

Bank Branch on West End

6,191 SF Branch with Management Offices, Walk-Up ATM & Bank Drive-Thru

2022 West End Ave
Nashville, TN 37203

HIGHLIGHTS

- Directly across from Vanderbilt University
- Available for sublease at below market rent through December 31, 2027
- Fabulous visibility from captive West End traffic
- Includes a drive-through lane, Walk-Up ATM and abundant free parking



Opportunity

Uptown Crossing on West End

The subject availability is a former Synovus Bank branch located in Uptown Crossing, one of midtown's most-prominent retail centers located at the signalized intersection of West End and 21st Avenue South, just steps from Vanderbilt University's campus. The property features abundant free parking (225 stalls), excellent storefront visibility and a vibrant tenant mix. Uptown Crossing is also in the bullseye of midtown development sitting adjacent to a just-completed residential tower (360 units), The Graduate Hotel (205 keys) and a student housing tower under construction just 1.5 blocks away which will include 615 beds (delivering 2023).

Available:	Immediately
Occupancy Type:	Sublease or potential of new, direct lease with building's owner
Lease Expiration:	12/31/2027
Asking Sublease Rent:	REDUCED TO \$30.00 PSF + NNN
2022 Estimated NNNs:	\$11.64 PSF
Furnishings:	Existing FF&E is available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Population	20,734	128,495	236,606
2021 Household Income	\$85,783	\$98,076	\$100,430
2021 Employees	115,004	268,895	362,027

6,191
Square Feet Available

32.5K
Vehicles per day on West End Ave

225
Parking Stalls at Property



6,191 SF Retail on West End

2022 West End Ave | Nashville, TN 37203

Available

Details

Address: 2022 West End Ave, Nashville, TN 37203

Premises Details:

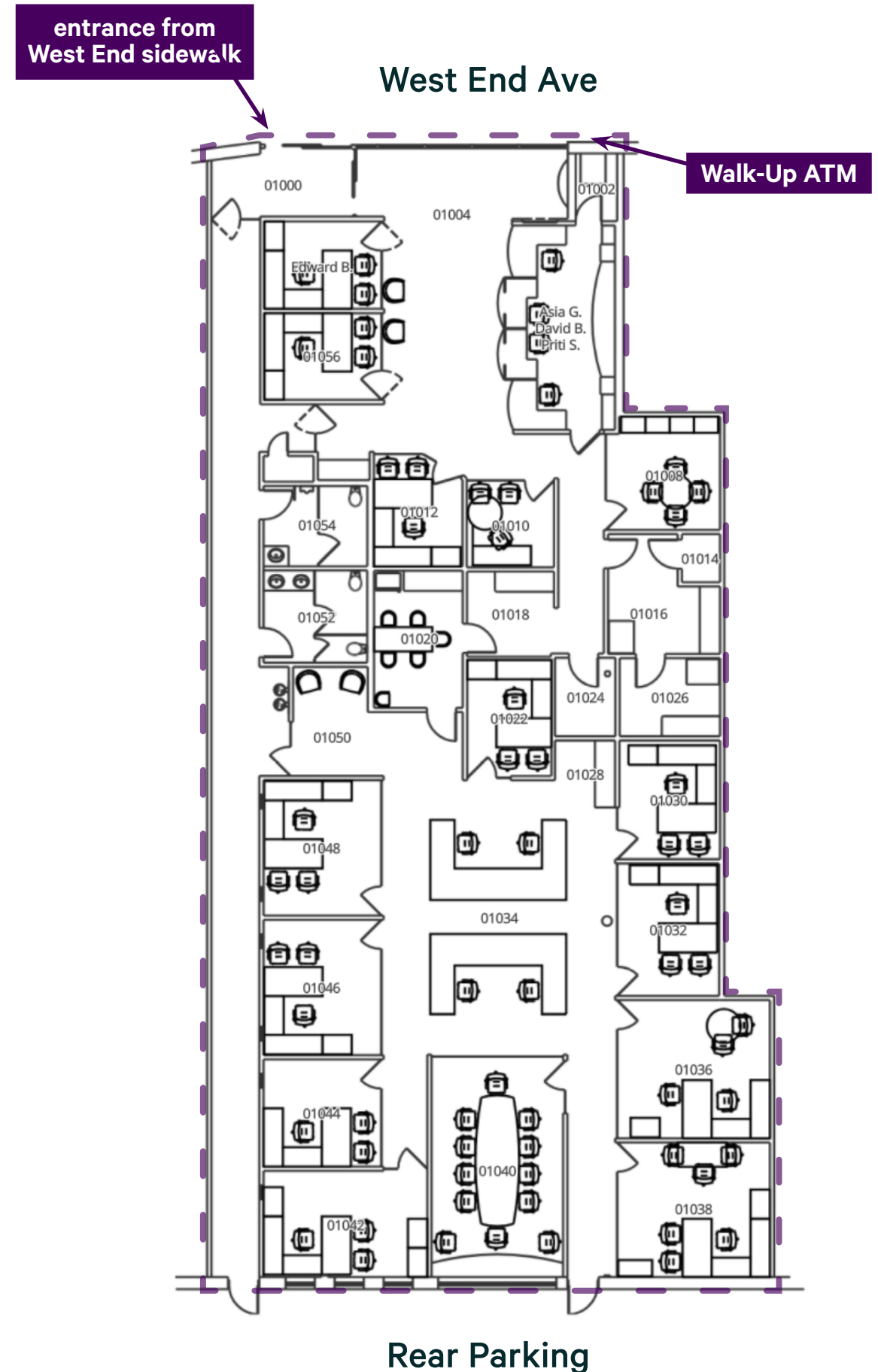
- 6,191 Sq Ft former bank branch
- Bank's drive-through lane located in parking level below bank premises
- Walk-Up ATM is located in the storefront facing West End Avenue
- Premises includes rear management office area with nine hard-walled offices, bullpen area and conference room
- 118' deep X 52'-5" wide

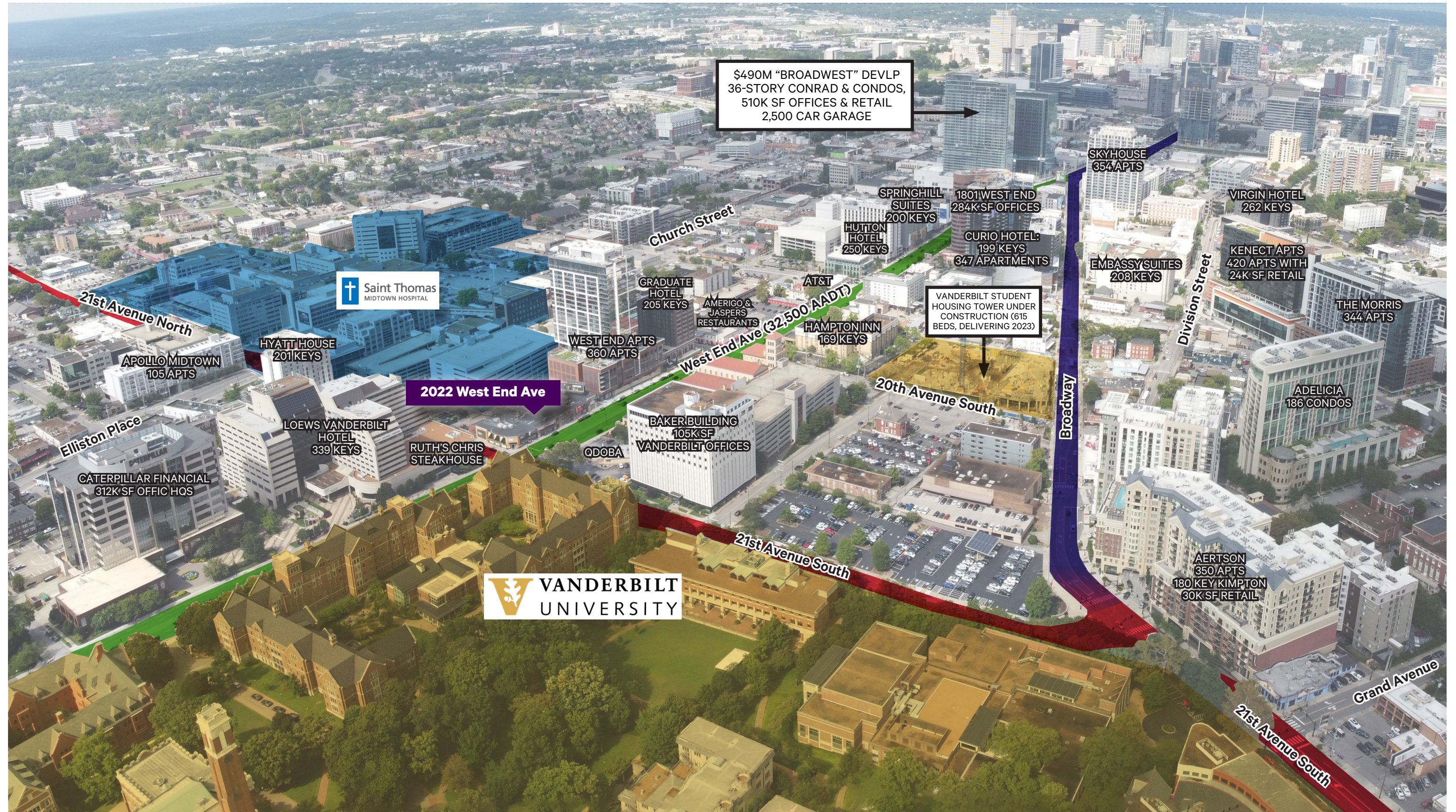
Signage:

Highly-visible retail signage available above Premises storefront with excellent visibility from West End Ave (32,500 AADT), 21st Avenue and the captive audience which passes through that signalized intersection

Co-Tenants:

T-Mobile, Jason's Deli, DGX, Sun Tan City, Five Guys Burgers & Fries and Cinco de Mayo Mexican Restaurant





Access

Easy Access

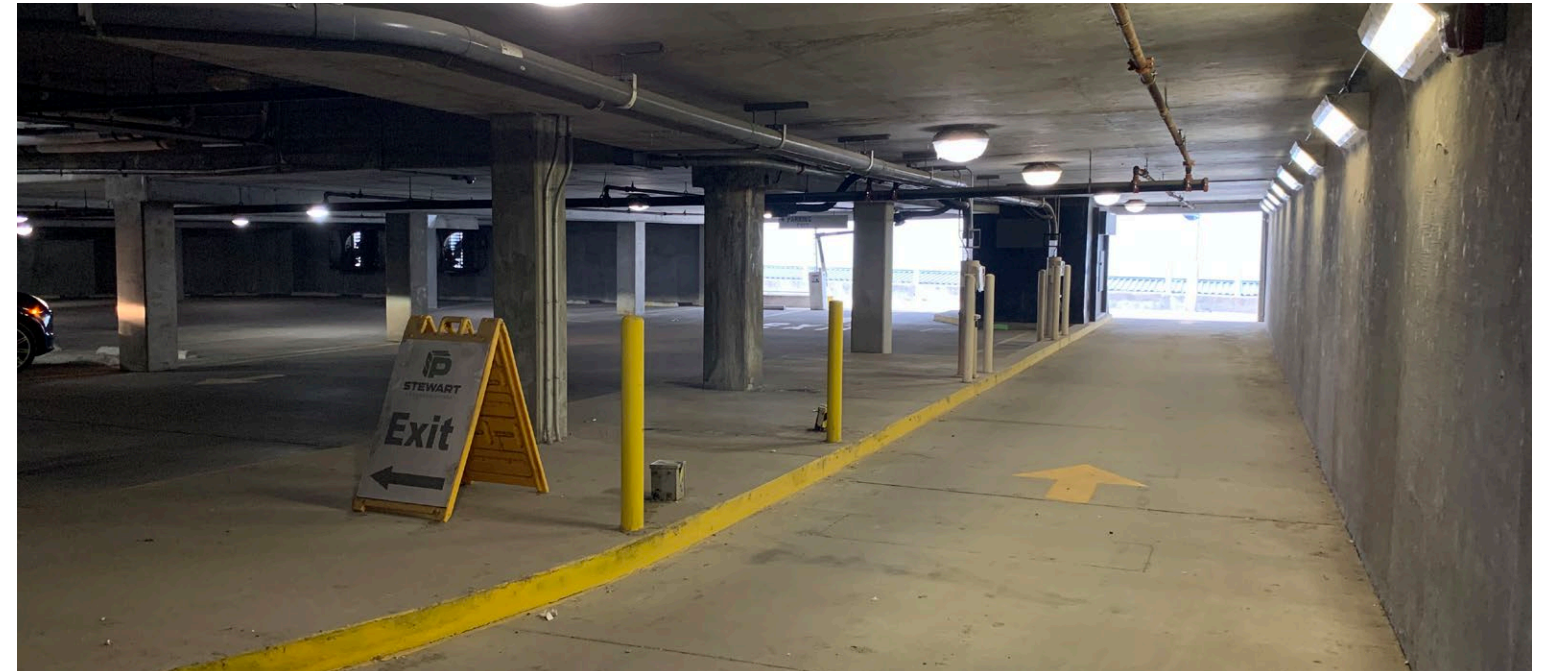
- Right-in left-in access directly off of West End Ave (two-way traffic)
- Left-in and left-out access from 21st Ave (one-way traffic) to parking
- Rear alley allows access into or out of the property

Abundant Free Parking

- Project includes 225 parking spaces located both behind the building and on a parking level below the retail
- Parking is also available on the street directly in front of the retail



Parking & Drive-Thru



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Available





Contact Us

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