

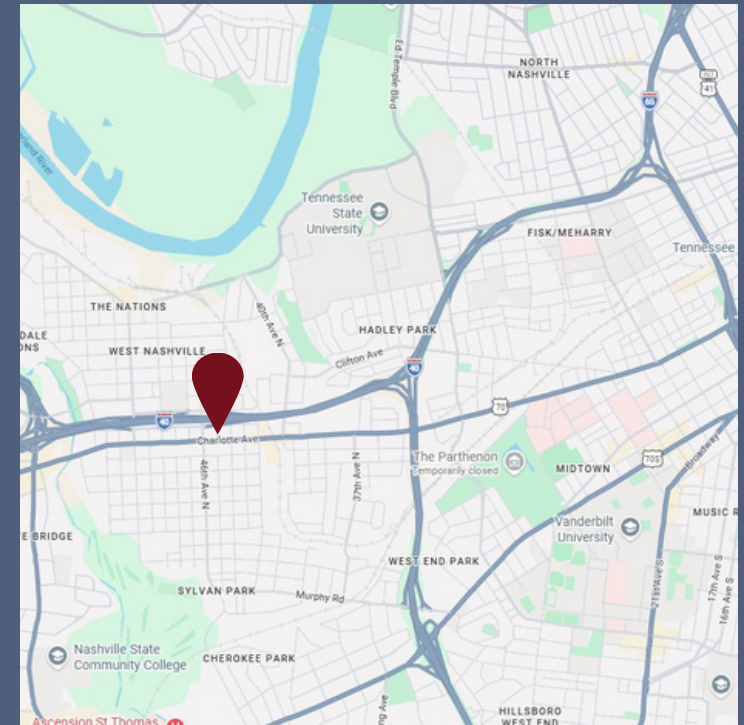


FOR LEASE || The Sloan Building

4517 Charlotte Avenue | Nashville, TN 37209

PROPERTY HIGHLIGHTS

- Up to 1,500 SF available for retail or office use
- Prominent storefront signage on Charlotte Avenue
- Adjacent to Richland Park and Branch Library
- Walkable to neighborhood dining, retail, and services
- Minutes to I-40, I-65, I-440, and Downtown Nashville
- High-visibility and up to 35,000 vehicles per day
- Free on-site parking and parking alternatives nearby



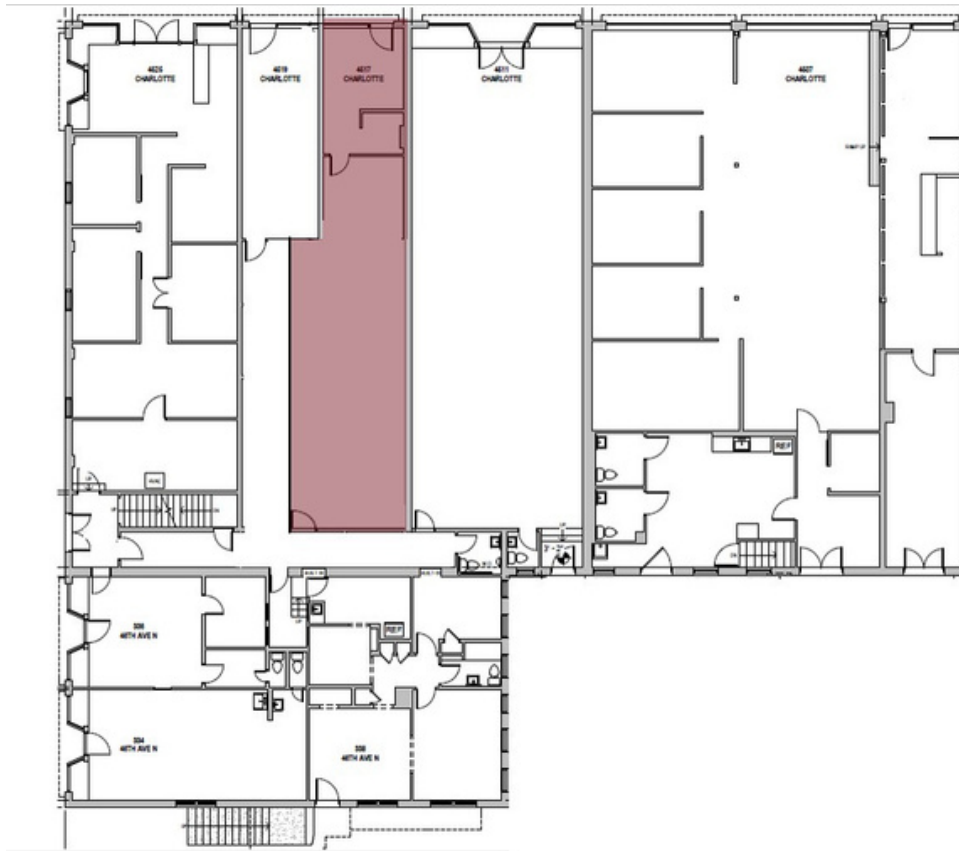
The Historic Sloan Building offers a highly convenient and visible office and retail location in West Nashville with excellent connectivity with immediate access to I-40, I-65, and I-440. Its central location provides seamless connectivity to Downtown Nashville, making it an ideal setting for businesses seeking accessibility for employees and clients.

Situated adjacent to Richland Park and the Richland Park Branch Library, the property combines urban accessibility with a unique neighborhood atmosphere and access to green space and community amenities. The Sylvan Park/Charlotte Avenue corridor features a vibrant mix of dining, retail, coffee shops, and everyday services all within walking distance.



The Sloan Building

Floor Plans



450 - 1,500 SF



For more information, contact:



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