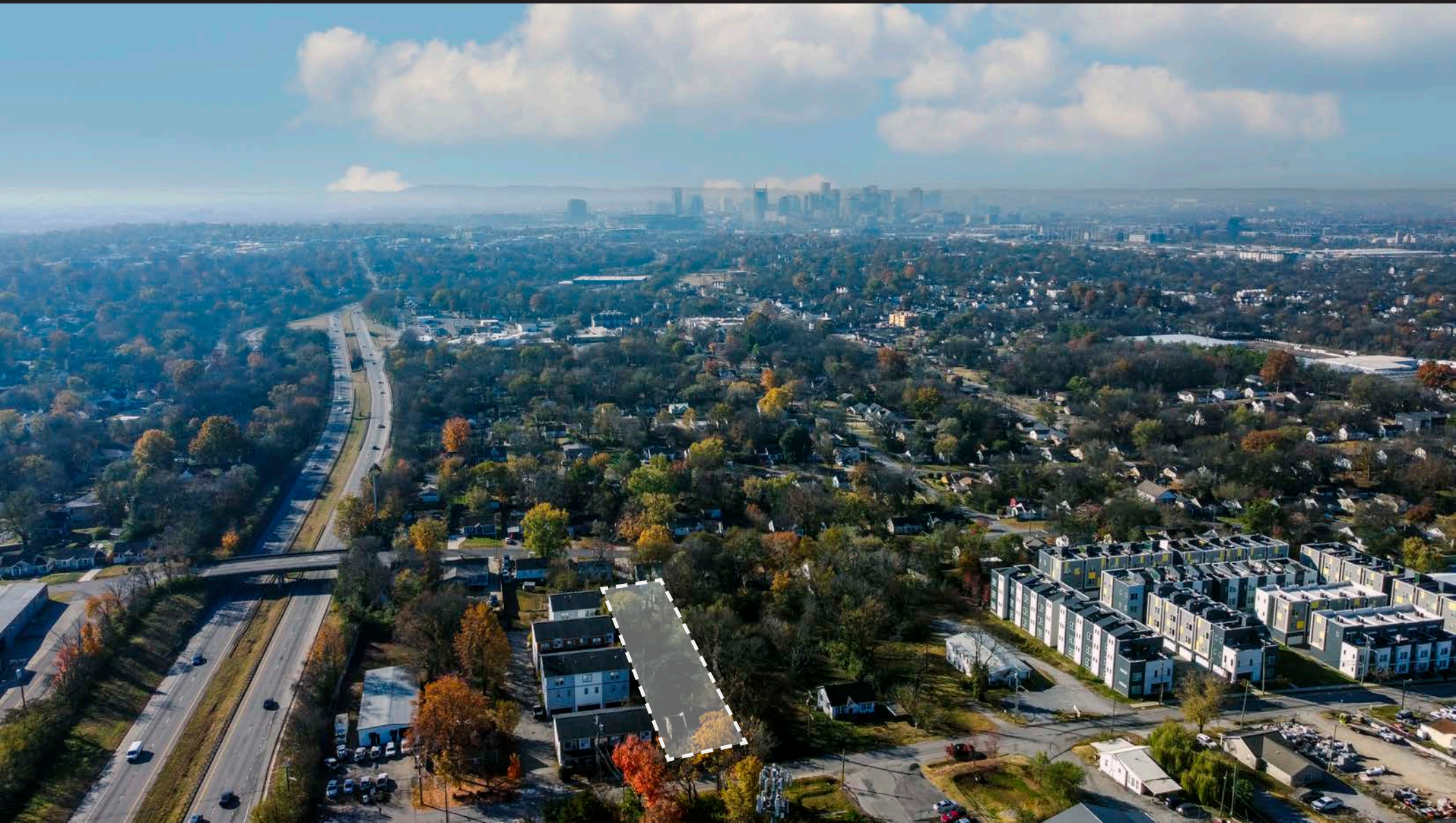


FOR SALE | 842 CHEROKEE AVE

0.5-Acre By-Right Residential Development Site in East Nashville | RM20-A-NS Zoning



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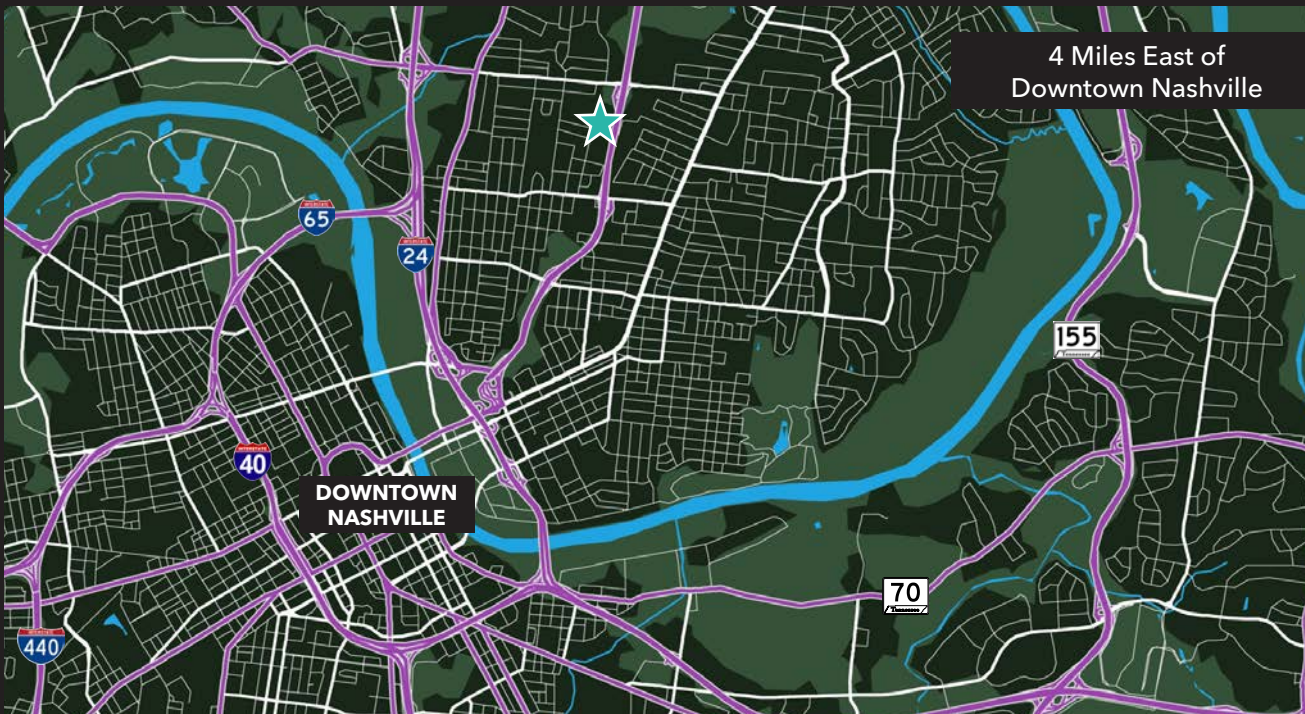
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EXECUTIVE SUMMARY

842 Cherokee Ave in Nashville is a 0.5-acre site situated south of Trinity Lane, close to key East Nashville destinations like Cleveland Park and Five Points. The property is currently zoned RM20-A-NS, permitting residential development at a density of 20 units per acre, for a total of up to 10 units on this parcel. The site is highly accessible thanks to proximity to transportation corridors such as Ellington Parkway and Trinity Lane, enhancing its appeal for infill residential developers aiming to capitalize on the rapid growth of the surrounding neighborhood.



842 CHEROKEE AVE

Address	842 Cherokee Ave, Nashville, TN 37207
County	Davidson
Parcel/Tax ID	072-09-0-026.00
Parcel Size	0.5 Acres
Zoning	RM20-A-NS





High View Flats

The Station by Alta

The Fox
Mickey's Tavern
The Cookout
Dollar General
Lucky Stars Vintage
Nicoletto's
Popeye's
Wendy's
Hola Yoga
Gramps Garage
Tiger Bar
Elegy Coffee

The Dive Motel

The Flats at Laurel & Pine

Canvas Apartments
Smoothie King
AutoZone
Las Maracas
YMCA
Fat Mo's
Ace Hardware
Domino's
Skinny Dennis
The Hideout
Osa Coffee
CVS

The East Room
Strega
Tower Market
The Wash
Surefire Coffee
Orangetheory
Publix
Starbucks
East Side Banh Mi
Pearl Diver
Pelican & Pig
Urban Juicer

SHELBY PARK

FatBelly Pretzel
Jet's Pizza
Kroger
Wells Fargo
ALDI
Chopper Bar
The Cleo
Dino's
Donut Distillery
Velvet Taco
Firestone

FIVE POINTS

Five Points Pizza	Lipstick Lounge
Rosemary & Beauty Queen	Reunion Bar
Edley's BBQ	Pie Town Tacos
Beyond the Edge	Cumberland Hardware
BoomBozz Pizza	Defunct Books
Snooze	Noble's
The 5 Spot	Gym 5
Bongo Java	Hunter's Station
Margot	East Side Smiles
Duke's	Bad Idea
Red Door Saloon	Up-Down
Emmy Squared	

NOTABLE NEIGHBORS

Ridney



FOLK



JOYLAND



HAWKERS

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Seth P. Bernstein
President and CEO, AllianceBernstein



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DOLLAR
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Healthcare®

BRIDGESTONE

DEMOGRAPHICS

Nashville Metropolitan Area



2,104,235

Metro Population



60,000

Businesses



1,194,506

Workforce



3.0%

Unemployment Rate



\$82,100

Median Household Income



\$437,200

Median Home Value



37

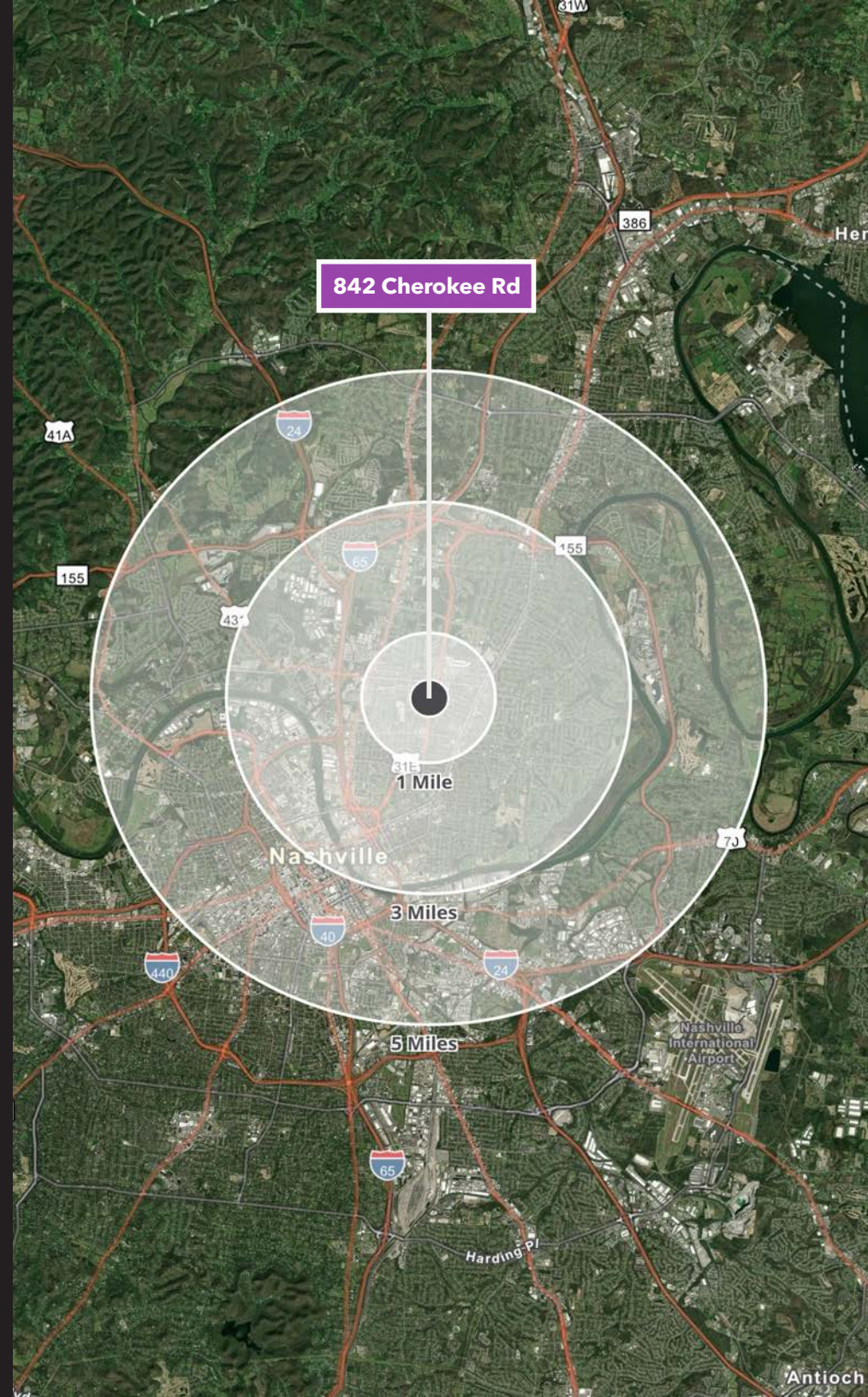
Median Age

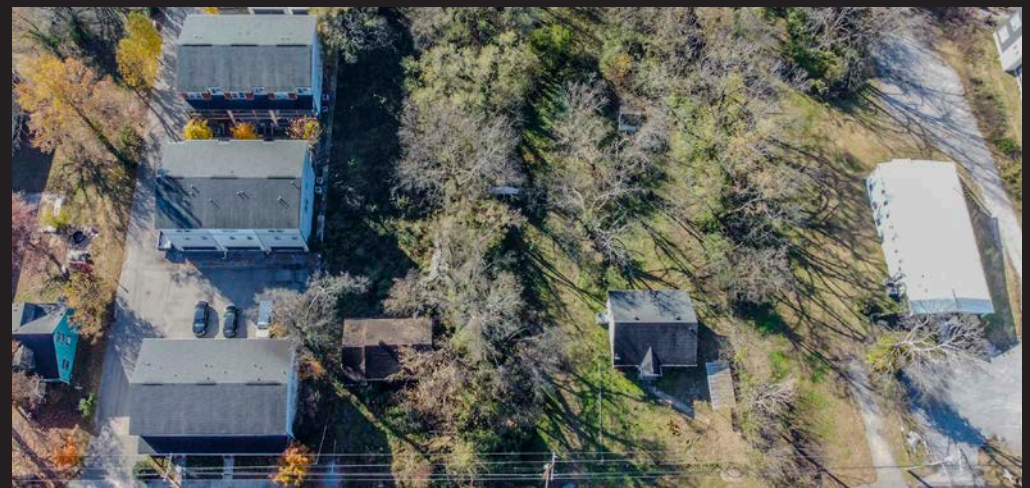
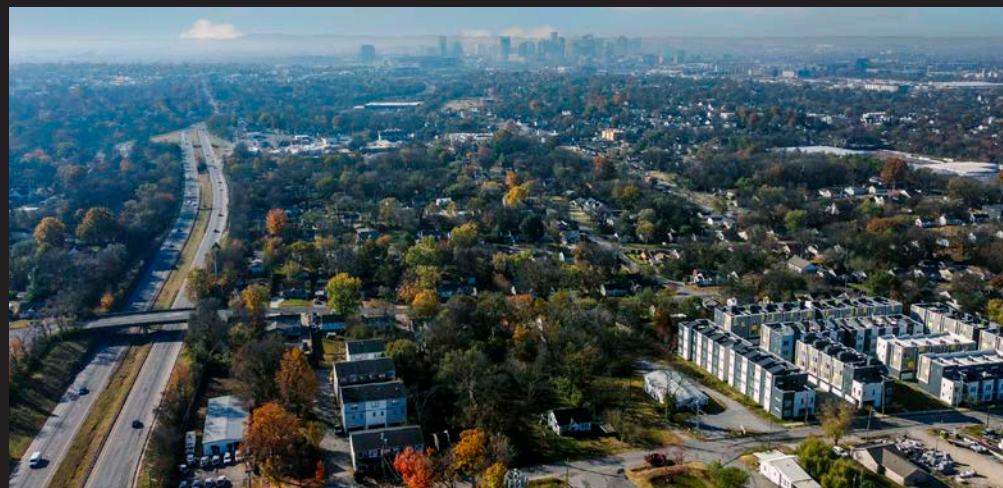
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	13,092	85,789	203,099
2030 Projected Population	15,200	95,931	235,534
2025-2030 Annual Pop Change	3.03%	2.26%	3.01%
2020-2025 Annual Pop Change	2.56%	1.23%	1.92%

2025 INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$121,037	\$120,108	\$109,427
Median Household Income	\$91,736	\$83,918	\$76,445
Per Capita Income	\$51,470	\$54,304	\$49,238

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimated Households	5,631	38,552	91,150
2030 Projected Households	6,513	43,338	108,514
2025-2030 Annual HH Change	2.95%	2.37%	3.55%
2020-2025 Annual HH Change	2.66%	1.38%	2.35%





842 CHEROKEE AVENUE

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