

FOR LEASE

321 West End Avenue

McMinnville, Tennessee 37110 · Freestanding C-2 Commercial Building

AKB INC.

Tri-State Development

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931-808-1380



A Professional Address, Steps from the Courthouse

A freestanding **744 SF** building on West End Avenue, zoned **C-2 General Commercial** — one of McMinnville's most flexible designations. It pairs the visibility and access of a commercial corridor with the character and scale of a standalone building, well suited to a small office, professional practice, or service business.

Location is the standout. West End Avenue sits just off downtown — less than a mile from **Court Square and the Warren County Courthouse**, with the **Warren County Administrative Building on Locust Street** only minutes away. For attorneys, title and insurance agents, accountants, and other professional or government-adjacent tenants, that walk-to-the-courthouse proximity is hard to beat.

The single-level layout adapts easily to office or retail use, and a private wood deck plus off-street parking add everyday convenience. **Extra parking and on-site storage space are available.** All public utilities are in place — water and sewer, natural gas, and electric.

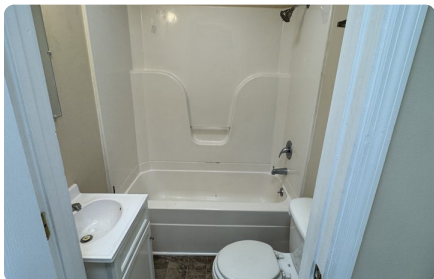
Approved uses (C-2): retail · personal & business services · professional & general offices · civic & government · light manufacturing.



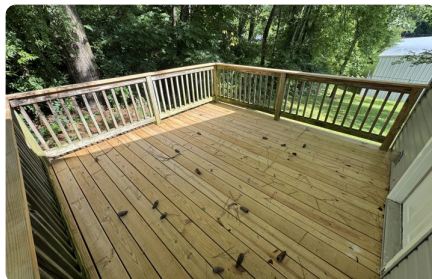
Flexible interior — office / retail ready



Kitchen / breakroom



Restroom



Private rear deck

\$15/SF/yr

NNN LEASE · \$930/mo base

Property Details

Building size	744 SF
Type	Freestanding
Zoning	C-2 Commercial
Layout	Single level
Parking	Off-street
Extra parking	Available
Storage space	Available
Water / Sewer	Public
Gas	Natural (public)
Electric	Public (MES)
Outdoor	Wood deck
Min. lot size	None (C-2)
County parcel	059N E 050.00

Ideal For

Law office · title & insurance · accounting / tax · real estate · counseling · salon or personal service · boutique retail · professional or government-adjacent office.

Around the corner: Warren County Courthouse (Court Square) & County Administrative Building (201 Locust St) — both under a mile.

Schedule a showing · AKB Inc. / Tri-State Development

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Information believed accurate but not guaranteed; square footage per Warren County assessor record. Tenant to verify all measurements, permitted uses, and suitability prior to lease. Any non-conforming structures/parking are as-is.