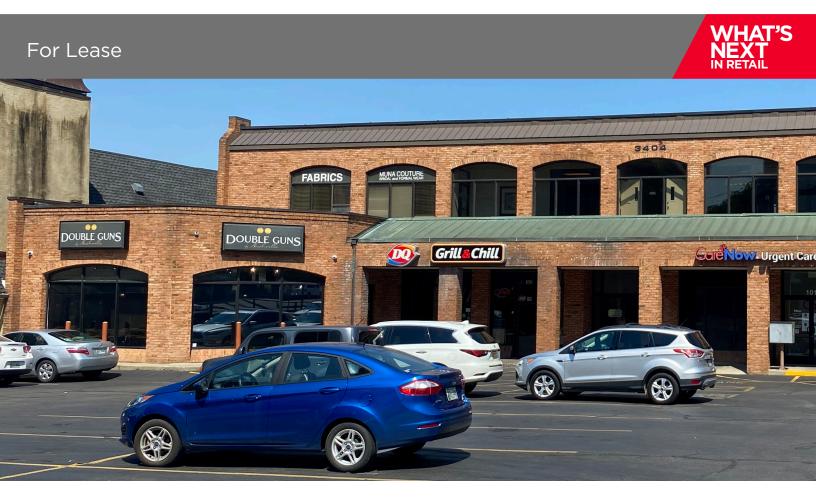
WEST END SQUARE



3404 West End Avenue / Nashville, TN



AVAILABLE SPACE

RENT

2,000 sf (former Double Guns)

\$35.00/sf NNN +\$6.50

800 sf office

\$1,500/month FSG

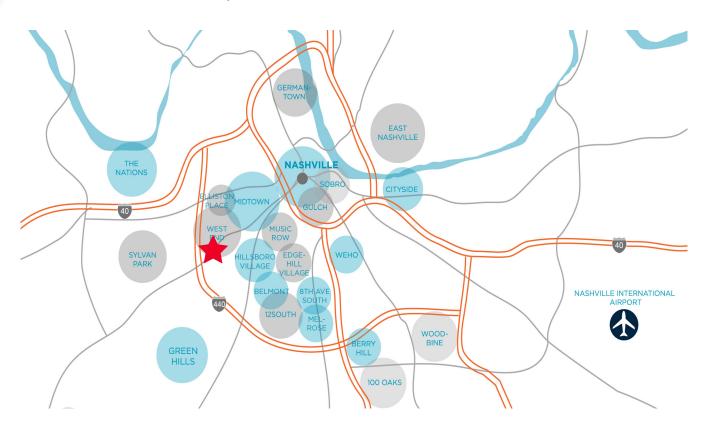
PROPERTY HIGHLIGHTS

- 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

Peggy Sells / peggy.sells@cushwake.com / +1 615 301 2939 Liz Craig / liz.craig@cushwake.com / +1 615 301 2916 Buck Blair / buck.blair@cushwake.com / +1 615 301 2917 Cushman & Wakefield 1033 Demonbreun Ste. 600 Nashville, TN 37203 main: +1 615 301 2800

