

FOR LEASE

## 3325 West End Avenue

Nashville, TN 37203

7,260 SF



### PROPERTY HIGHLIGHTS

- 7,260 sf available immediately
- Two story brick building on 0.61 acre
- Floors can lease separately
- Retail/ground floor: 4,433 sf
- Lower level: 2,827 sf
- Former bank premises
- 24 parking spaces
- Ideal for bank/financial/office/retail adaptive reuses
- Monument signage opportunity on the corner of West End and Murphy Road
- Prime West End location right off of Exit 1 on I-440
- Close proximity to Midtown/Hillsboro Village amenities
- Average daily traffic count: 45,063 cars

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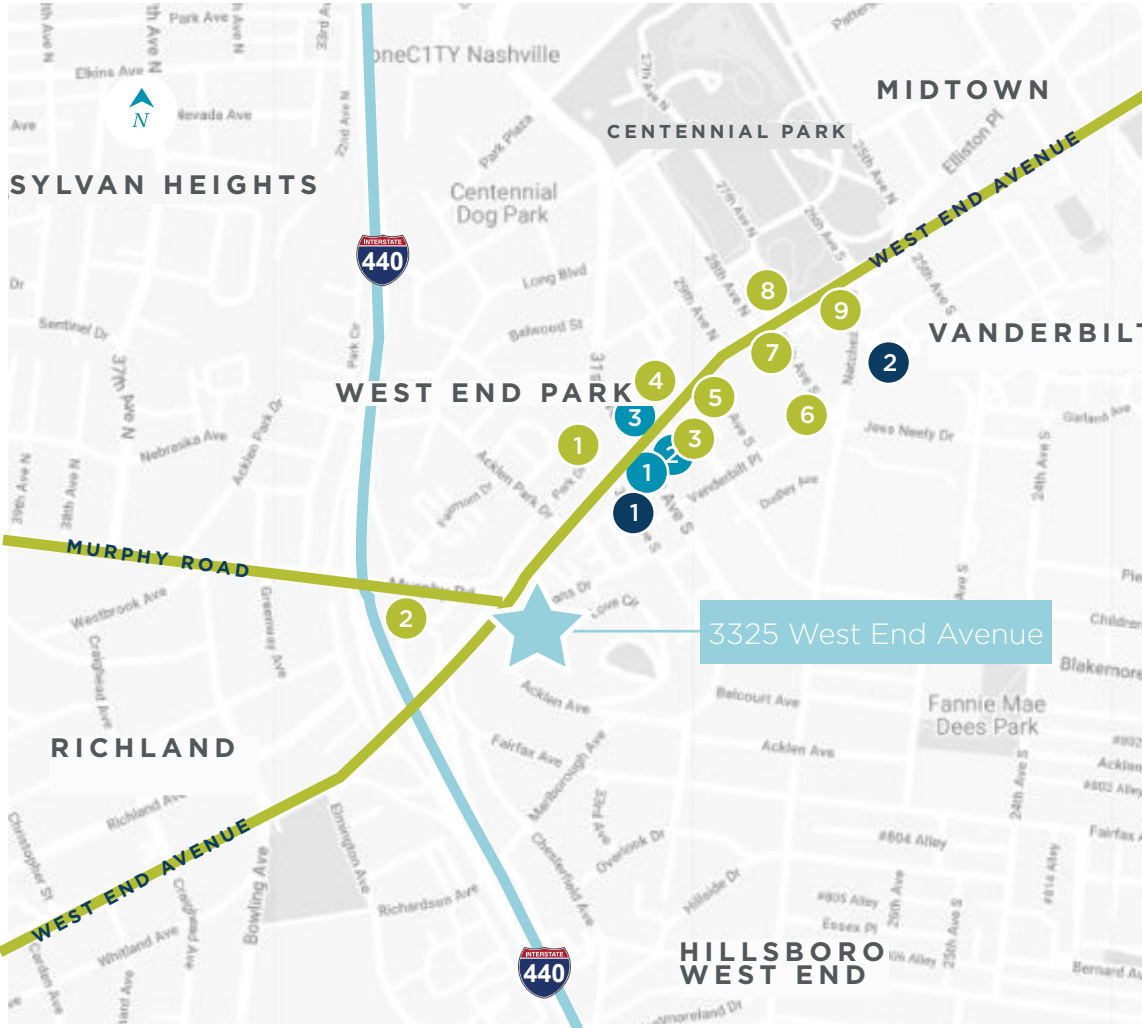
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## AREA AMENITIES



● RESTAURANTS

● RETAIL

● HOTEL

- 1 MAGGIANO'S
- 2 DOSE COFFEE
- 3 STONEY RIVER
- 4 BRICKTOP'S
- 5 STARBUCKS
- 6 TAZIKIS
- 7 CHIPOTLE
- 8 NEWK'S
- 9 J. ALEXANDER'S

- 1 WALGREENS
- 2 HAYMAKERS & CO
- 3 J. MICHAELS CLOTHIERS
- 1 EXTENDED STAY - VANDY
- 2 MARRIOTT AT VANDY

0.2

MILE TO  
INTERSTATE 440

1

MILE TO  
CENTENNIAL PARK

2

MILES TO  
DOWNTOWN  
NASHVILLE

3.5

MILES TO INTERSTATE 65



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