

3833 Cleghorn Avenue, NASHVILLE, TN 37215



Rare Opportunity
TO PURCHASE 0.66-ACRE PROPERTY
in the heart of Green Hills

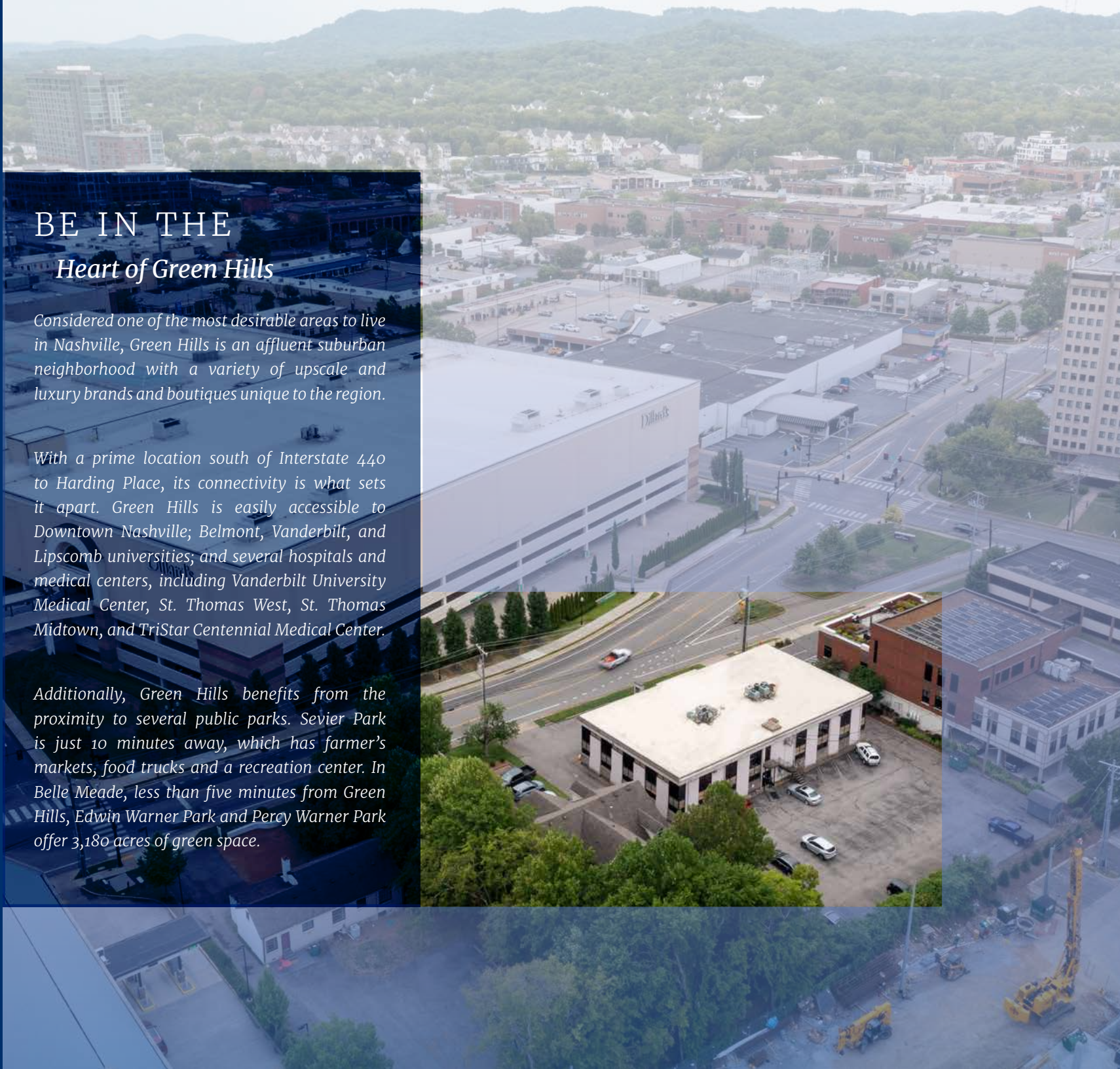


BE IN THE *Heart of Green Hills*

Considered one of the most desirable areas to live in Nashville, Green Hills is an affluent suburban neighborhood with a variety of upscale and luxury brands and boutiques unique to the region.

With a prime location south of Interstate 440 to Harding Place, its connectivity is what sets it apart. Green Hills is easily accessible to Downtown Nashville; Belmont, Vanderbilt, and Lipscomb universities; and several hospitals and medical centers, including Vanderbilt University Medical Center, St. Thomas West, St. Thomas Midtown, and TriStar Centennial Medical Center.

Additionally, Green Hills benefits from the proximity to several public parks. Sevier Park is just 10 minutes away, which has farmer's markets, food trucks and a recreation center. In Belle Meade, less than five minutes from Green Hills, Edwin Warner Park and Percy Warner Park offer 3,180 acres of green space.





RARE opportunity

- Located in the Green Hills submarket, one of the most sought after neighborhoods in Nashville
- Proximate properties along this corridor have successfully achieved Specific Plan (SP) entitlements, allowing redevelopment of those sites
- Strong visibility along Cleghorn Avenue, across from The Mall at Green Hills
- Recent survey, environmental, and geo-technical reports available



PROPERTY HIGHLIGHTS



0.66
ACREAGE



13,000 SF
BUILDING SIZE



1974
YEAR BUILT



2
STORIES



4.4/1,000 SF
PARKING RATIO



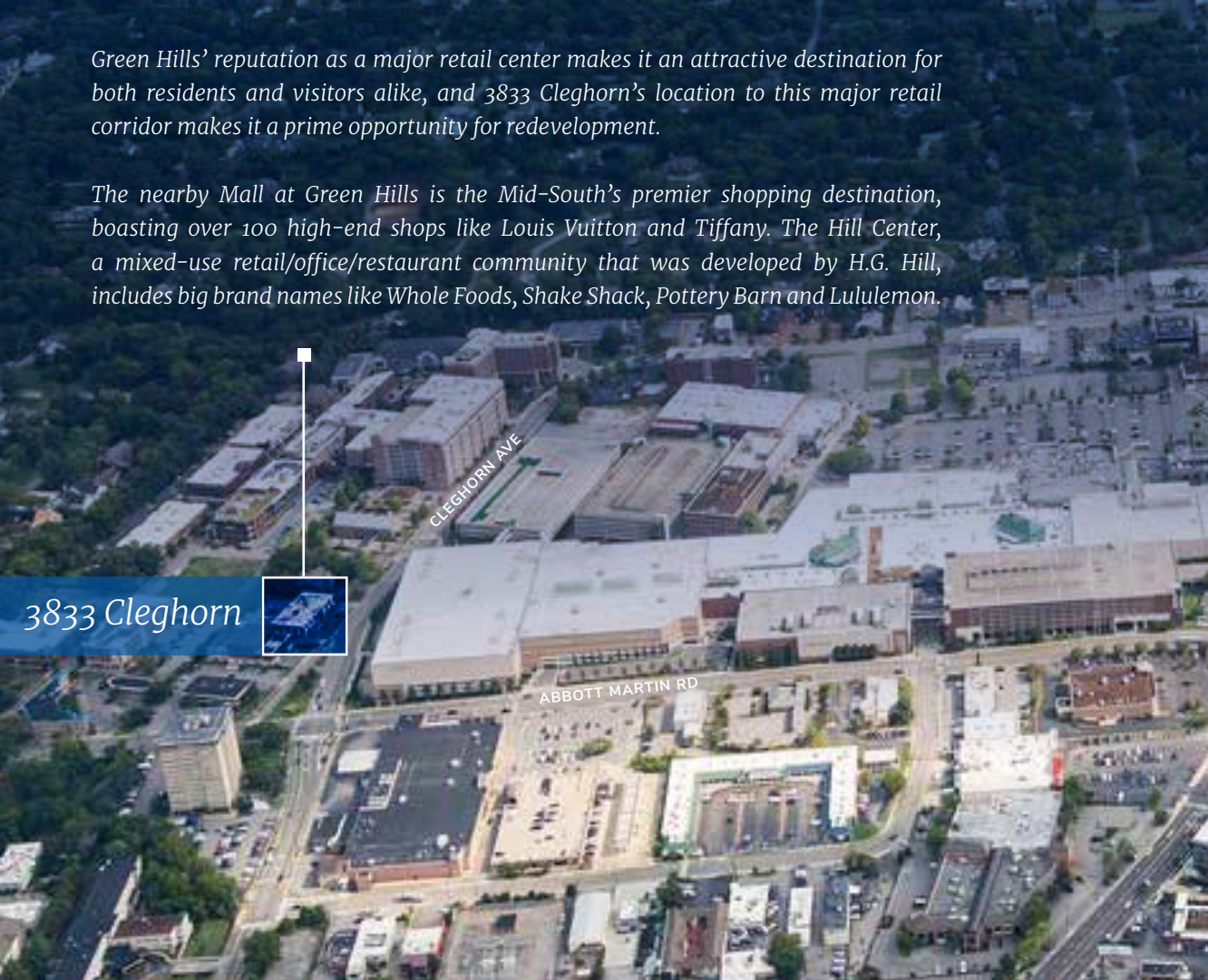
OR 20
ZONING



NASHVILLE NEXT – The General Plan

Green Hills' reputation as a major retail center makes it an attractive destination for both residents and visitors alike, and 3833 Cleghorn's location to this major retail corridor makes it a prime opportunity for redevelopment.

The nearby Mall at Green Hills is the Mid-South's premier shopping destination, boasting over 100 high-end shops like Louis Vuitton and Tiffany. The Hill Center, a mixed-use retail/office/restaurant community that was developed by H.G. Hill, includes big brand names like Whole Foods, Shake Shack, Pottery Barn and Lululemon.



3833 Cleghorn



15,339

TOTAL EMPLOYEES WITHIN 1-MILE RADIUS



1,240

TOTAL BUSINESSES WITHIN 1-MILE RADIUS



\$132,260

MEDIAN HOUSEHOLD INCOME WITHIN 1-MILE RADIUS



TRANSECT MAP – Green Hills & Midtown Detail

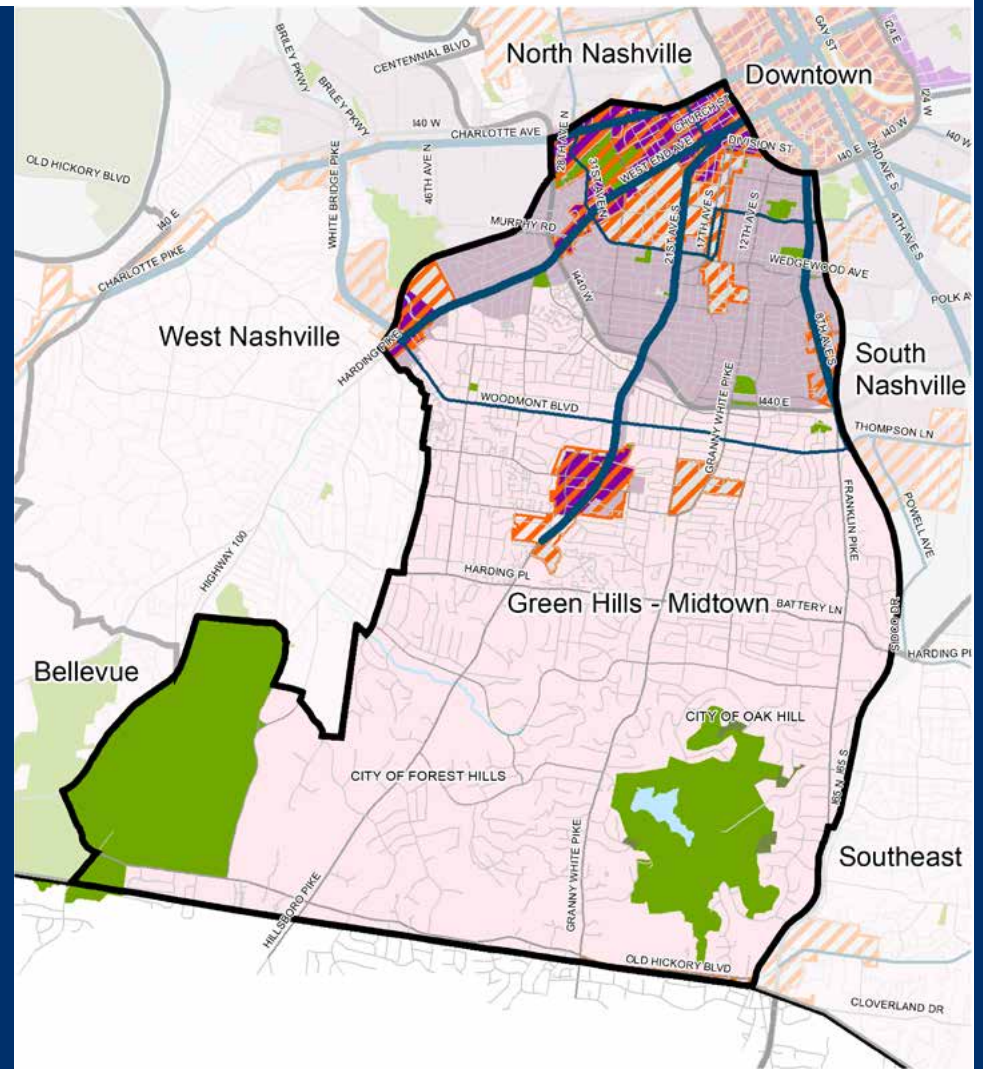
“ The designation of a Tier Center does not indicate endorsement of all zone changes in the Center area. Rather, the zone change proposal must be considered in light of the Community Character Policy, any supplemental policies, and the context of the area. While the Centers represent areas of greater 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.



Transects Legend



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



EXISTING AND FUTURE DEVELOPMENTS - *Green Hills*



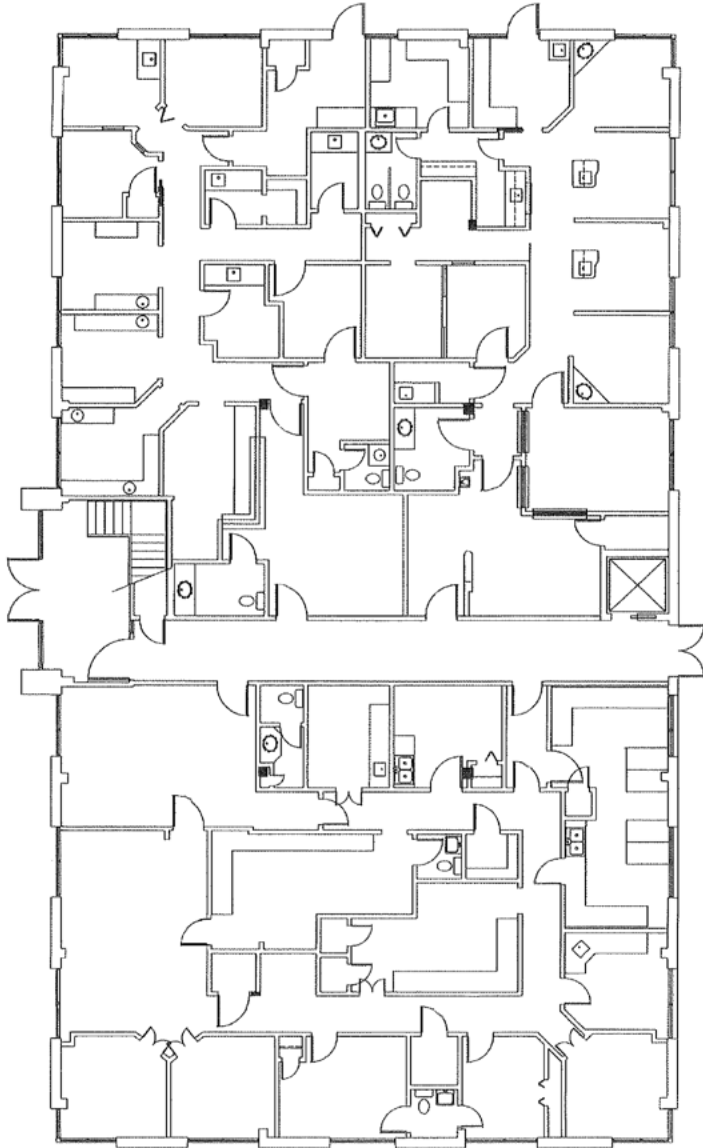
3833 Cleghorn

- 1. Hill Center
 - 2. Hillsboro Town Centre*
 - 3. Vertis
 - 4. Hyatt Place*
 - 5. Residence Inn
 - 6. Hilton
 - 7. The Crestmoor Senior Living
 - 8. Hampton Inn & Suites
 - 9. Stoltz Project
- * Coming soon

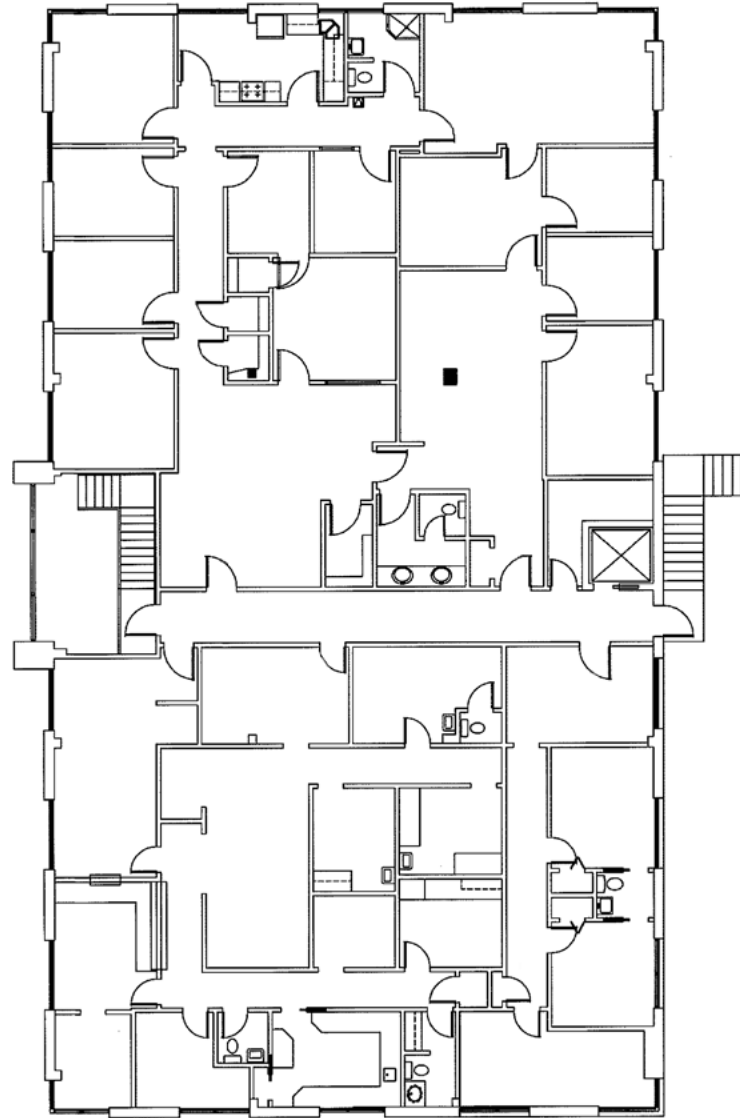


FLOOR PLANS

First floor



Second floor



*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.

For more information, contact:

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