

3833 CLEGHORN — AVENUE — Nashville, TN 37215



FOR SALE

Rare **0.66-Acre** Property Offering in Nashville's Green Hills

STREAM®

PROPERTY OVERVIEW

Perfectly positioned in the heart of Green Hills, one of Nashville's most desirable neighborhoods, 3833 Cleghorn Avenue offers a rare opportunity across from The Mall at Green Hills. The property provides exceptional visibility and flexibility for an investment or owner-user, within an area that continues to attract high-end redevelopment.

Nearby sites along Cleghorn Avenue have secured Specific Plan (SP) entitlements, reinforcing the corridor's potential for future growth. Surrounded by luxury retail, dining, and established residential communities, the property stands as a prime opportunity within one of Nashville's most distinguished submarkets.



0.66 Acreage

13,000 SF Building Size

1974 Year Built

2 Stories

4.4/1,000 SF Parking Ratio

OR 20 Zoning

A Rare Development Offering in Green Hills

Recognized as one of Nashville's most prestigious neighborhoods, Green Hills combines affluence, accessibility, and enduring demand. Just south of I-440, it offers quick access to Downtown Nashville, top universities, and major medical centers, making it a highly sought-after address for residents and professionals alike. As the city's premier retail destination, Green Hills is anchored by The Mall at Green Hills, featuring Louis Vuitton, Gucci, and Tiffany & Co., and Hill Center Green Hills with Whole Foods, Lululemon, and Pottery Barn. Surrounded by Sevier Park and the Warner Parks, the area blends lifestyle appeal with strong commercial activity and sustained redevelopment potential, offering long-term stability and investment strength within one of Nashville's most established submarkets.

| Within 5 Miles

195,518

Total Population

33

Median Age

\$155,206

Median Net Worth

\$72,486

Per Capita Income



AREA DEVELOPMENTS

Proposed

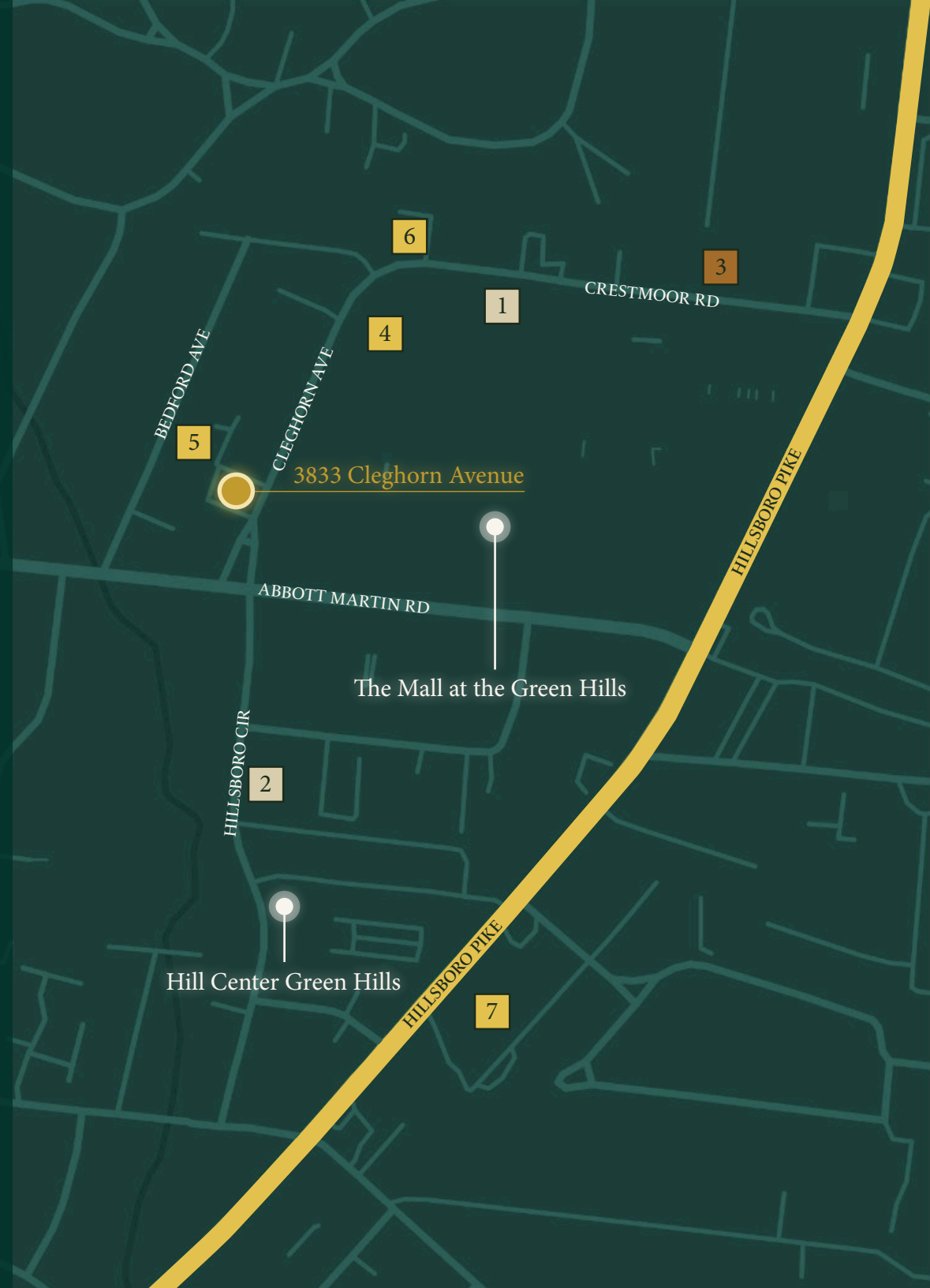
1. Rochford Project
2. HG Hills Apartments

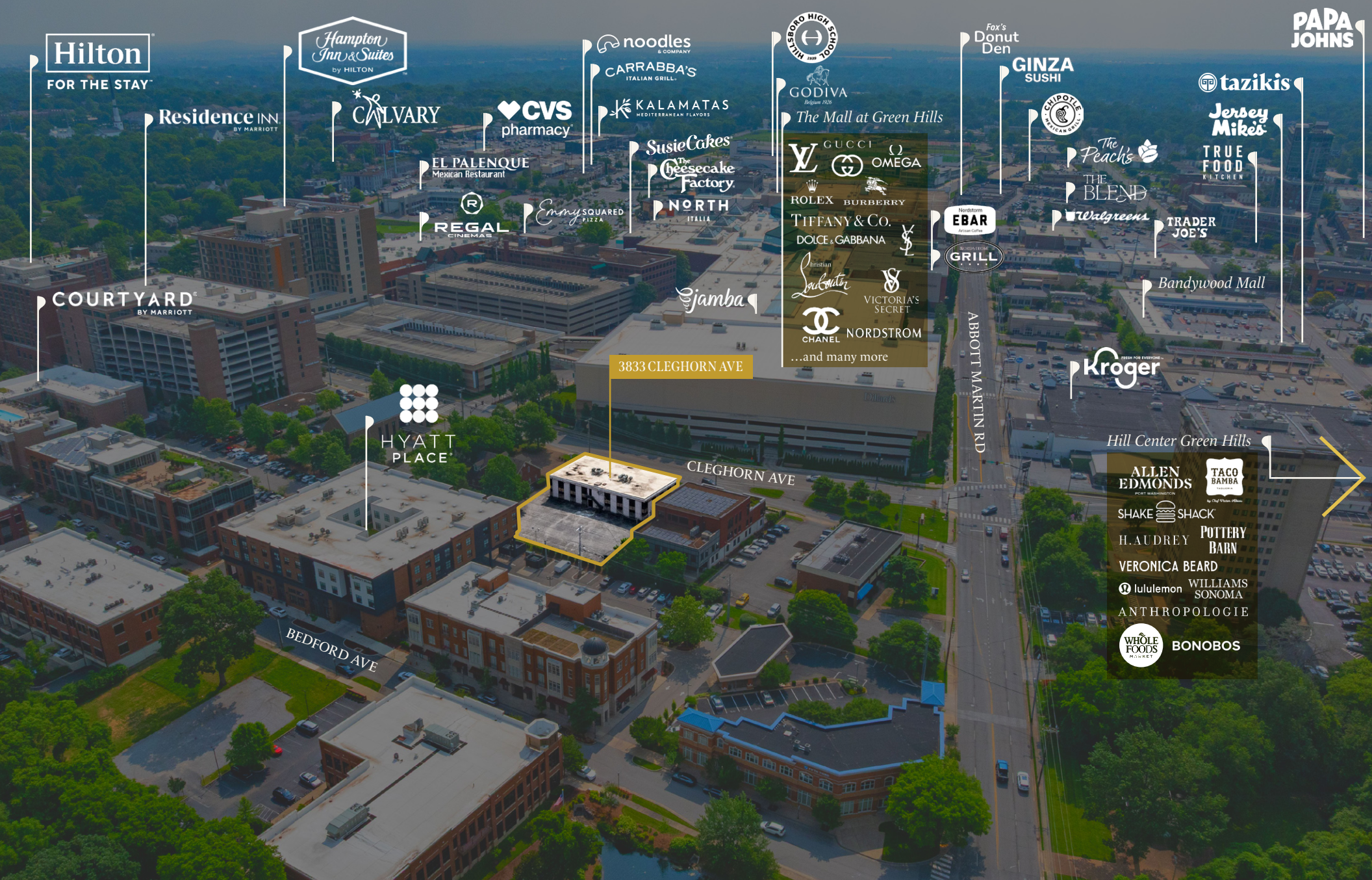
Under Construction

3. 2121 Crestmoor

Completed

4. The Crestmoor at Green Hills
5. Hyatt Place
6. Premier Radiology
7. Rosette Green Hills





Hilton

FOR THE STAY™

Residence INN
BY MARRIOTT

COURTYARD
BY MARRIOTT

Hampton
Inn & Suites
by HILTON

CALVARY

CVS
pharmacy

EL PALENQUE
Mexican Restaurant

REGAL
CINEMAS

Emmys SQUARED
PIZZA

noodles
& COMPANY

CARRABBA'S
ITALIAN GRILL

KALAMATAS
MEDITERRANEAN FLAVORS

Susie Cakes
The Cheesecake
Factory

NORTH
ITALIA

Jamba

3833 CLEGHORN AVE

HYATT
PLACE

CLEGHORN AVE

BEDFORD AVE

HILSDORO HIGH SCHOOL

GODIVA
Belgium CHOC

The Mall at Green Hills

GUCCI OMEGA

ROLEX BURBERRY

TIFFANY & CO.
DOLCE & GABBANA

Christian
Louboutin

VICTORIA'S
SECRET

CHANEL NORDSTROM

...and many more

Fox's
Donut
Den

GINZA
SUSHI

CHIPOTLE
MEXICAN GRILL

The Peach's

THE BLEND

Walgreens

TRADER
JOE'S

Bandywood Mall

Kroger

Hill Center Green Hills

ALLEN
EDMONDS
PORT WASHINGTON

TACO
BAMBA

SHAKE SHACK

H.AUDREY

POTTERY
BARN

VERONICA BEARD

lululemon

WILLIAMS
SONOMA

ANTHROPOLOGIE

WHOLE
FOODS
MARKET

BONOBOS

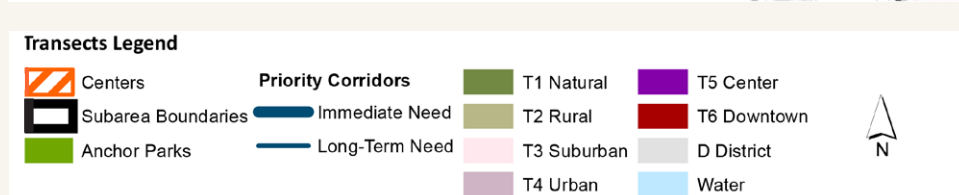
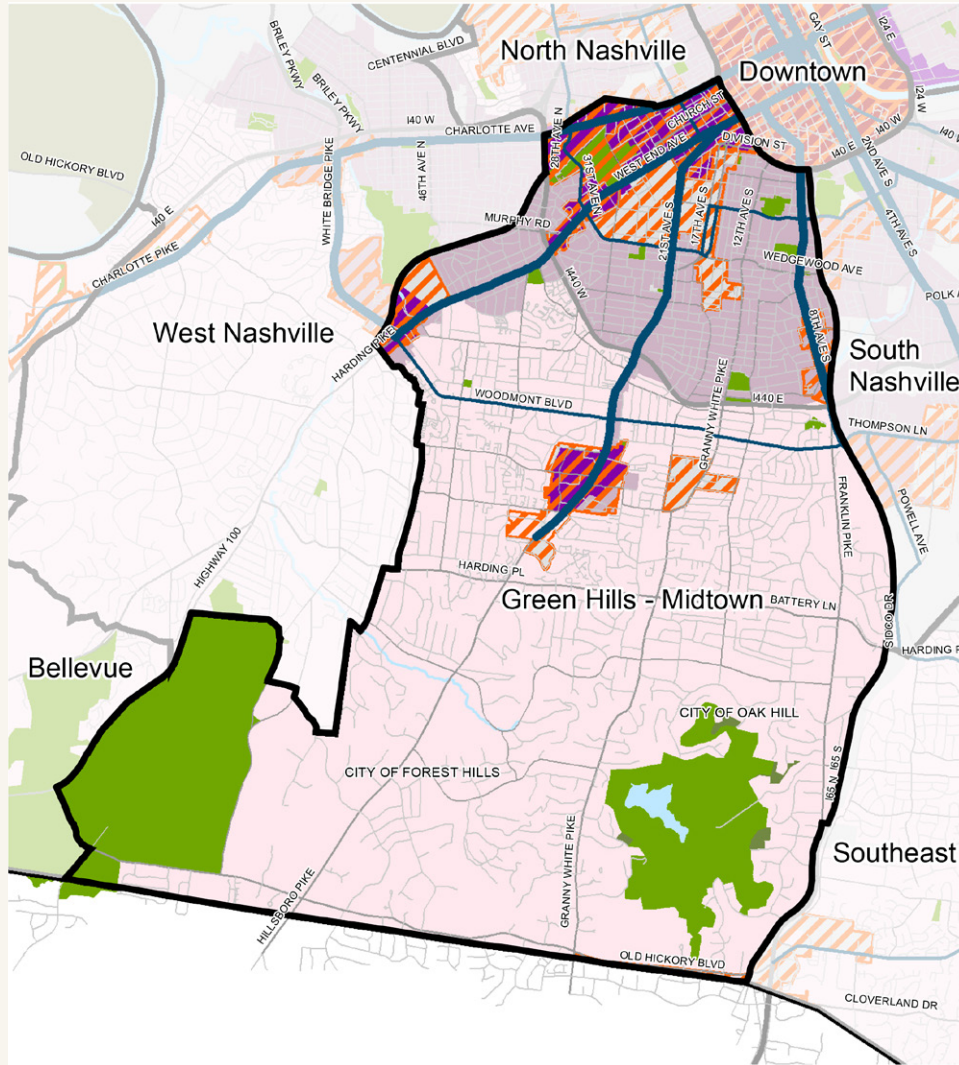
PAPA
JOHNS

tazikis

Jersey
Mike's

TRUE
FOOD
KITCHEN

SURROUNDED BY EVERY INDULGENCE...



Map from the NASHVILLE NEXT: A General Plan for Nashville & Davidson County - August 2017

TRANSECT MAP

Green Hills and Midtown Detail

“The designation of a Tier Center does not indicate endorsement of all zone changes in the Center area. Rather, the zone change proposal must be considered in light of the Community Character Policy, any supplemental policies, and the context of the area. While the Centers represent areas of greater growth and greater investment, Metro Government will still provide investments for safety, maintenance and to improve quality of life across the county.

T5 REGIONAL CENTER (t5 RG)

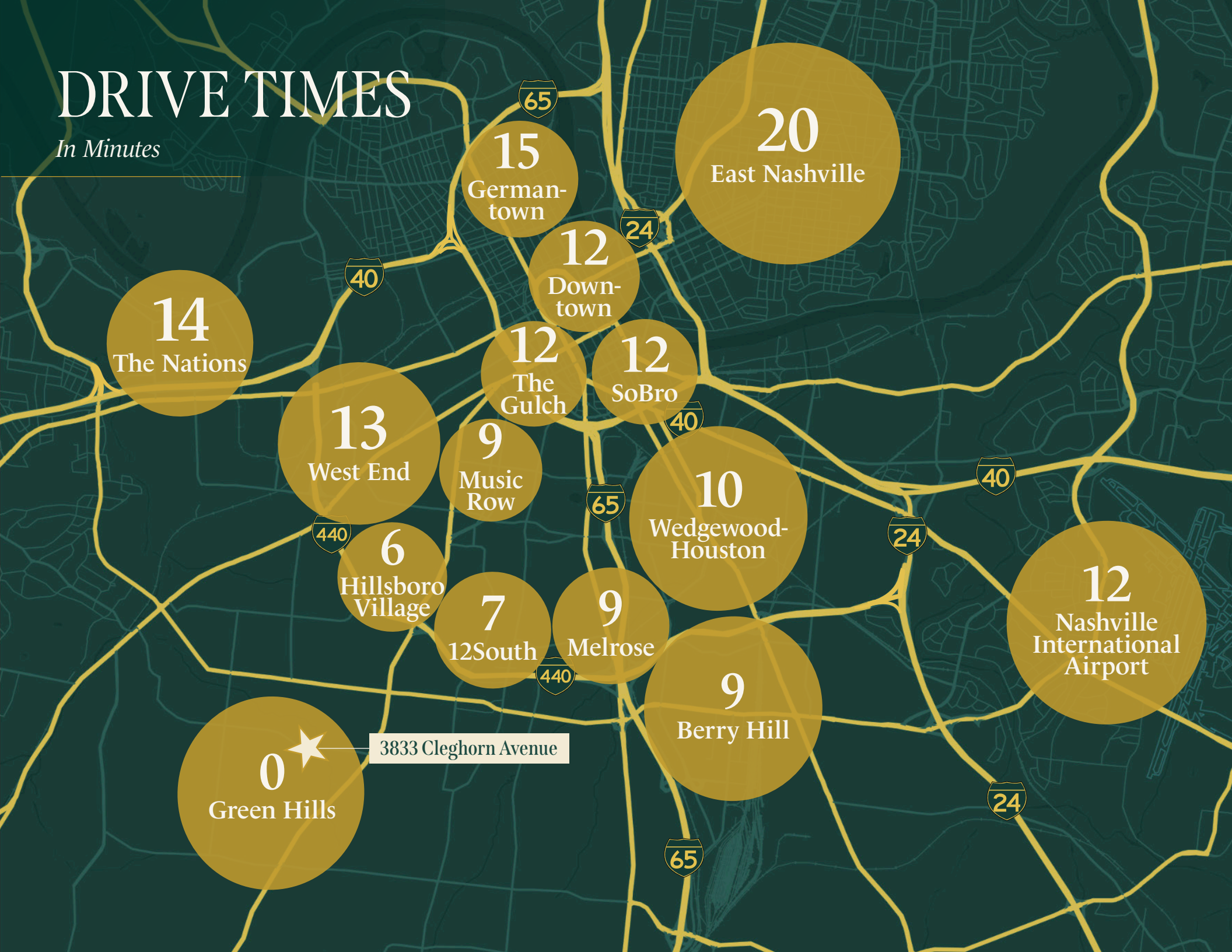
Intended to enhance and create regional centers, encouraging their redevelopment as intense mixed-use areas that serve multiple communities as well as the County and surrounding region with supporting land uses that create opportunities to live, work, and play. T5 RG areas are pedestrian-friendly, generally located at the intersection of two arterial streets, and contain commercial, mixed-use, residential and institutional land uses.”

– NASHVILLE NEXT: A General Plan for Nashville & Davidson County

Zone Code	OR20
Zone Description	OFFICE AND RESIDENTIAL, INTENDED FOR OFFICE AND/OR RESIDENTIAL MULTI-FAMILY USES UP TO 20 DWELLING UNITS PER ACRE.

DRIVE TIMES

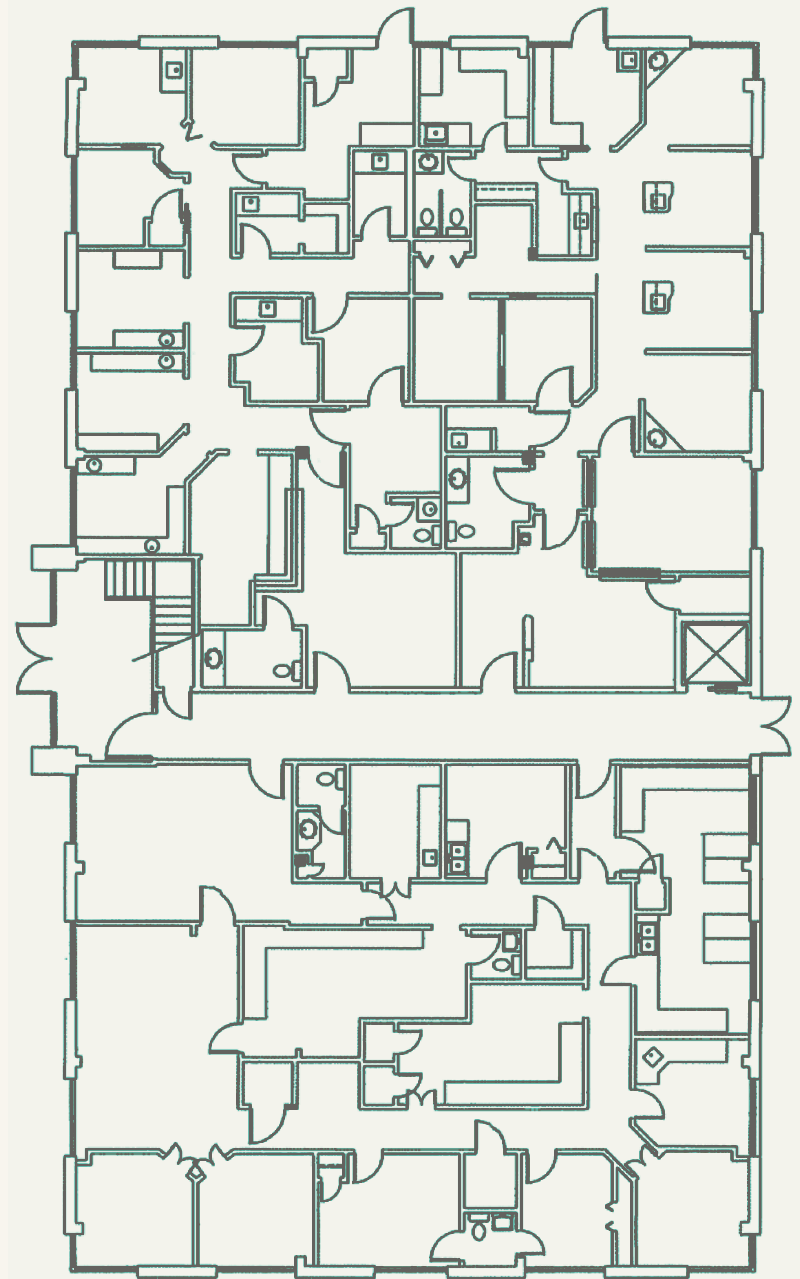
In Minutes



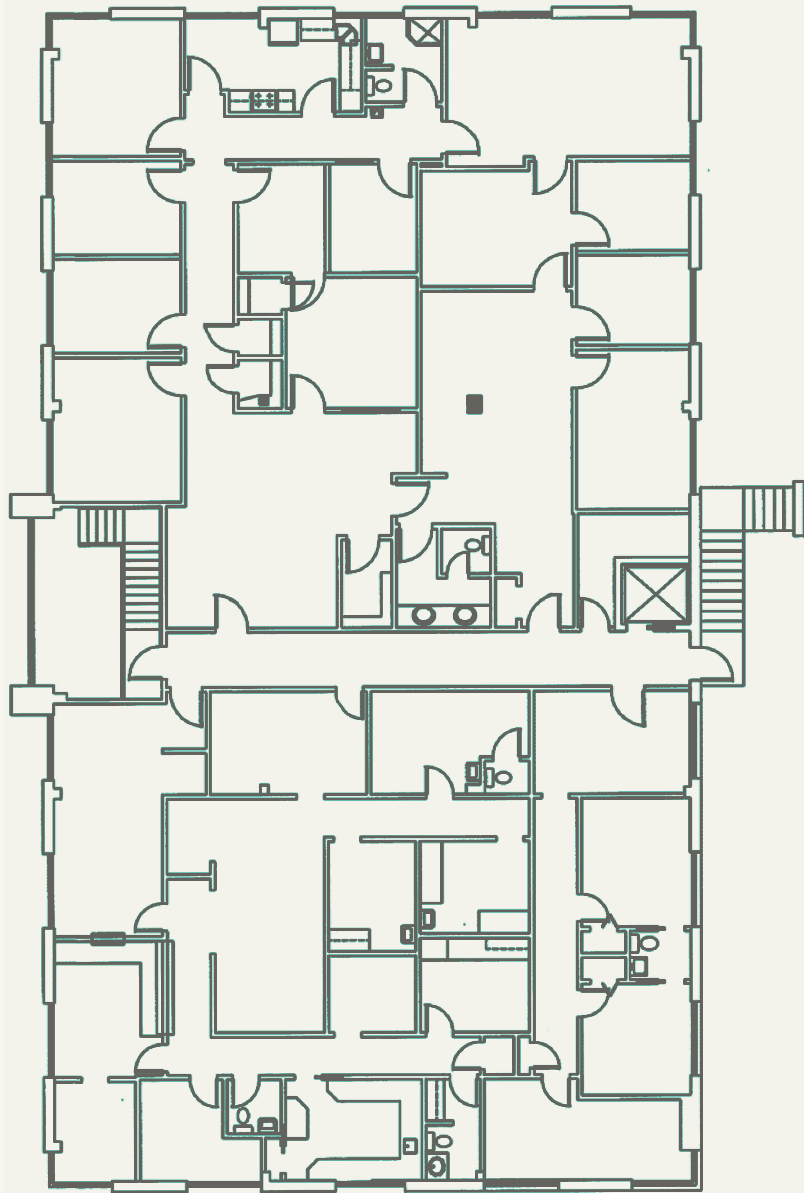
3833 Cleghorn Avenue

First Floor

FLOOR PLAN



**Floor plates may or may not be reflective of the actual floor plan, nor is the floor plate a representation of the attainable footprint should the property be torn down for future development.*



Second Floor

FLOOR PLAN

**Floor plates may or may not be reflective of the actual floor plan, nor is the floor plate a representation of the attainable footprint should the property be torn down for future development.*

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