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NASHVILLE TN

More Residential Density Headed To The Charlotte Pike Corridor In Nashville.



By Andy Zhu — February 9, 2023 — Updated: February 9, 2023

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Construction is underway at a new mixed-use project by developer CA South. The project is situated in the Sylvan Heights neighborhood and along the Charlotte Pike Corridor. The project will create new multifamily stock near one of the corridor's major business districts. Once complete, future residents will be steps away from a mix of retail, restaurants, and professional services. The site is located at 405 40th Avenue North.



CITY NOW NEXT
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D = Featured Development
Charlotte Ave Mixed-use





NOW NEXT SLIDER

Slide the image to see What's Now & Next.

Building Lobby - Shown for context only.

405 40th Ave joins a list of active mixed-use developments CA South is bringing to market. This project, which is located in an opportunity zone, was initially approved as a 4 story office building in 2018. The project has since evolved into the new 144 unit mixed-use development featured in this article. The gallery below shows the evolution of the property from 2018 to today. Here's the quick rundown:



405 40th Mixed-Use

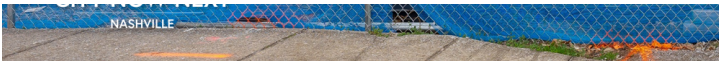
405 40th Avenue North



DEVELOPMENT RUNDOWN

<i>What's Now</i>	<i>Previous Commercial Use</i>
<i>What's Next</i>	<i>Mixed-use Development</i>
Developer	CA South
Architect	HMHA Alex Pettas Architecture
Landscape	Heibert + Ball Land Design, LLC
Civil	Dewey Engineering
Contractor	Avenue Construction
Residences	144
Retail	7,500 SF





NOW NEXT SLIDER

Slide the image to see What's Now & Next.

Building Lobby - Shown for context only

The resident lobby is situated between two large retail spaces on 40th Avenue North. The retail located closest to Charlotte Pike is roughly 2,200 SF while the other space is a little over 2,900 SF. Both retail shells include outdoor areas separated from the public sidewalk. The project also has a two level parking garage, with one floor at ground level and the other underground. The lobby and retail on 40th Ave act as a liner to the street level of the parking garage. There is also surface parking located on both sides of the building. The preliminary plans also show that there is a pool deck amenity.



Proposed Pool Deck Amenity

Overall site improvements include new pervious pavers, sidewalks with a landscape buffer and new road striping. Here's a look at current construction progress at 405 40th Ave North.



View facing Charlotte Avenue.



View facing Interstate 40.



View looking towards Downtown Nashville.



View looking towards West Nashville.

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Andy Zhu

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
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