

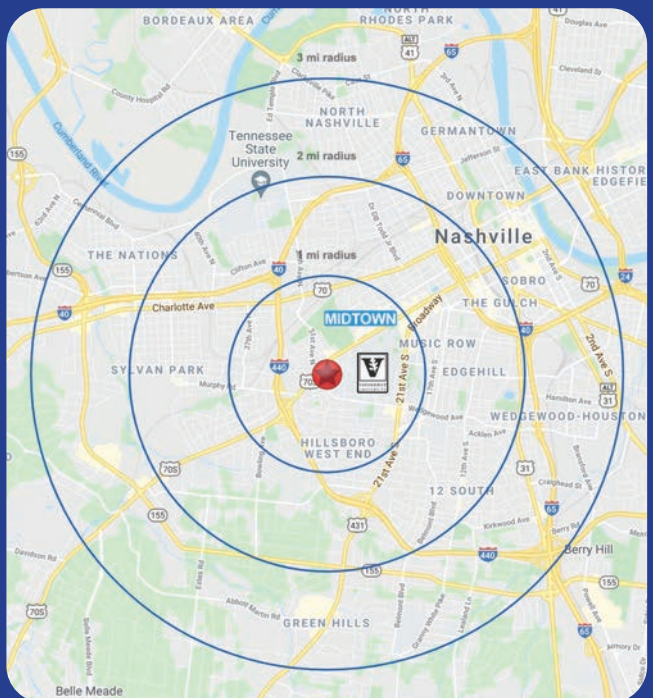
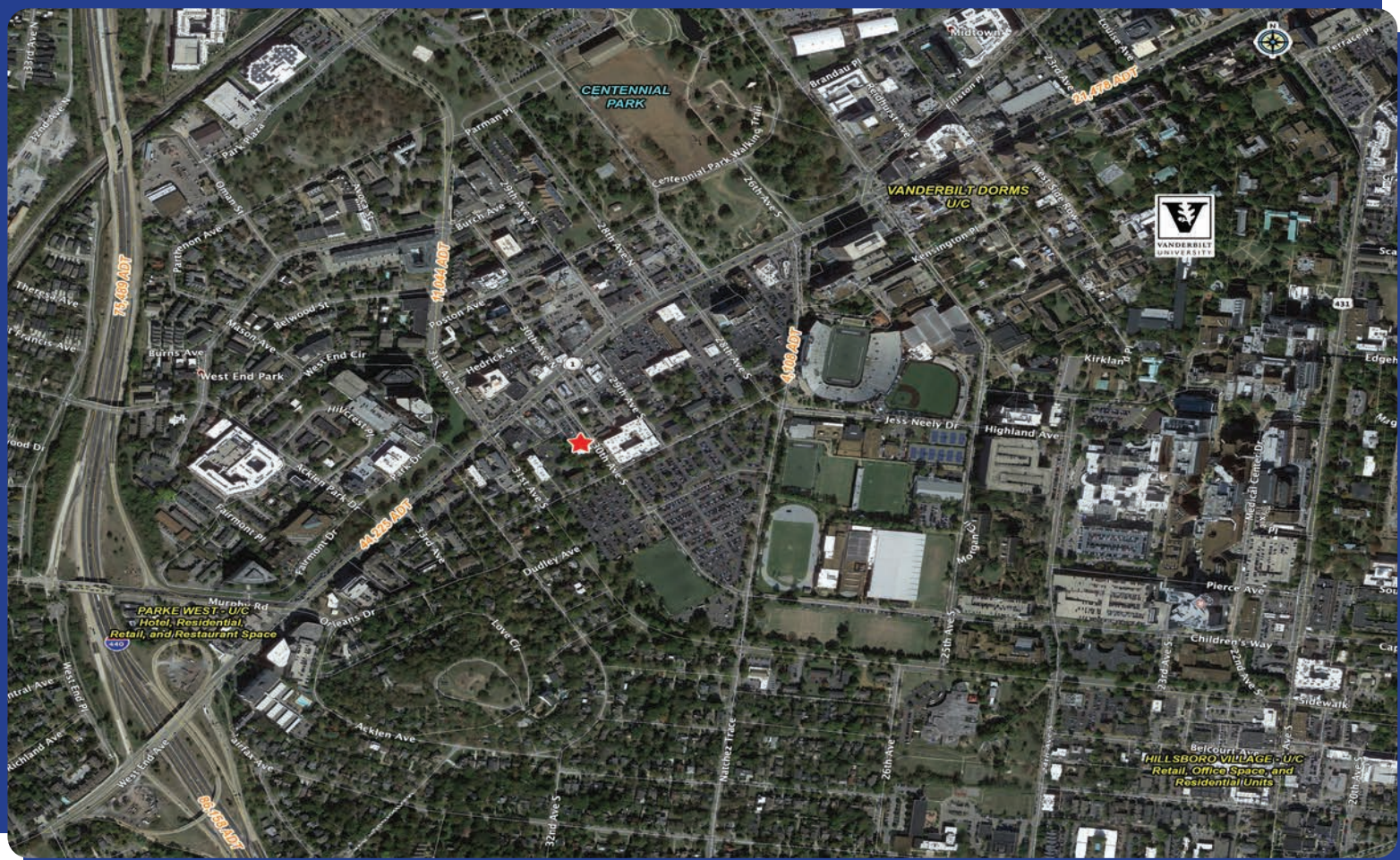
WEST END BUILD-TO-SUIT OPPORTUNITY

117 30th Ave S, Nashville, TN



Property Features

- Asking \$1,695,000
- 0.14 Acre Lot
- 1,368 SF Existing Office Building
- Zoned ORI-A / OV-Uzo
- Map 104.02 / Parcel 366
- West End and Vanderbilt Corridor
- Walkability to Centennial Park, restaurants, condos, hotels, and shopping
- Ample Parking



DEMOGRAPHIC SUMMARY	1 Mi Radius	2 Mi Radius	3 Mi Radius
2021 Estimated Population	21,358	70,690	129,523
2026 Projected Population	23,117	75,512	139,132
Projected Annual Growth '21 to '26	1.6%	1.4%	1.5%
2021 Median Age	28.6	30.4	32.7
2021 Estimated Households	9,593	31,389	58,840
2026 Projected Households	11,013	35,602	66,873
1 Person Households	5,326	16,275	29,413
2 Person Households	2,965	9,012	16,998
2021 Total Housing Units	10,936	35,759	67,444
2021 Estimated Average Household Income	\$100,331	\$101,758	\$99,310
2021 Estimated Median Household Income	\$73,531	\$75,113	\$75,086
2021 Estimated Per Capita Income	\$46,145	\$45,997	\$45,904
2021 Estimated Total Businesses	1,932	6,070	12,978
2021 Estimated Total Employees	24,846	65,045	151,391
2021 Estimated Employee Population per Business	12.9 to 1	10.7 to 1	11.7 to 1
2021 Estimated Residential Population per Business	11.1 to 1	11.6 to 1	10 to 1