

LAND LEASE / SALE +/- .22 ACRES

3406 West End Ave. @ I-440

Nashville, TN 37203

Build up to +/- 5,750 SF on two levels

Map & Parcel:
104-06-0-319.00

Zoning: CS (Commercial Services)

Lot Size: 0.22 Acre

Lot Dimension:
60' W x 180' D

Location: Just west of the Central West End corridor. Immediate access to I-440 and only minutes from downtown Nashville

Traffic Count:
40,657 cars per day (TDOT 2006)

Utilities:
Water, sewer, gas are available

Floor Area Ratio (FAR): .60 in CS Zoning

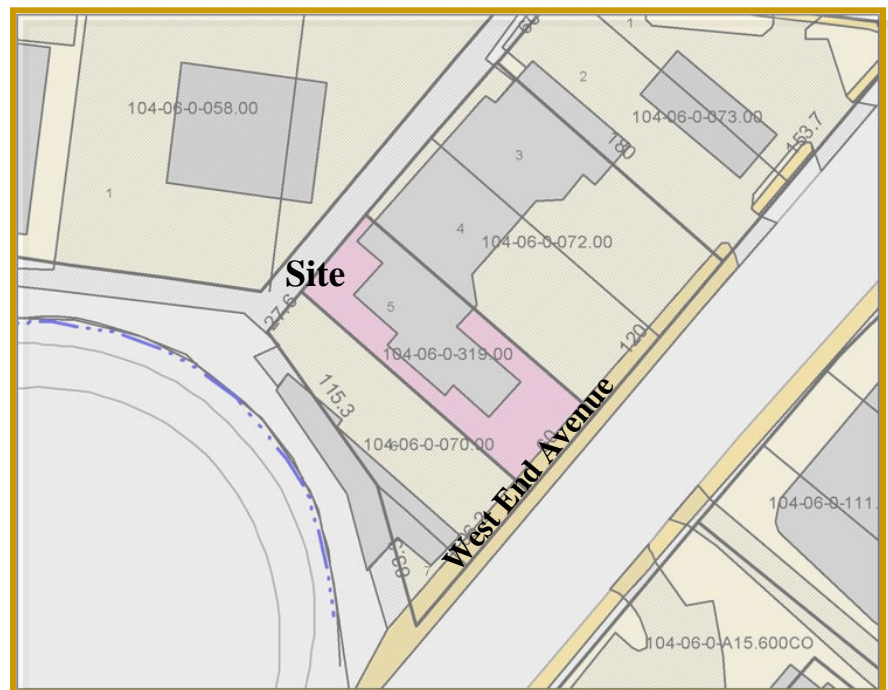
Impervious Surface Ratio (ISR): .90

Maximum height at setback line: 30'

Design Criteria: No special design requirements

New Bldg. Size Maximum: 5,750 SF on two levels (current bldg. has +/- 2,462 SF footprint)

Setbacks:
Front - 69' from centerline of
West End
Sides - 0'
Rear - 20'



Contact:

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3406 West End Property