



# PARKE WEST

THE NEXT PREMIERE MIXED-USE  
DEVELOPMENT IN NASHVILLE

RETAIL  
10,945 SF



RESIDENTIAL  
210 UNITS



HOTEL  
172 ROOMS





# PARKE WEST SHOPS

VISIBLE FROM WEST END AVENUE &  
DIRECT FRONTAGE ON MURPHY ROAD

WEST END AVENUE IS ONE OF THE CITY'S MAIN  
THOROUGHFARES INTO DOWNTOWN NASHVILLE  
FROM THE AFFLUENT NEIGHBORHOODS OF GREEN  
HILLS AND BELLE MEADE TO THE WEST







7 OUT OF 10 TOP  
EMPLOYERS ARE  
WITHIN  
A 2-MILE RADIUS

VANDERBILT MEDICAL CENTER  
HCA HEALTHCARE  
VANDERBILT UNIVERSITY  
ST. THOMAS HEALTH  
RANDSTAD  
ASURION  
AMAZON

11.3 MILLION SF OF  
OFFICE  
& SOME OF THE  
HIGHEST RENTS IN  
NASHVILLE

INVALUABLE VISIBILITY  
FROM INTERSTATE 440  
& WEST END AVENUE





# THE NEIGHBORHOOD

Parke West is conveniently located within the West End Neighborhood, which is framed by Interstates 40 and 440 to the east and west and Charlotte and West End Avenues to the north and south.

West End is a lively student area as well as popular nightlife and entertainment district. It is home to famous music venues, iconic nightclubs, historic homes, and international cuisine along West End Avenue. It boasts close proximity to cultural centers like Vanderbilt University/Medical Center and Centennial Park, one of Nashville's premier parks featuring a full scale replica of the iconic Parthenon.

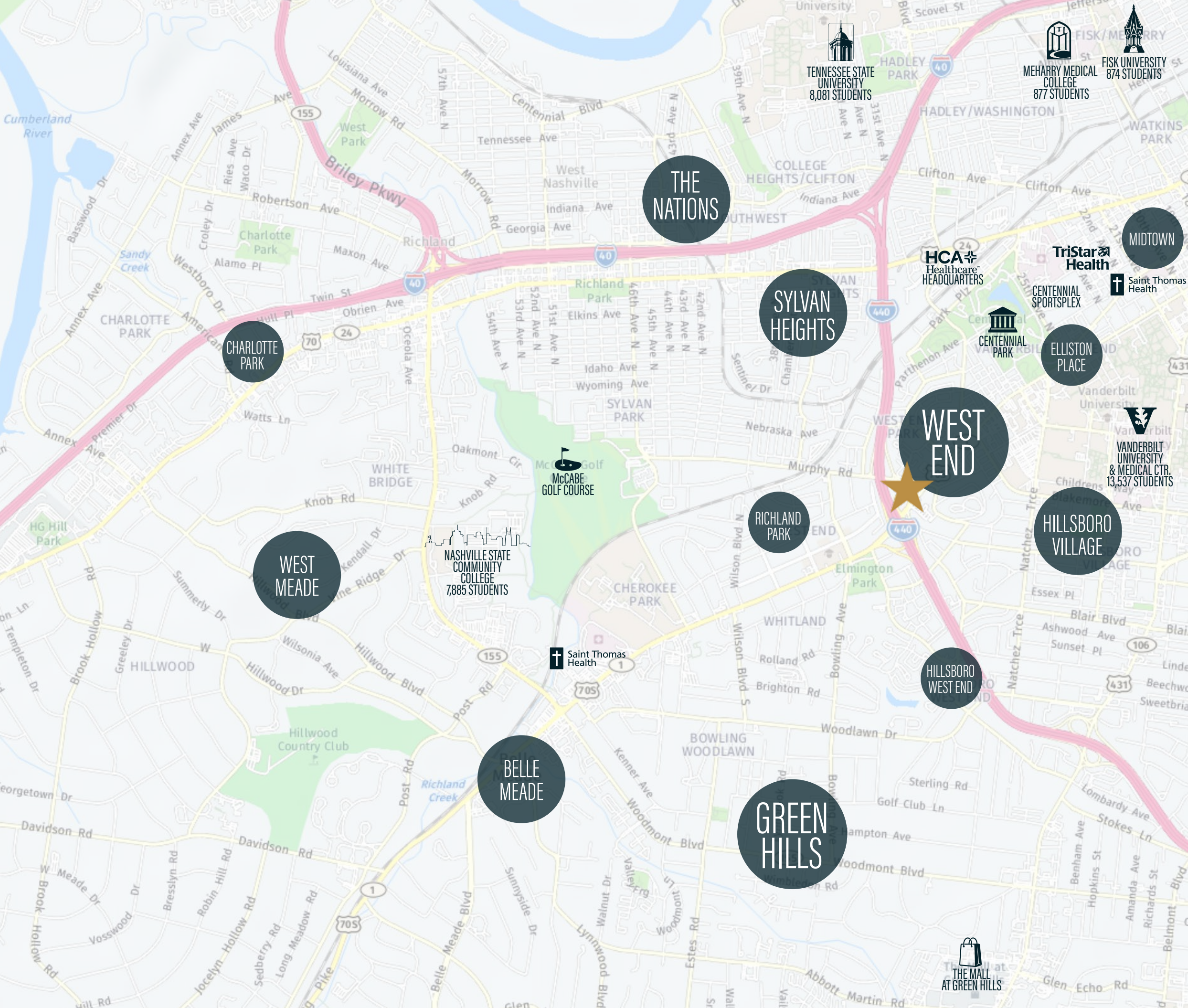
West End is just a stone's throw from Downtown Nashville and convenient to Green Hills, Sylvan Park, Belle Meade, and The Nations neighborhoods. It offers upscale living to urban professionals and residents who thrive on city living.

## 3 MILE RADIUS:

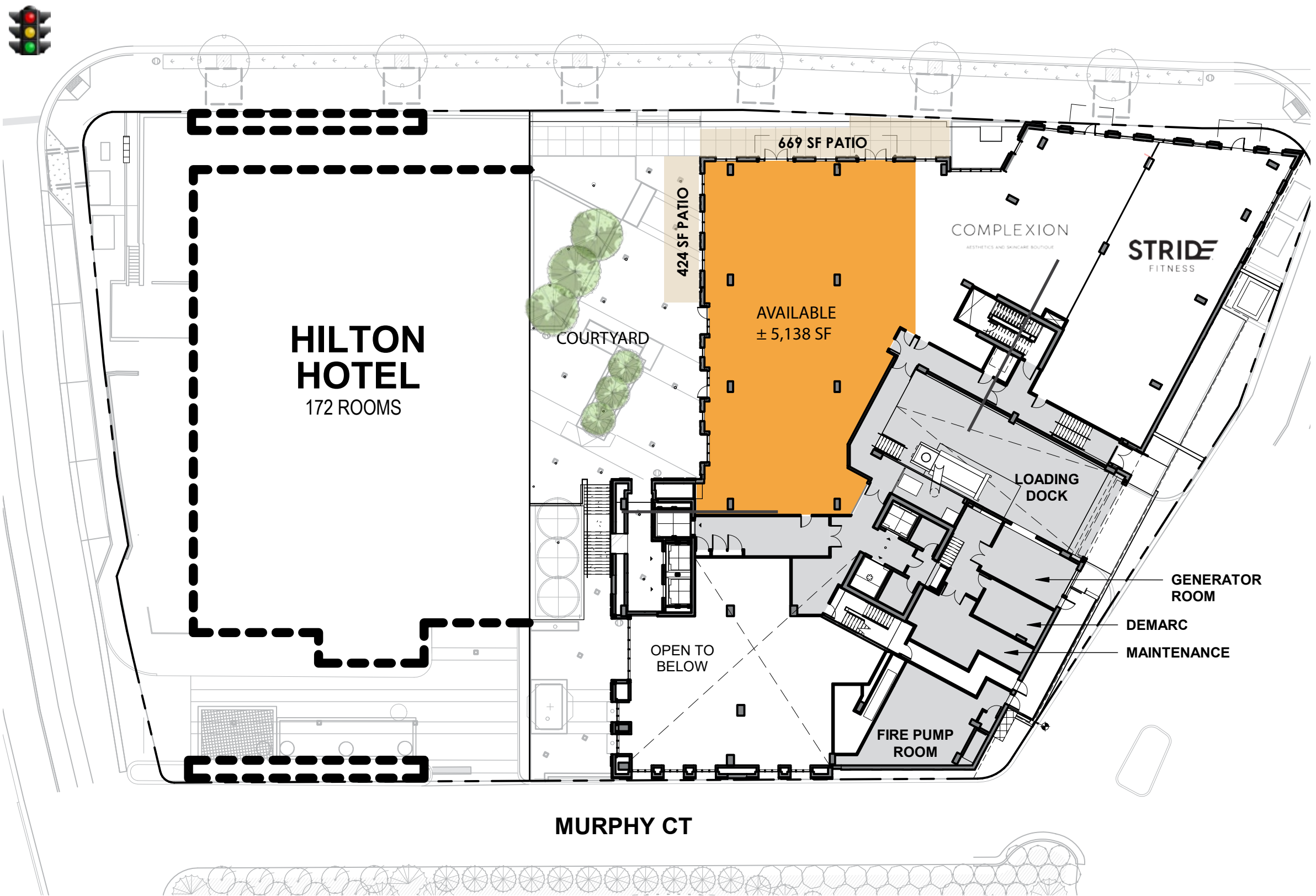
119,795 People  
177,748 Daytime Population

\$105,054 Avg. HH Income  
\$78,274 Med. HH Income

54.8% White  
80% College/Higher  
74.3% White Collar







# SITE PLAN

LAND:	1.47 ACRES
<b>AVAILABLE:</b>	<b>+/-5,138 SF</b>
RESIDENTIAL:	210 UNITS
HOTEL:	172 ROOMS
PARKING:	4 LEVELS





# AVAILABLE

- ± 5,138 SF (PREMISES)
- 669 SF PATIO
- 424 SF PATIO
- COURTYARD



PARKE WEST



LOBBY





**POOL DECK**





**AMENITY LOUNGE**





**FITNESS CENTER**





**UNIT INTERIOR**

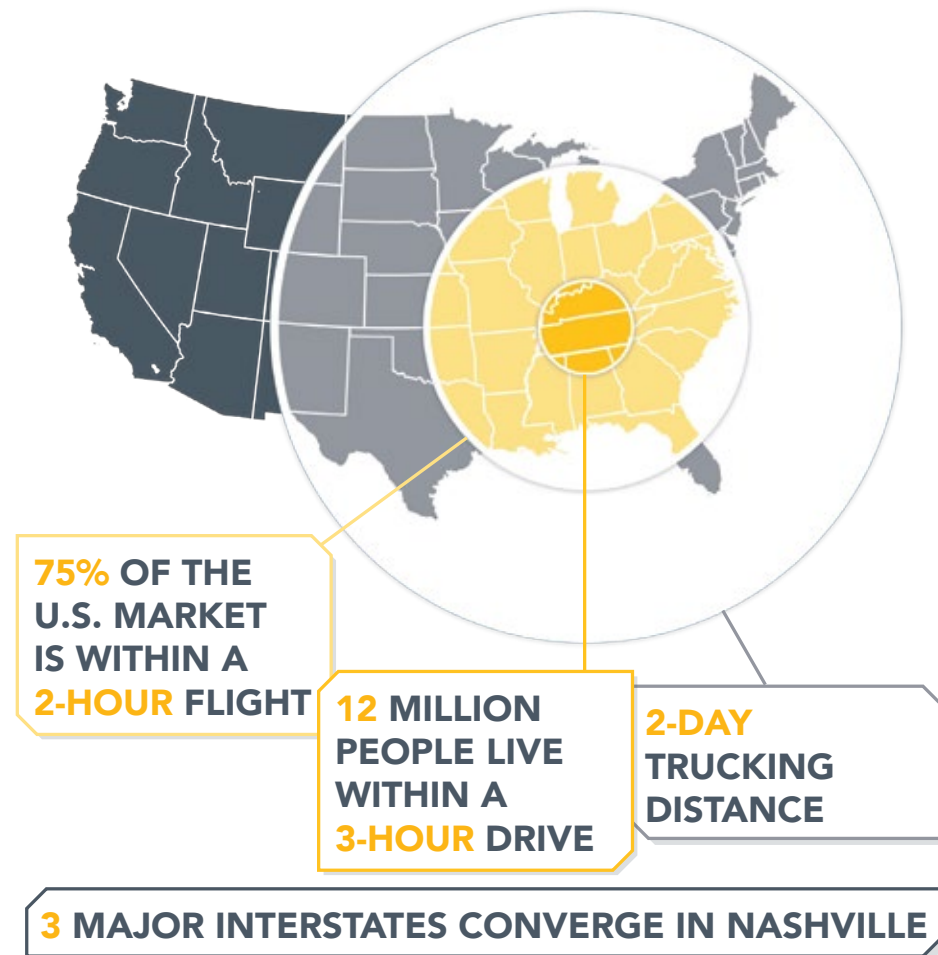


# UNIT INTERIOR





# WHY NASHVILLE?



**\$34.7 BILLION**

Total Tennessee goods exported around the world in 2021

## TOP 5 FORTUNE 500/1000 COMPANIES



**DOLLAR GENERAL®**



**10-COUNTY MSA**  
Nashville at the core

**#4 METRO**  
For economic strength 2022

**TENNESSEE #6 GROWTH RATE**  
U-Haul's annuan index

**OVER 2.5 MILLION PEOPLE**  
Predicted to live in the Nashville area by the year 2040

**24.3% POPULATION INCREASE**  
Between 2011-2021

**OVER HALF OF THE U.S. POPULATION**  
Resides within 650 miles of Nashville

**#8 BEST-PERFORMING CITIES 2021**  
Based on jobs, wages & high-tech growth

**13 FORTUNE 1000 COMPANIES & 5 FORTUNE 500 HEADQUARTERS**  
Call Nashville home

**#1 METRO AREA**  
For music related job growth

**#2 IN THE NATION**  
For net inflow of tech workers

**#2 TOP CITY**  
Where professionals are relocating

**#6 CITY**  
For job seekers in 2022

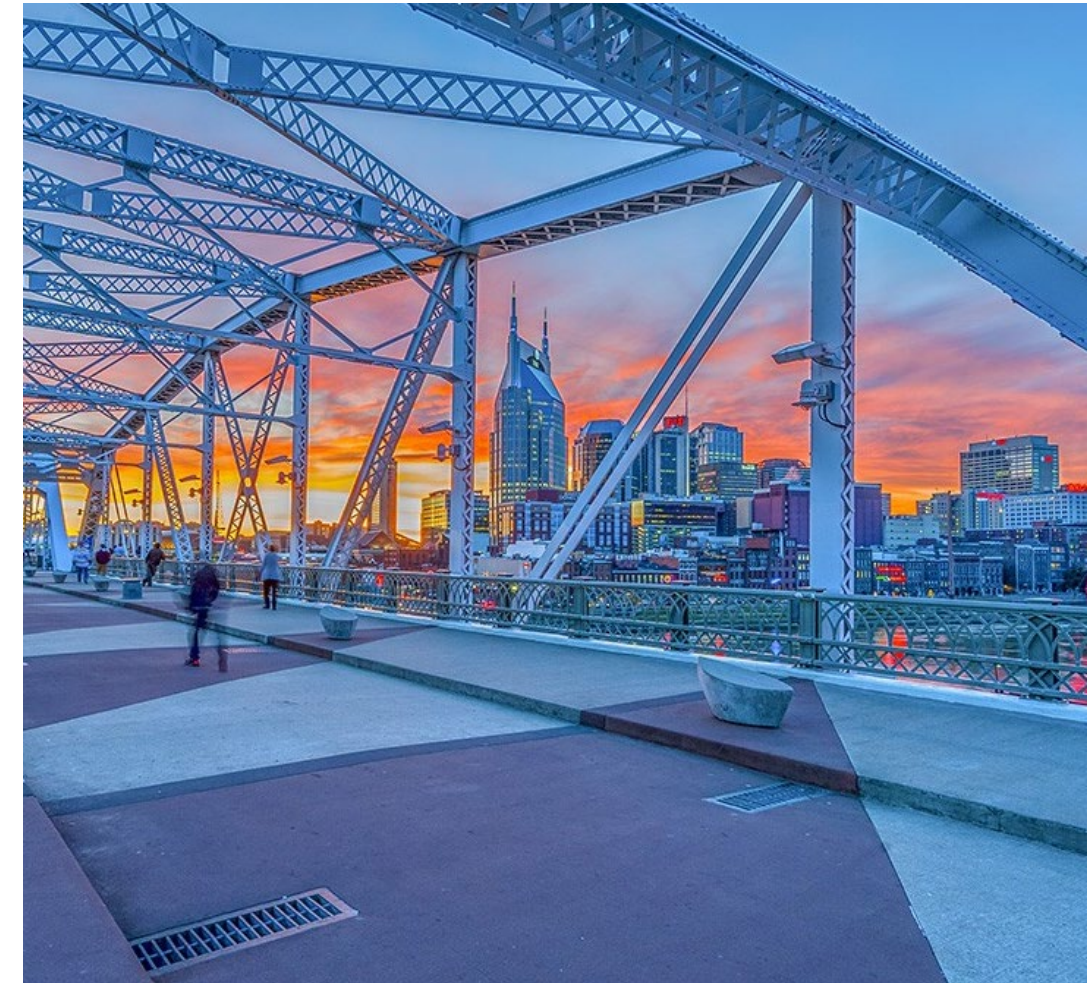
**TOP 10 CITY**  
Where millenials are moving to

**2ND HOTTEST JOB MARKET**  
In the country

**NEARLY 120,000 STUDENTS**  
Attend the area's colleges & universities

## TOP 5 REGIONAL EMPLOYERS

Vanderbilt University Medical Center	(28,300)
HCA Healthcare Inc.	(10,600)
Nissan North America	(10,500)
Amazon	(10,000)
Vanderbilt University	(8,822)



## ECONOMIC DRIVERS

### HEALTH CARE MANAGEMENT

362,560 Jobs

\$67B Annual Economic Impact

### TOURISM & HOSPITALITY

259,170 Jobs

\$7.5B Annual Economic Impact

### ADVANCED MANUFACTURING

236,613 Jobs

\$69.7B Annual Economic Impact

### MUSIC & ENTERTAINMENT

80,757 Jobs

\$15.6B Annual Economic Impact





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