

2801 West End
Avenue

verizon✓

verizon✓

2801

2801 West End Avenue
Nashville, TN 37203

Mark Robbins

Principal

(615) 473-7731

mrobbins@robbins-properties.com

Lic: TN 216285, KY 198382, AL 140919-0



ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	2801 West End Avenue, Nashville, TN, 37203
COUNTY	Davidson
APN	104-03-0-047.00
Cross Street	28th Avenue South
Traffic Count	35800
Square Feet	2,023
Lease Type	NNN

Notes 2,023 SF ground floor space available

HIGHLIGHTS

- Excellent Visibility
- Established Retail Site
- Walking Distance to Vanderbilt University
- Growing Population
- Growing Employment
- Growing Housing within walking distance
- High Vehicle Traffic and Walkable



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,310	128,570	221,241



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$114,470	\$122,373	\$120,812



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,058	59,579	98,816

PROPERTY FEATURES

CURRENT OCCUPANCY	0.50 %
TOTAL TENANTS	2
BUILDING SF	3,923
GLA (SF)	2,023
LAND SF	4,544
LAND ACRES	.104
ZONING TYPE	MUL-A, Mixed Use Limited
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	2
CORNER LOCATION	Yes

NEIGHBORING PROPERTIES

NORTH	Hotel/University
SOUTH	Retail/Restaurants
EAST	Retail/Office/Residential
WEST	Retail/Restaurants/Park

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

LEASE TYPE	NNN
------------	-----

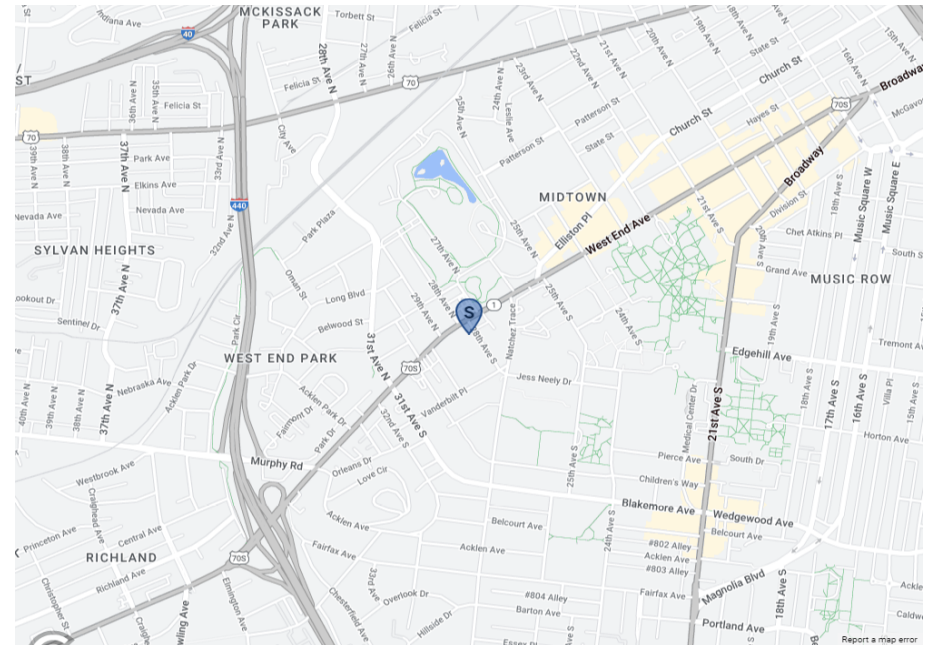


Vanderbilt/West End Area

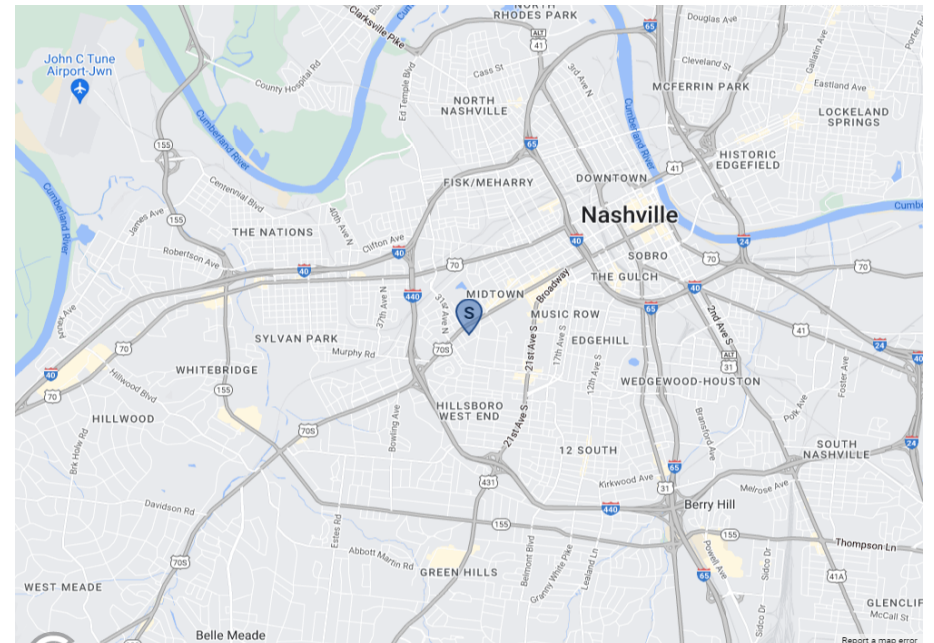
- This prominent property is located at 2801 West End Ave. in Nashville, Tennessee at the signalize intersection of West End Ave and 28th Ave South. The building is two stories having total square footage of approximately 3,923. The first floor is leased as retail space while the second floor is leased as residential. The lower level is currently vacant.

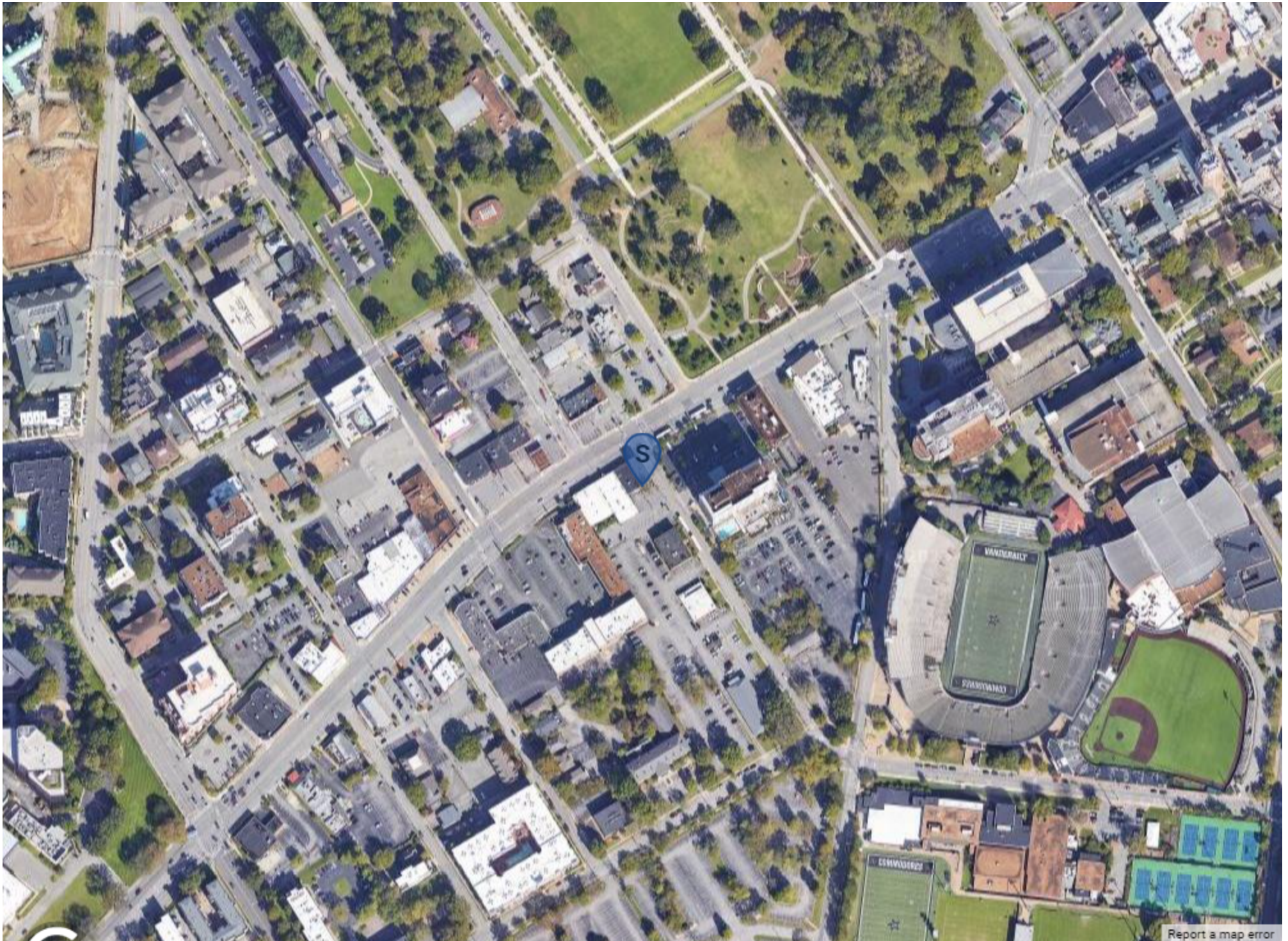
The property is surrounded by retail, restaurants, office, residents, parks and Vanderbilt University. With a large number of university students, local business professionals and growing number of residential units, there are many pedestrians in this area.

Locator Map

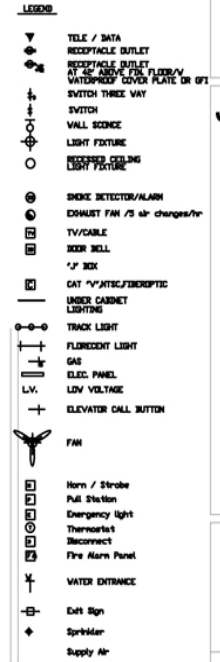


Regional Map





[Report a map error](#)



 **1 AS-BUILT PLAN**

PLAN NORTH

0 2' 4' 8' 12'

SCALE: 1/4"=1'-0"

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,365	100,270	185,290
2010 Population	16,264	100,823	184,359
2022 Population	20,310	128,570	221,241
2027 Population	21,185	138,103	234,115
2022 African American	2,330	29,646	53,158
2022 American Indian	48	306	773
2022 Asian	2,511	5,731	8,269
2022 Hispanic	1,076	6,359	16,461
2022 Other Race	279	2,522	8,419
2022 White	13,915	83,346	137,567
2022 Multiracial	1,218	6,976	12,974
2022-2027: Population: Growth Rate	4.25 %	7.20 %	5.70 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,022	6,214	10,321
\$15,000-\$24,999	525	3,783	6,951
\$25,000-\$34,999	530	3,823	7,065
\$35,000-\$49,999	870	5,866	10,454
\$50,000-\$74,999	1,497	8,536	14,295
\$75,000-\$99,999	1,259	7,425	11,712
\$100,000-\$149,999	1,509	9,412	15,105
\$150,000-\$199,999	622	5,520	8,278
\$200,000 or greater	1,223	8,999	14,635
Median HH Income	\$76,262	\$79,207	\$75,524
Average HH Income	\$114,470	\$122,373	\$120,812

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,748	44,437	81,377
2010 Total Households	6,029	41,845	75,937
2022 Total Households	9,058	59,579	98,816
2027 Total Households	9,611	65,111	105,902
2022 Average Household Size	1.66	1.89	2.04
2000 Owner Occupied Housing	1,556	17,141	36,809
2000 Renter Occupied Housing	4,637	23,604	38,456
2022 Owner Occupied Housing	2,217	22,733	43,914
2022 Renter Occupied Housing	6,840	36,846	54,902
2022 Vacant Housing	1,713	10,682	15,472
2022 Total Housing	10,771	70,261	114,288
2027 Owner Occupied Housing	2,274	23,173	44,732
2027 Renter Occupied Housing	7,337	41,938	61,171
2027 Vacant Housing	2,116	13,509	19,979
2027 Total Housing	11,727	78,620	125,881
2022-2027: Households: Growth Rate	5.95 %	8.95 %	6.95 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,100	12,744	19,463
2022 Population Age 35-39	1,247	9,610	16,059
2022 Population Age 40-44	834	7,161	12,802
2022 Population Age 45-49	669	6,097	11,399
2022 Population Age 50-54	679	6,077	11,324
2022 Population Age 55-59	728	6,507	12,242
2022 Population Age 60-64	660	6,526	12,231
2022 Population Age 65-69	532	5,626	10,695
2022 Population Age 70-74	436	4,398	8,408
2022 Population Age 75-79	259	2,884	5,658
2022 Population Age 80-84	195	2,049	3,907
2022 Population Age 85+	222	2,433	4,716
2022 Population Age 18+	18,680	109,528	181,776
2022 Median Age	27	33	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,167	\$82,461	\$79,168
Average Household Income 25-34	\$112,444	\$115,479	\$111,120
Median Household Income 35-44	\$99,205	\$101,791	\$97,372
Average Household Income 35-44	\$145,969	\$148,620	\$144,255
Median Household Income 45-54	\$100,440	\$102,006	\$95,306
Average Household Income 45-54	\$148,531	\$151,076	\$148,931
Median Household Income 55-64	\$82,871	\$84,714	\$80,416
Average Household Income 55-64	\$129,961	\$136,305	\$136,714
Median Household Income 65-74	\$61,657	\$68,168	\$62,733
Average Household Income 65-74	\$103,442	\$113,964	\$111,992
Average Household Income 75+	\$74,086	\$88,553	\$88,807

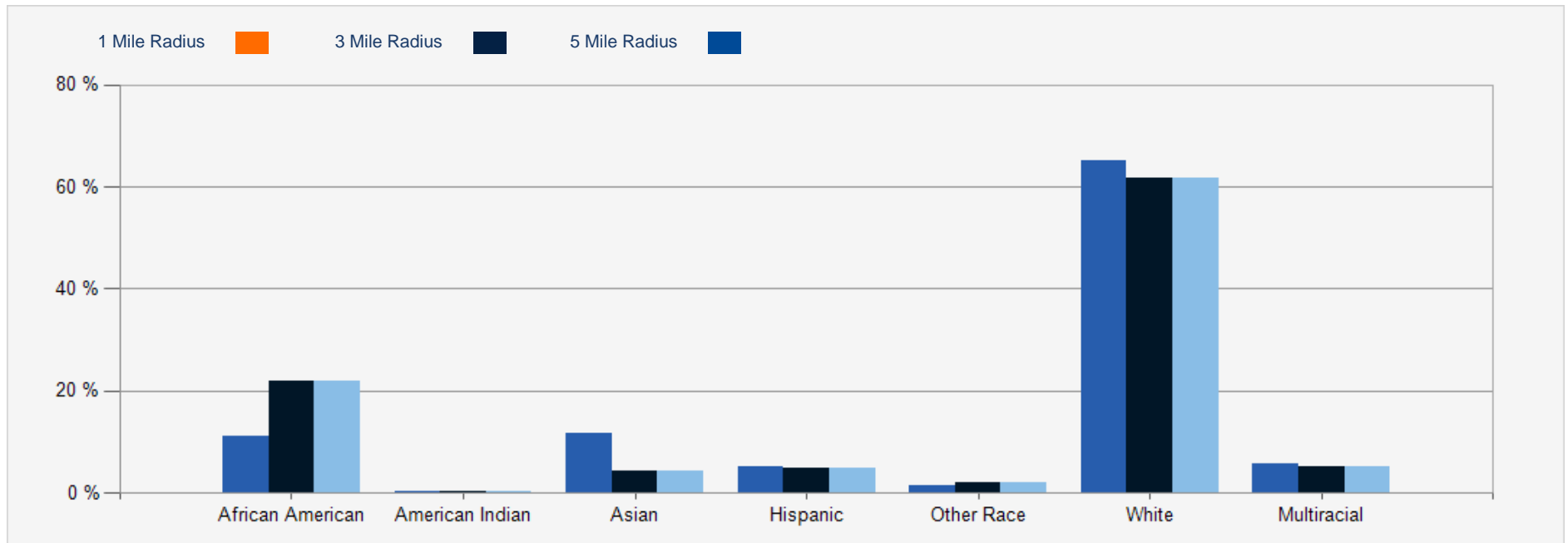
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,205	12,410	18,583
2027 Population Age 35-39	1,480	10,733	17,069
2027 Population Age 40-44	1,026	8,715	15,080
2027 Population Age 45-49	821	7,253	13,081
2027 Population Age 50-54	681	6,296	11,572
2027 Population Age 55-59	705	6,159	11,441
2027 Population Age 60-64	641	6,358	11,777
2027 Population Age 65-69	589	6,117	11,596
2027 Population Age 70-74	519	5,134	9,792
2027 Population Age 75-79	358	3,875	7,447
2027 Population Age 80-84	249	2,613	4,978
2027 Population Age 85+	250	2,682	5,114
2027 Population Age 18+	19,383	117,597	192,535
2027 Median Age	28	34	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,970	\$95,508	\$91,382
Average Household Income 25-34	\$134,016	\$135,419	\$129,889
Median Household Income 35-44	\$113,103	\$114,382	\$110,195
Average Household Income 35-44	\$168,017	\$168,341	\$163,059
Median Household Income 45-54	\$112,389	\$114,993	\$109,905
Average Household Income 45-54	\$169,672	\$170,758	\$166,825
Median Household Income 55-64	\$101,298	\$103,565	\$99,096
Average Household Income 55-64	\$151,786	\$157,207	\$155,150
Median Household Income 65-74	\$82,723	\$85,965	\$78,564
Average Household Income 65-74	\$128,962	\$136,104	\$131,654
Average Household Income 75+	\$97,434	\$115,467	\$113,067

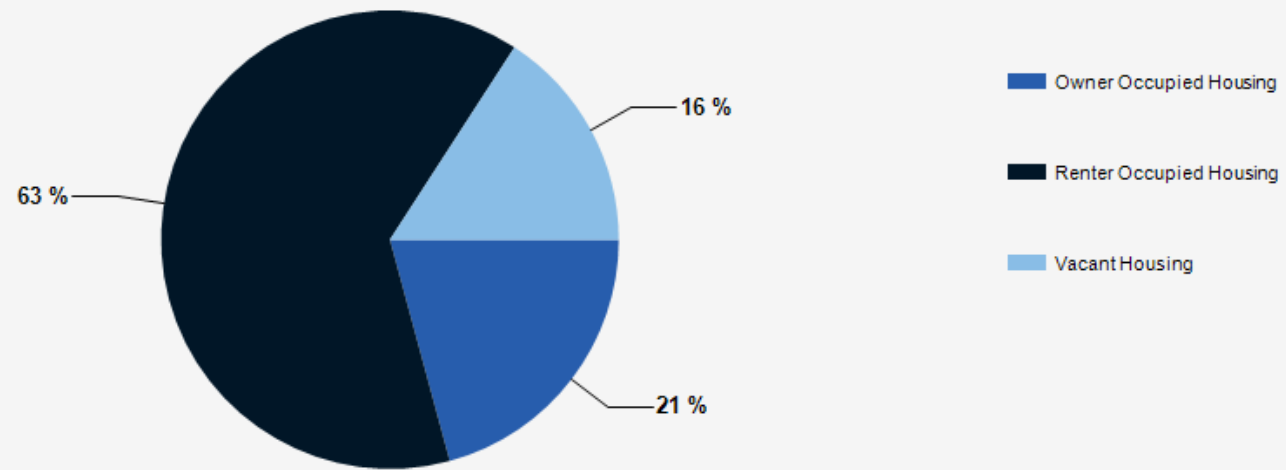
2022 Household Income



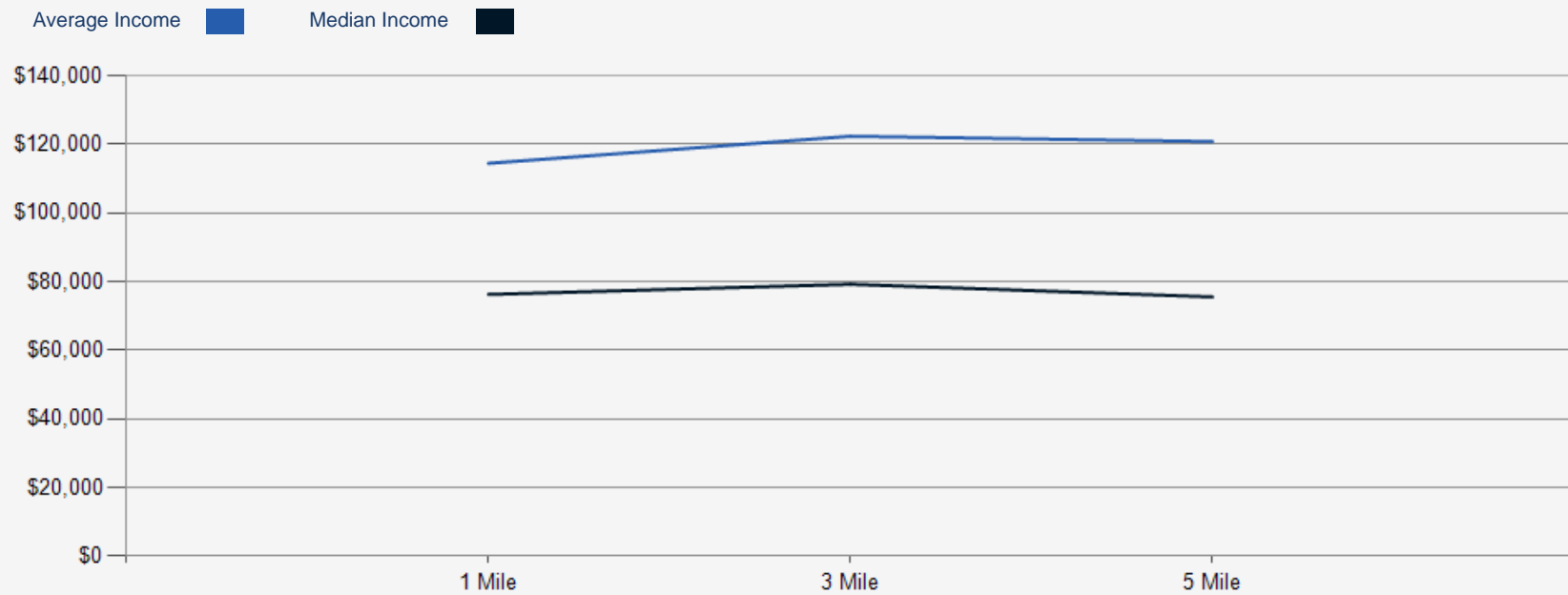
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2801 West End Avenue

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Robbins Properties and it should not be made available to any other person or entity without the written consent of Robbins Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Robbins Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Robbins Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Robbins Properties has not verified, and will not verify, any of the information contained herein, nor has Robbins Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Mark Robbins

Principal

(615) 473-7731

mrobbins@robbins-properties.com

Lic: TN 216285, KY 198382, AL 140919-0



ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES