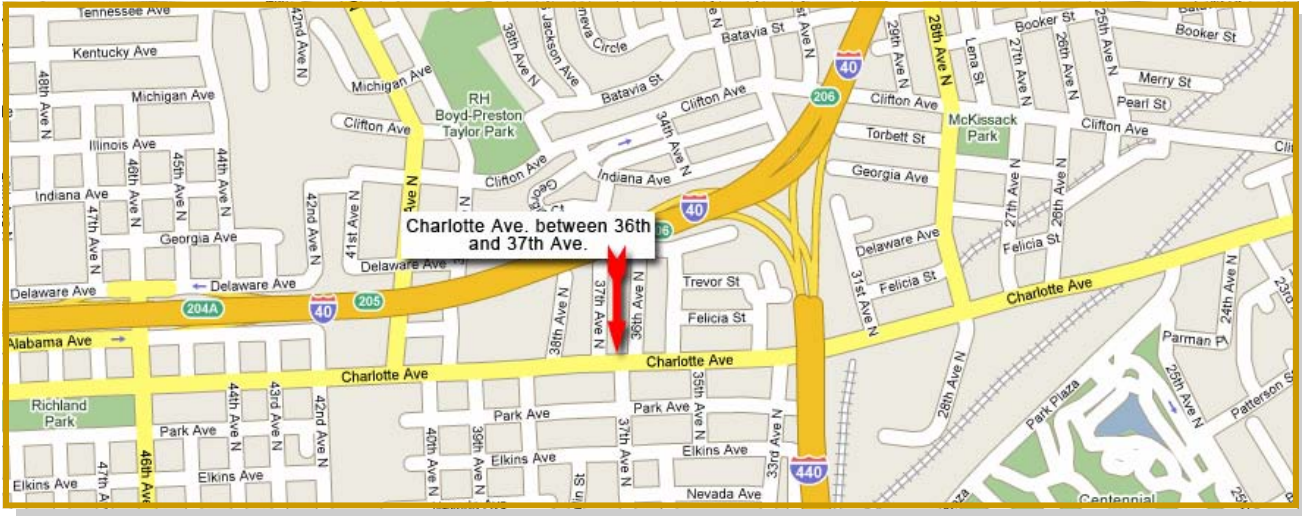


**FOR SALE OR BUILD TO SUIT**  
**+/-1.09 ACRES VACANT LAND ON 6 PARCELS ZONED CS**  
**Charlotte Pike between 36th & 37th Ave., N.**  
**Nashville, TN 37209**

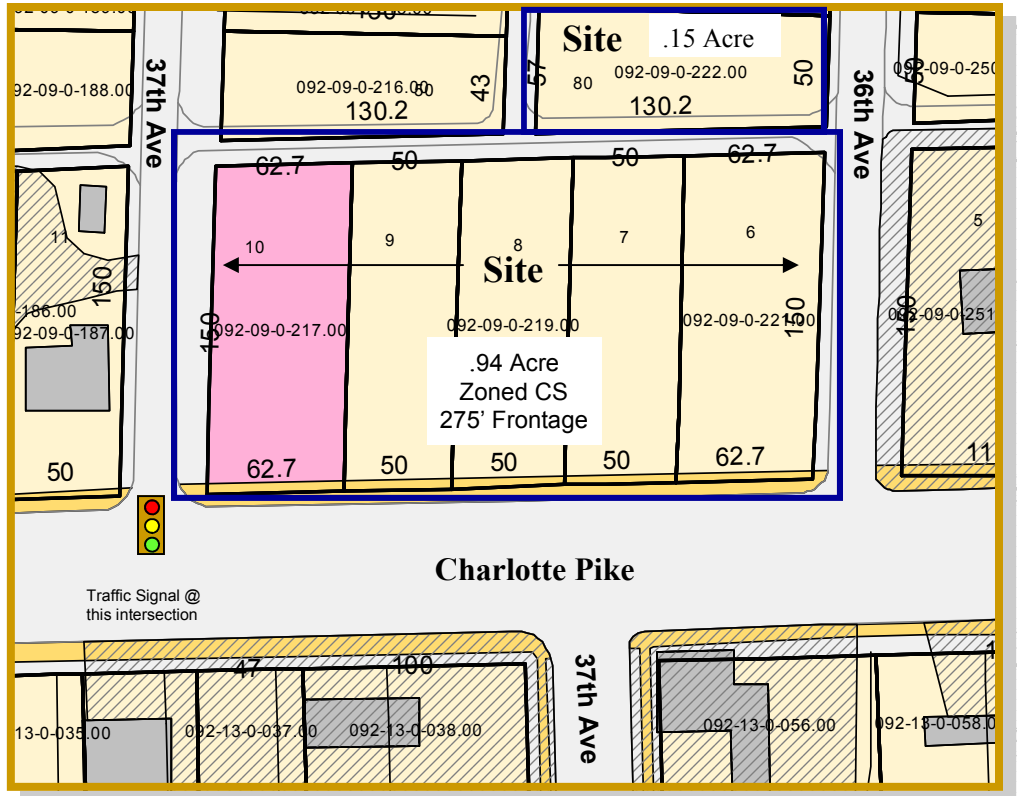


Map & 6 Parcels:  
 092-09-0-217.00 - 222.00

Lot Dimensions:  
 275.4' W x 150' D (on Charlotte)  
 130.2' W x 53.5' D (on 36th Ave.)

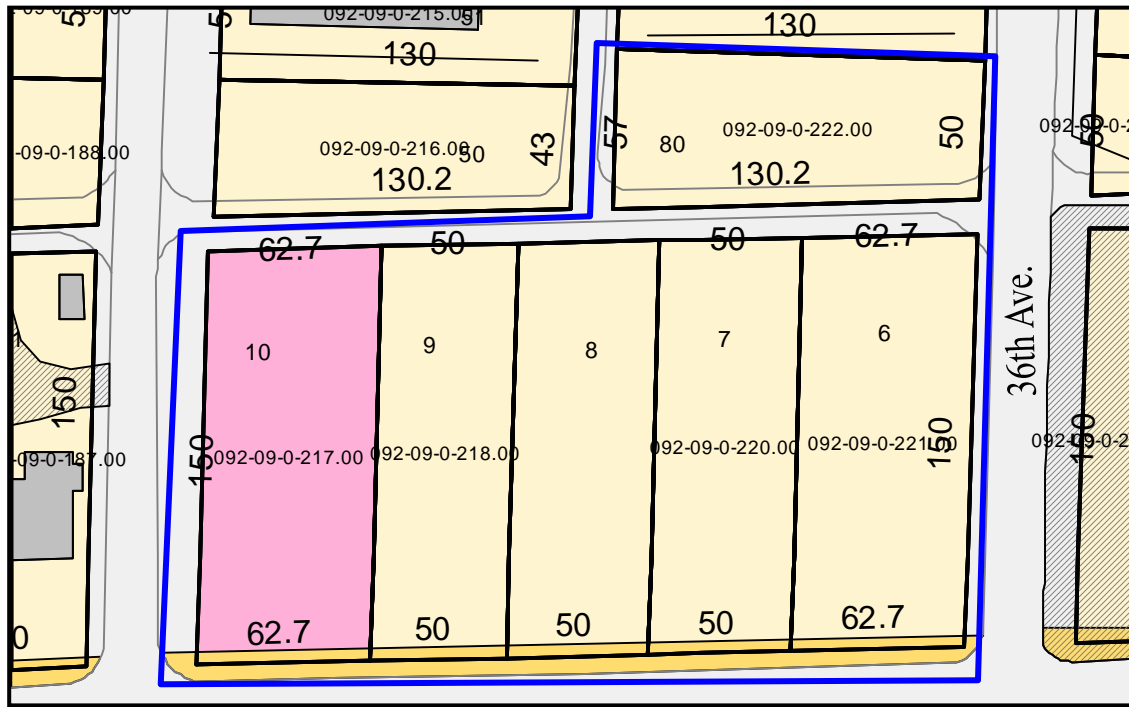
Lot Size: 0.94 Acre (Charlotte  
 Pike Frontage.)  
 0.15 Acre (36th Ave.)

Location:  
 Quick access to I-40; I-440 and  
 Briley Parkway (Hwy 55)  
 Close proximity to downtown  
 Nashville  
 Great service business location,  
 medical office, retail, etc.



**Marshall I. Karr**  
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 615.321.5555 ext. 408  
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Karr Commercial, LLC 5633 Charlotte Avenue, Suite 201 Nashville, Tennessee 37209 615-352-1161 615-352-1414 fax



**CHARLOTTE PIKE @ 36<sup>th</sup> Ave.**

Six (6) parcels  
 275.4' W x 150' D - Charlotte Frontage  
 130.2' W x 53.5' D (Irregular) on 36<sup>th</sup> Ave.  
 +/- 48,276 total square feet  
 +/- 1.09 acres  
 Zoned CS, Commercial Services  
 FAR is 60%  
 ISR is 90%

Setbacks on Charlotte Fronting Parcels:  
 Rear- 20" with C buffer along R6 zoning across alley  
 Sides- 45' from centerline of 36<sup>th</sup> and 37<sup>th</sup> avenues  
 Front- 57' from centerline of Charlotte Pike

Residential or combination retail/residential development must comply with  
 Metro Zoning Ordinance 17.16.03(E)

Office/retail permitted  
 30' maximum height at street setback



5633 Charlotte Pike, Suite 201 • Nashville, TN • 615-352-1161