



GROUND LEASE OPPORTUNITY
1.48-ACRE CORNER LOT

Highly Visible West End Location on the Corner of
West End Ave. and 29th Ave.

OPPORTUNITY

Situated in the highly visible West End area, this 1.48-acre site offers prime development potential near Centennial Park and Vanderbilt University. Featuring a Multi-Zone Overlay/Urban Zoning Overlay (UZO), the property supports a range of uses, including residential, hospitality, office, retail, and mixed-use development. Positioned for easy accessibility, the site benefits from entry via both 29th Avenue and 30th Avenue, along with a signalized intersection at 29th and West End Avenue ensuring high visibility and ease of entry. The site presents a rare opportunity for development in one of Nashville's most sought-after locations.

PROPERTY SUMMARY

ADDRESS	2900 West End Avenue, Nashville, TN 37203
COUNTY	Davidson
SITE SIZE	1.48 Acres (64,415 FS)
TYPE	Ground Lease
ZONING	Multi-Zone Overlay/Urban Zoning Overlay (UZO)
ASKING PRICE	Contact Brokers for Pricing Guidance

Contact Agents for Additional Parcel Information, Site Plan, Zoning Analysis, Sample Massing Diagram



SITE PLAN

Ingress/Egress

Ingress/Egress

30th Avenue North

29th Avenue North

West End Avenue

HEAD-IN PARKING

HEAD-IN PARKING



POINTS OF INTEREST



DOWNTOWN NASHVILLE

ASCENSION
ST. THOMAS

TRISTAR
CENTENNIAL

CENTENNIAL
SPORTSPLEX

CENTENNIAL
PARK

E23
INFINITY/AT
THE PARK

121 HOTEL

POSTON AVENUE

LOEWS
HOTEL

CATERPILLAR

HOMWOOD
SUITES

29TH AVE N

SITE

30TH AVE N

AERTSON

J. ALEXANDER'S
RESTAURANT

HOLIDAY INN

PARADEISOS
COFFEE COMPANY

Ted's
MODERN SKILL

THE HONEY BAKED
HAM

CITYPOLE
BACON & BUTTER

51ST DELI

UAL
UNITED APPAREL LOGISTICS

BRICKTOPS

MILLENIUM
MUSIC ROW

THE GROVE

VANDERBILT
UNIVERSITY

VANDERBILT UNIVERSITY
MEDICAL CENTER

NATCHEZ TRACE

29TH AVE S

BRISTOL
WEST END

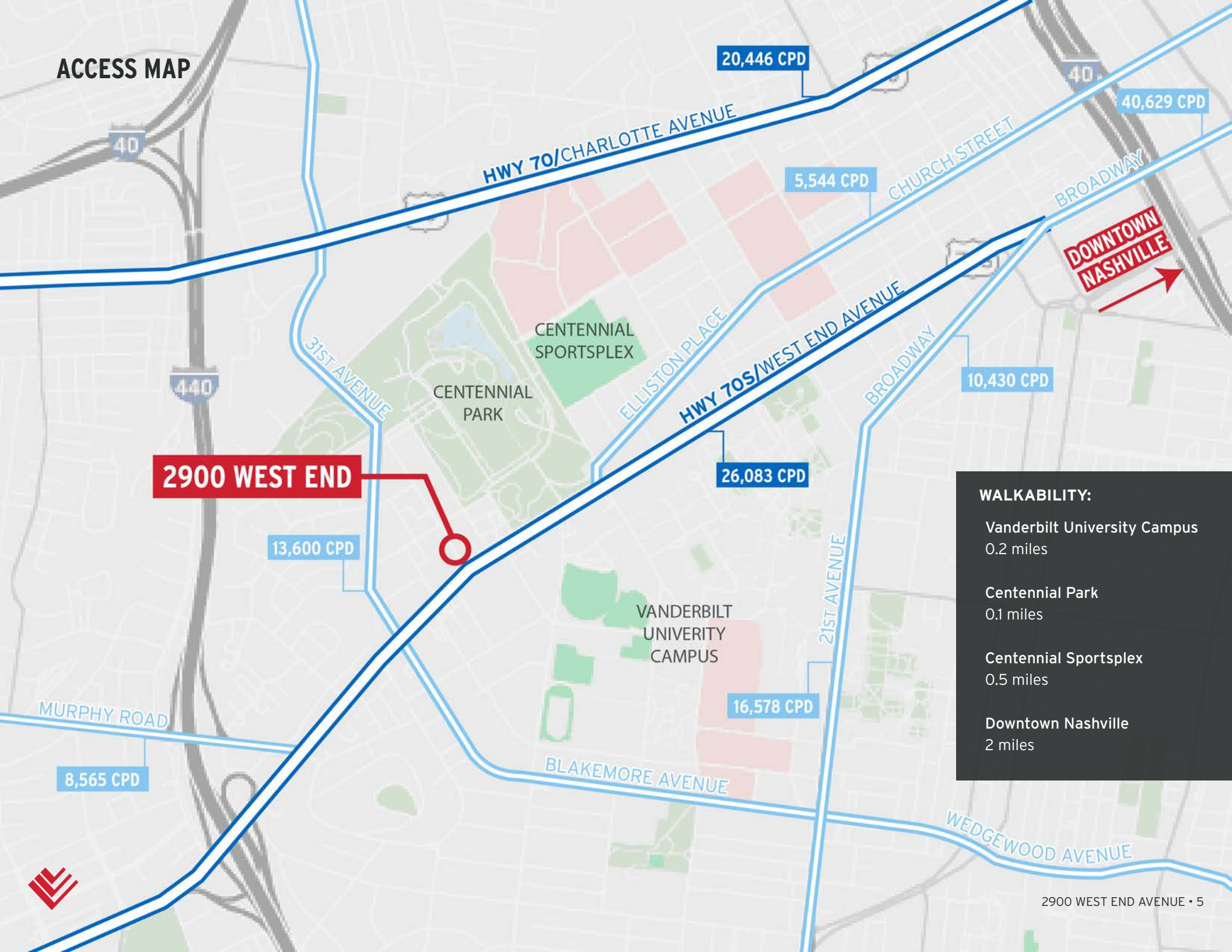
tazikis
MEDITERRANEAN CAFE

STARBUCKS
COFFEE

30TH AVE S

FIRST
HORIZON

ACCESS MAP



2900 WEST END

WALKABILITY:

- Vanderbilt University Campus
0.2 miles
- Centennial Park
0.1 miles
- Centennial Sportsplex
0.5 miles
- Downtown Nashville
2 miles



DISCOVER WEST END



Image from The Library of Congress

West End is a prominent neighborhood in Nashville, Tennessee known for its dynamic urban energy, academic prestige, and cultural landmarks. Situated just 3 miles from Downtown Nashville, West End is home to several of the city’s most prominent institutions, including Vanderbilt University, Vanderbilt Medical Center, TriStar Centennial Medical Center, and Ascension St. Thomas Hospital.

The neighborhood also features Centennial Park, a popular urban green space with the iconic Parthenon replica, scenic walking trails, and a sports complex that hosts various recreational activities. West End offers a unique blend of cultural attractions, residential charm, and thriving commercial developments, making it a central hub for education, healthcare, and leisure.

The subject property is ideally positioned within West End, just a short walk from Vanderbilt University, offering convenient access to major institutions, vibrant commercial corridors, and sought-after residential areas, making it a prime location for development.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	21,420	142,414	235,032
2029 POPULATION PROJECTION	21,816	145,337	238,445
2024 HOUSEHOLDS	9,829	68,344	106,366
2029 HOUSEHOLD PROJECTION	10,026	69,974	108,164
2024 AVG. HOUSEHOLD INCOME	\$94,683	\$105,668	\$106,111



Image from Kayak



ADDITIONAL IMAGES



FOR MORE INFORMATION, CONTACT

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Site Plan, Zoning Analysis, Sample Massing Diagram

