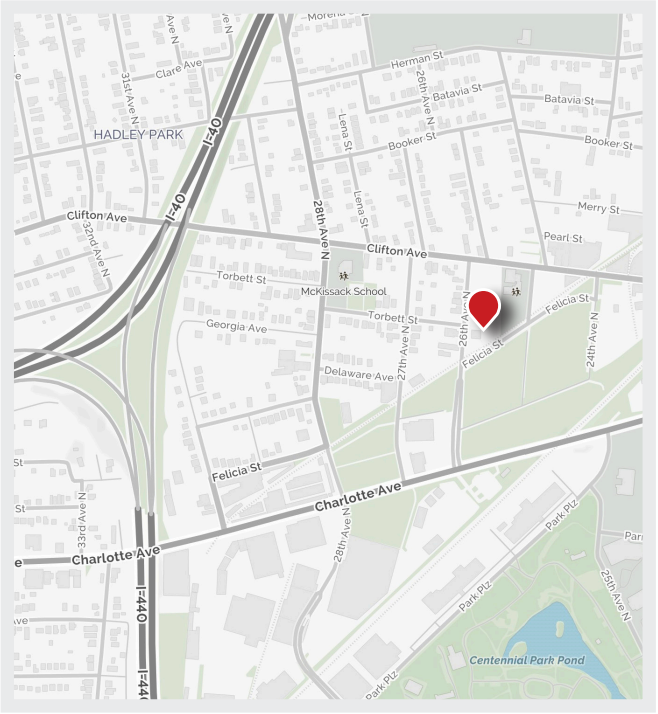
BUILD TO SUIT Industrial/Mixed Use (owner/agent)

525 26th Ave. North
Nashville, TN 37209
0.94 Acres/40,946 SF



About

- Located in the Heart of Charlotte Ave Medical Community!
- Approximately 0.94 Acres
- Currently: 1,560 SF of warehouse space and 1,000 SF of office space.
- 10,000 - 12,000 SF Potential
- 5/1000 Surface Parking Area
- One Block North of Charlotte @ Traffic Signal
- Currently Zoned IR & MUL

Possible Uses

- Medical or Dental Offices
- Assisted Living / Hospice Facility
- Medical Supply
- Free Standing Imaging Center
- Restaurant

Parcel:
092-10-0-335.00 (0.50)
092-10-0-336.00 (0.22)
092-10-0-337.00 (0.22)

CHARLOTTE REALTY GP

Office 3025A Charlotte Pike Nashville, TN 37209
Mail 4401 Chickering Lane Nashville, TN 37215
www.charlotterealtygp.com

Gilbert N. Smith, Principal Broker
gilbertnsmith@gmail.com
615-383-8383
License # 00293237

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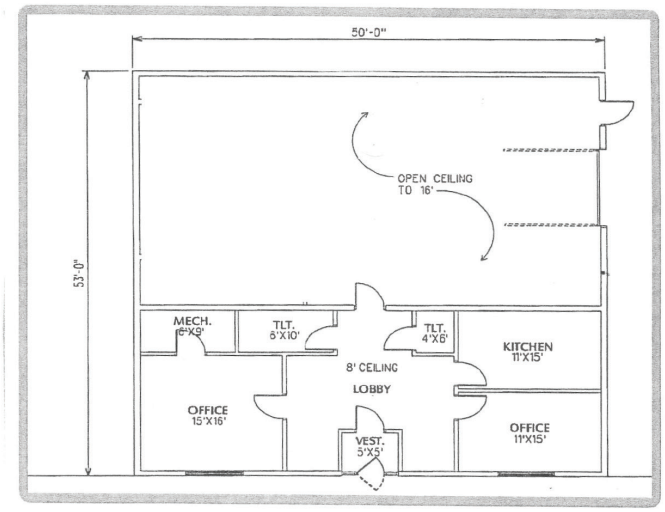
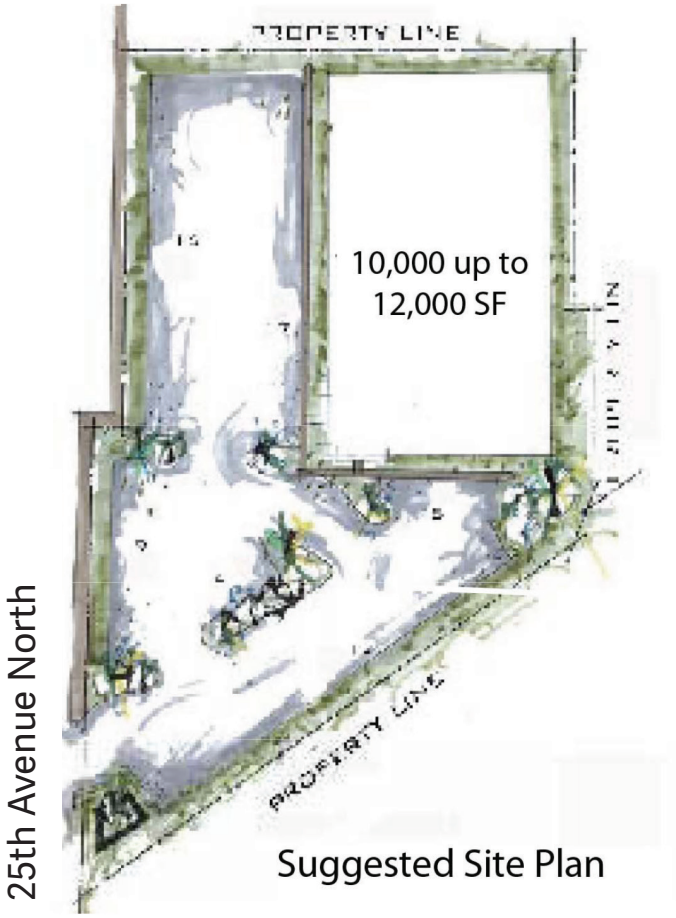


Existing Building



Suggested Site Plan

Distance to Area Hospitals

Centennial Hospital	0.7 Miles	1 Min
Baptist Hospital	1.2 Miles	2 Min
St. Thomas Hospital	3.3 Miles	7 Min
Vanderbilt Hospital	2.1 Miles	4 Min
Metro General Hospital	1.7 Miles	4 Min
Lentz Health Center	1 Block	<1 Min

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