

# WEST END SQUARE

3404 West End Avenue / Nashville, TN



For Lease

WHAT'S  
NEXT  
IN RETAIL



## AVAILABLE SPACE

2,000 sf (former Double Guns)

800 sf office

## RENT

\$35.00/sf NNN +\$6.50

\$1,500/month FSG

## PROPERTY HIGHLIGHTS

- 2,000 sf of rare ground floor availability
- 2,000 sf space includes brand new bank vault
- Located at West End and I-440 with great visibility
- Less than 5 minutes from Downtown Nashville
- Monument signage on West End

# 3404 WEST END AVENUE

## NASHVILLE, TN



### NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	19,071	\$84,773	96,906
3 Miles	115,984	\$66,516	278,420
5 Miles	205,567	\$61,242	408,877

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