

211 29TH AVE N | NASHVILLE, TN 37203

▷ Retail | Office ▷ Vanderbilt - West End ▷ Freestanding Building - Dedicated Parking

**STRIDE**  
COMMERCIAL

**211 29th Ave N**

RETAIL FOR LEASE // VANDERBILT-WEST END // NASHVILLE, TN

# Building Snapshot

211 29TH AVE N | NASHVILLE, TN 37203

**Available SF:** 1,562 SF

**Lease Type:** Gross

**TI Allowance:** TBD — pending economics and lease terms

**Availability:** Immediate — currently vacant and ready for tenant buildout

**Parking:** Dedicated parking on-site + ample street parking

**Frontage:** 23 ft on 29th Ave N

**Zoning:** ORI — Office/Residential Intensive

**Signage:** Awning or facade signage facing 29th Ave N

**Condition:** Second-generation — turnkey salon build-out



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# Executive Summary

## OPPORTUNITY

211 29th Ave N is a 1,562 SF freestanding retail building in Nashville's Vanderbilt–West End submarket, one block off the Park Drive/West End corridor. The space delivers in turnkey second-generation condition - formerly Shawn Venezia Salon- featuring three salon chairs, two shampoo bowls, an additional dedicated beauty room, washer/dryer, break room, restroom, and a functional upstairs office. Dedicated parking spaces and ample street parking on 29th Ave N make this an exceptional find for personal care and wellness operators, in addition to other soft goods retail or office users. Steps from Centennial Park and Vanderbilt University, the location offers a Walk Score of 80 and immediate access to one of Nashville's most affluent and pedestrian-active neighborhoods.



## HIGHLIGHTS

- 1,562 SF freestanding building
- Turnkey second-generation salon build-out: 3 chairs, 2 shampoo bowls, beauty room, washer/dryer, upstairs office
- Dedicated beauty room with equipment in place— divisible sub-lease potential to independent nail salon operator
- One block off Park Drive/West End corridor — 15,050 VPD on Park Drive (2025)
- Steps from Centennial Park and Vanderbilt University campus edge — Walk Score 80
- ORI zoning — salon, spa, boutique wellness, personal training, and personal care services all permitted
- Dense, affluent neighborhood with high daytime and pedestrian traffic

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# About the Space

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## AVAILABLE SPACE

### 211 29th Ave N:

- Freestanding Building
- 1,562 SF total
- **Available:** Immediate
- Turnkey second-generation salon buildout. Ready for tenant buildout today.

2

## SPACE FEATURES

### Layout:

- 3 salon chairs (room for additional) + 2 shampoo bowls
- Dedicated beauty room — ideal for sub-lease to independent nail salon
- Washer/dryer in unit
- Small break room + restroom
- Upstairs office — newly updated carpet, paint, and split hvac unit
- AT&T fiber available



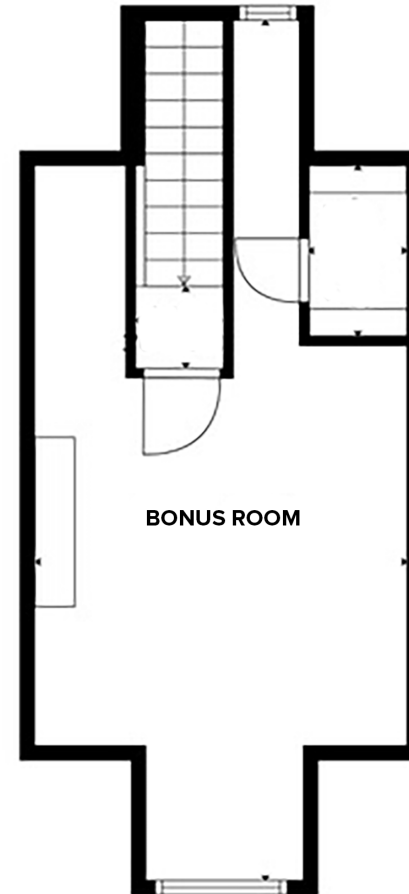
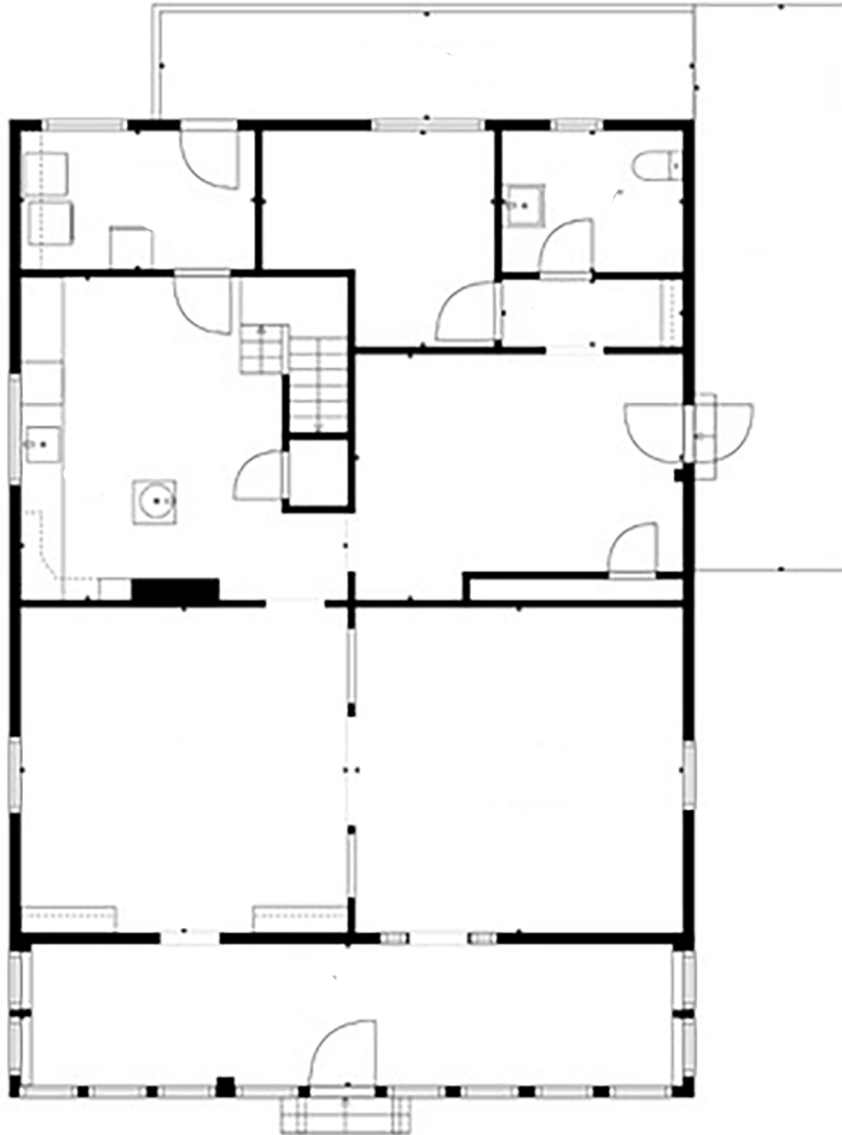
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# Floor Plan

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1,562 SF | RETAIL FOR LEASE



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# Location & Access



## DRIVE TIMES & ACCESS



	Centennial Park	~0.1 mile / walking distance
	Vanderbilt University campus edge	~0.2 miles / ~2 min walk
	Vanderbilt Medical Center	~0.5 miles / ~3 min
	Downtown Nashville	~2 miles / ~7 min
	I-440 Access (West End Ave)	~1 mile / ~3 min
	BNA Nashville Int'l Airport	~10 miles / ~18 min via I-440
	Green Hills / 12 South	~2 miles / ~6 min via I-440

**DINING DESTINATION**  
 Dozens of acclaimed restaurants and cafés within walking distance.

**RETAIL & AMENITIES**  
 West End's top retailers, fitness, grocery, and daily necessities nearby.

**EMPLOYER HUB**  
 Surrounded by Vanderbilt, healthcare, corporate offices, and innovation.

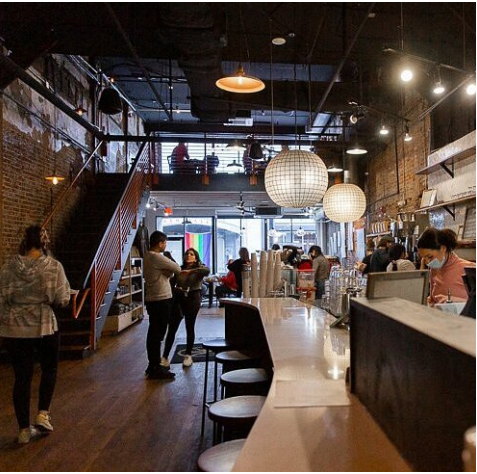
**LIVE. WORK. EXPLORE.**  
 Walkable lifestyle with parks, culture, entertainment, and transit access.

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# Amenities & Neighborhood



## ABOUT VANDERBILT–WEST END

The Vanderbilt–West End corridor is one of Nashville's most affluent and walkable urban neighborhoods, defined by Centennial Park to the west, Vanderbilt University to the east, and the West End Ave commercial spine connecting them. The area draws a high-income, educated demographic — university faculty and staff, medical professionals from Vanderbilt Medical Center, and long-term residents — who actively support local businesses. West End Ave, Elliston Place, and the Park Drive node offer a dense concentration of dining, coffee, fitness, and personal care businesses that make the corridor one of Nashville's most active neighborhood retail environments.

## NEARBY AMENITIES

- Frothy Monkey — coffee and full-day café (~0.3 mi on West End Ave)
- Rotier's Restaurant — Nashville institution since 1945 (~0.2 mi on Elliston Pl)
- Edley's Bar-B-Que — Nashville-style BBQ and bar (~0.3 mi on Elliston Pl)
- The Row — full-service restaurant and bar (Elliston Pl)
- Centennial Sportsplex — Olympic-size pool and fitness facility (~0.2 mi)
- Vanderbilt University Bookstore and campus commercial (~0.3 mi SE)
- Panera Bread — West End Ave (~0.4 mi)
- Walgreens — West End Ave (~0.3 mi)
- Truist Bank — West End Ave (~0.3 mi)
- Centennial Park — Nashville's largest urban park, concert venue, and greenway (~0.1 mi W)

## ACCESS

- 29th Ave N frontage with awning/signage opportunity
- 6 dedicated parking spaces + ample street parking
- Walk Score 80 — strong pedestrian access from surrounding neighborhood
- 1 block to Park Drive / West End Ave; ~1 mi to I-440

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# Traffic & Demographics



## TRAFFIC COUNTS

<b>Park Drive (one block from property)</b>	15,050 VPD (2025)
<b>West End Ave</b>	35,204 ADT

## POPULATION

	1 mile	3 miles	5 miles
<b>2020 Population</b>	13,853	123,056	211,177
<b>2025 Population</b>	15,820	139,295	234,816
<b>2030 Population Projection</b>	16,827	147,957	248,613
<b>Annual Growth 2020-2025</b>	2.8%	2.6%	2.2%
<b>Annual Growth 2025-2030</b>	1.3%	1.2%	1.2%
<b>Median Age</b>	32.3	33.3	34.2
<b>Bachelor's Degree or Higher</b>	62%	56%	52%
<b>U.S. Armed Forces</b>	16	251	305

## INCOME

	1 mile	3 miles	5 miles
<b>Avg Household Income</b>	\$97,345	\$120,607	\$121,667
<b>Median HH Income</b>	\$69,123	\$86,733	\$87,918
<b>&lt;\$25,000</b>	1,788	10,691	16,783
<b>\$25,000 - 50,000</b>	1,244	9,353	15,346
<b>\$50,000 - 75,000</b>	1,668	10,299	15,500
<b>\$75,000 - 100,000</b>	973	6,621	10,860
<b>\$100,000 - 125,000</b>	643	6,630	10,560
<b>\$125,000 - 150,000</b>	636	4,786	7,656

Source: U.S. Census Bureau, ACS 5-Year Estimates, ZIP 37203.

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