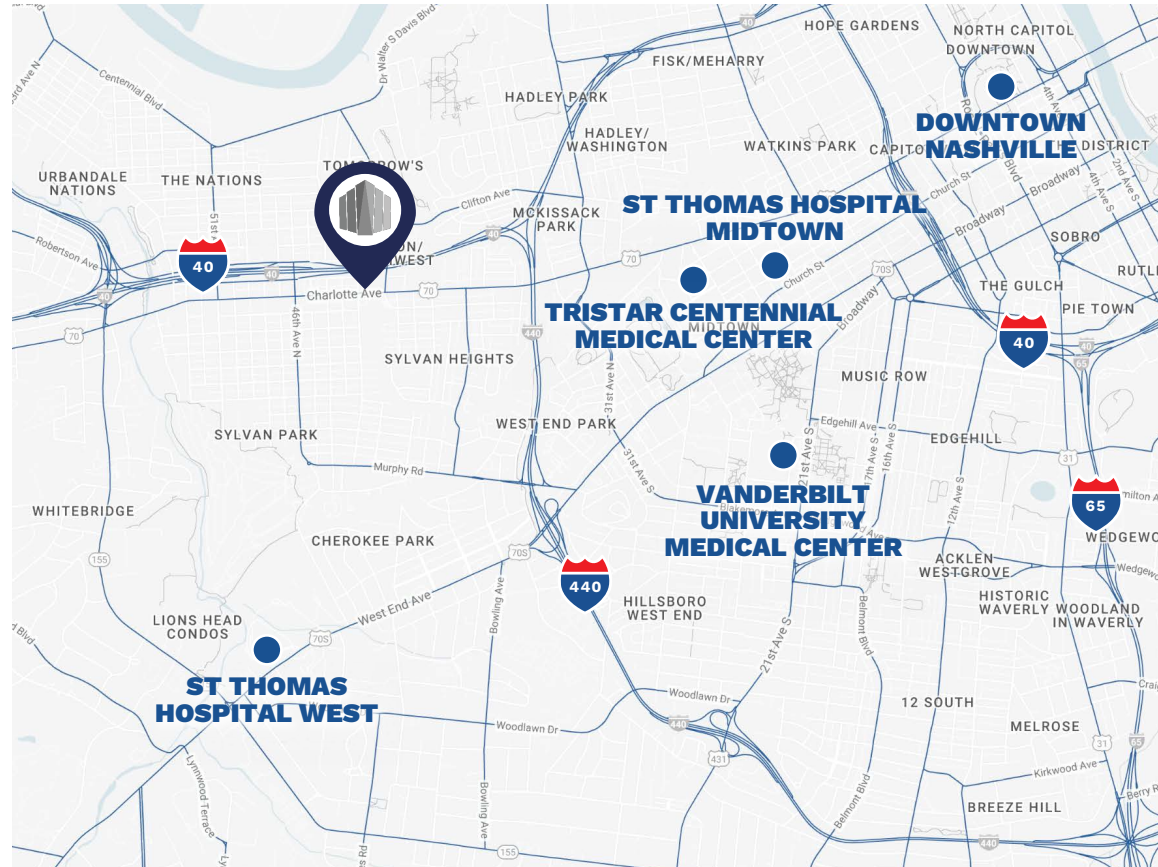
TriStar Centennial Medical Center  
5 minutes - 1.8 miles

St Thomas Hospital Midtown  
8 minutes - 32.4 miles

St Thomas Hospital West  
9 minutes - 2.5 miles

Vanderbilt University Medical Center  
11 minutes - 3.0 miles

Nashville (Downtown)  
11 minutes - 3.4 miles



### TRAFFIC COUNTS

	CARS PER DAY
Charlotte Ave	23,557
I-40	138,141
I-440	73,149

### 2023 MIDTOWN DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	22,214	131,913	239,978
2028 Population Projection	28,288	158,788	272,022
Total Households	10,728	61,802	107,698
Average HH Income	\$97,154	\$115,639	\$118,571

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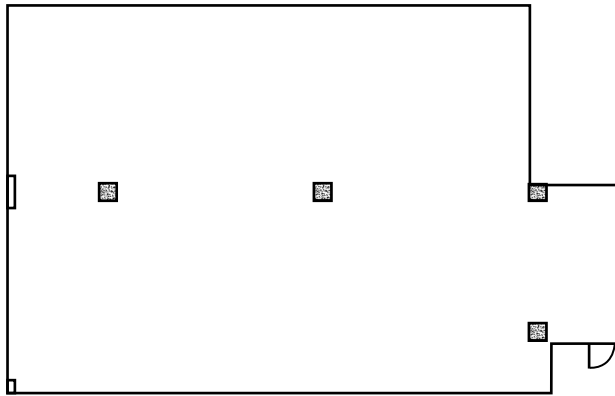
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# TAKE A TOUR

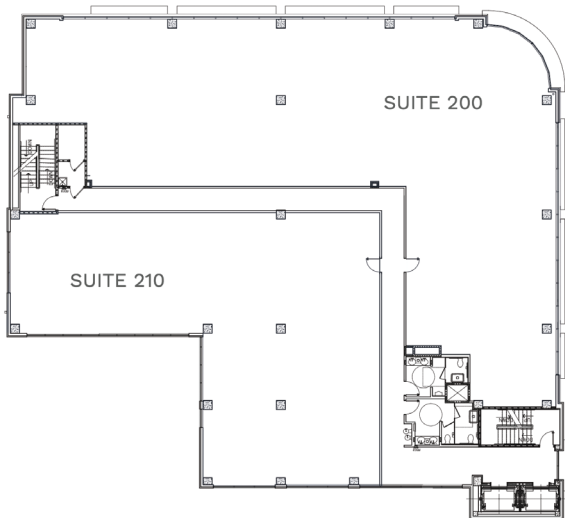
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## Available Suites (408 42nd Ave North - Mixed-Use)



### FIRST FLOOR - SUITE 4112 & 4114 | +/- 3,000 SF

- Warm vanilla, ground floor shell space
- Space design customization opportunity for medical or retail
- Signage opportunity on building above suite
- Glass window line offers bright, natural light
- High retail visibility from Charlotte Ave



### SECOND FLOOR - SUITE 200 & 210 | +/- 11,000 SF

- Warm vanilla shell spaces
- Fully customizable space plan available to be divided as-needed
- High visibility from Charlotte Ave
- Designed for single and multi-provider tenants
- Glass window line offers bright, natural light

Scan for virtual tours and availabilities.



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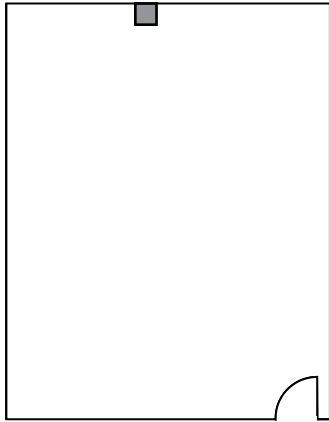
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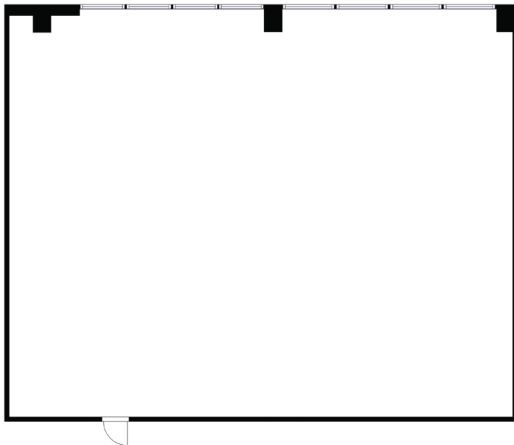
## Available Suites (410 42nd Ave North - Medical Office)



### SUITE 202 | 1,789 SF

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- Warm vanilla shell space
- Fully customizable space plan available to be divided as-needed
- High Visibility from I-40
- Glass window line offers bright, natural light



### SUITE 307 | 2,901 SF

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- Warm vanilla shell space
- Fully customizable space plan available to be divided as-needed
- High Visibility from I-40
- Glass window line offers bright, natural light



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