

# 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  
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Allen Bolden, SIOR, CCIM  
615.693.9034  
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# CONNECTING PATIENTS TO SPECIALTY CARE

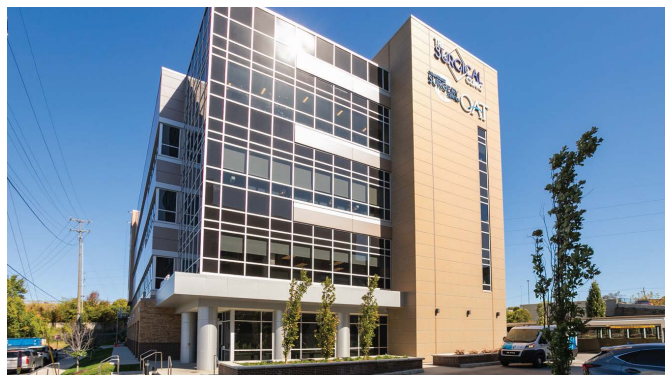
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The central location in the rapidly growing Charlotte Avenue corridor at 42nd Avenue North provides easy access to downtown, three major medical centers, and residential communities in West Nashville. Additionally, I-40 access at nearby 46th Avenue, 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 Nashville WeGo Public Transit system on Charlotte Ave.

## Key Tenants



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, including ground level and a two-level underground garage, 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

Charlotte Ave  
I-40  
I-440

### CARS PER DAY

23,557  
138,141  
73,149

### 2024 MIDTOWN DEMOGRAPHICS

Population  
2029 Population Projection  
Total Households  
Average HH Income

### 1 MILES

6,959  
6,894  
3,967  
\$147,981

### 3 MILES

76,061  
77,689  
36,010  
\$164,054

### 5 MILES

188,775  
208,653  
86,660  
\$146,380

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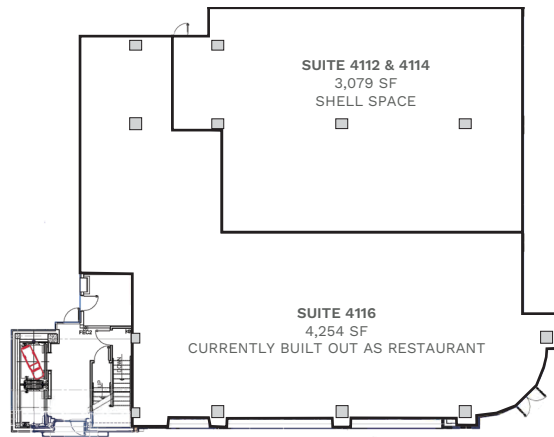
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# TAKE A TOUR

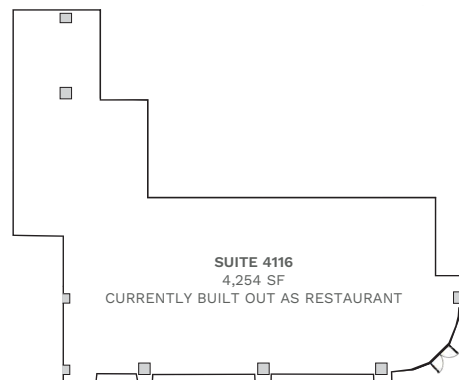
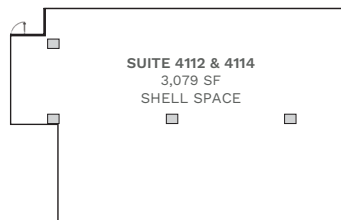
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## Available Suites (408 42nd Ave North - Mixed-Use)



### MOB II: FIRST FLOOR - 7,333 TOTAL SF SUITE 4112 & 4114 (3,079 SF)

- Warm vanilla, ground floor shell space
- Fully customizable space plan available to be divided as-needed
- 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



### MOB II: FIRST FLOOR - 7,333 TOTAL SF SUITE 4116 (4,254 SF)

- Former restaurant space offering a turnkey solution for a new restaurant user, complete with existing infrastructure to expedite opening

Scan for virtual tours and availabilities.



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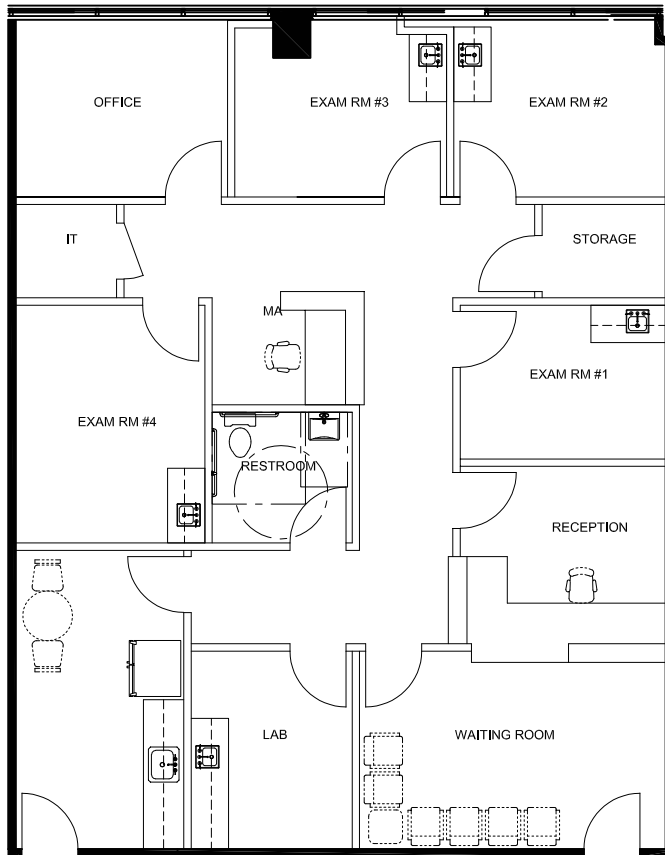
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## Available Suites (410 42nd Ave North - Medical Office)



### MOB I: SUITE 202 | 1,789 SF

- Brand new spec suite to be delivered Q4 2025
- (4) exam rooms and (1) doctor's office
- Large reception area and break room
- (1) private restroom
- Dedicated lab space



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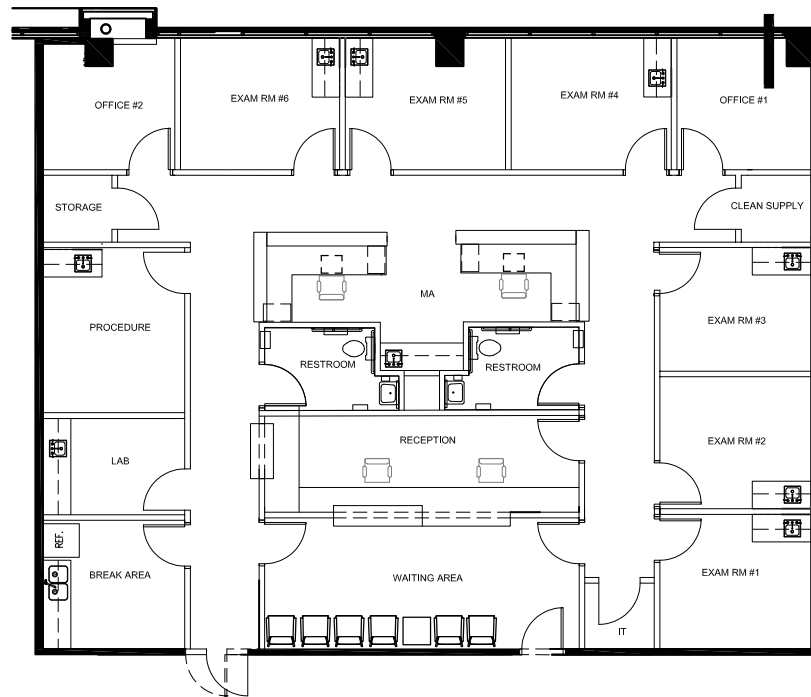
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## Available Suites (410 42nd Ave North - Medical Office)



### MOB I: SUITE 307 | 2,901 SF

- 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
- This is a preliminary conceptual floorplan intended for illustrative purposes only.



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