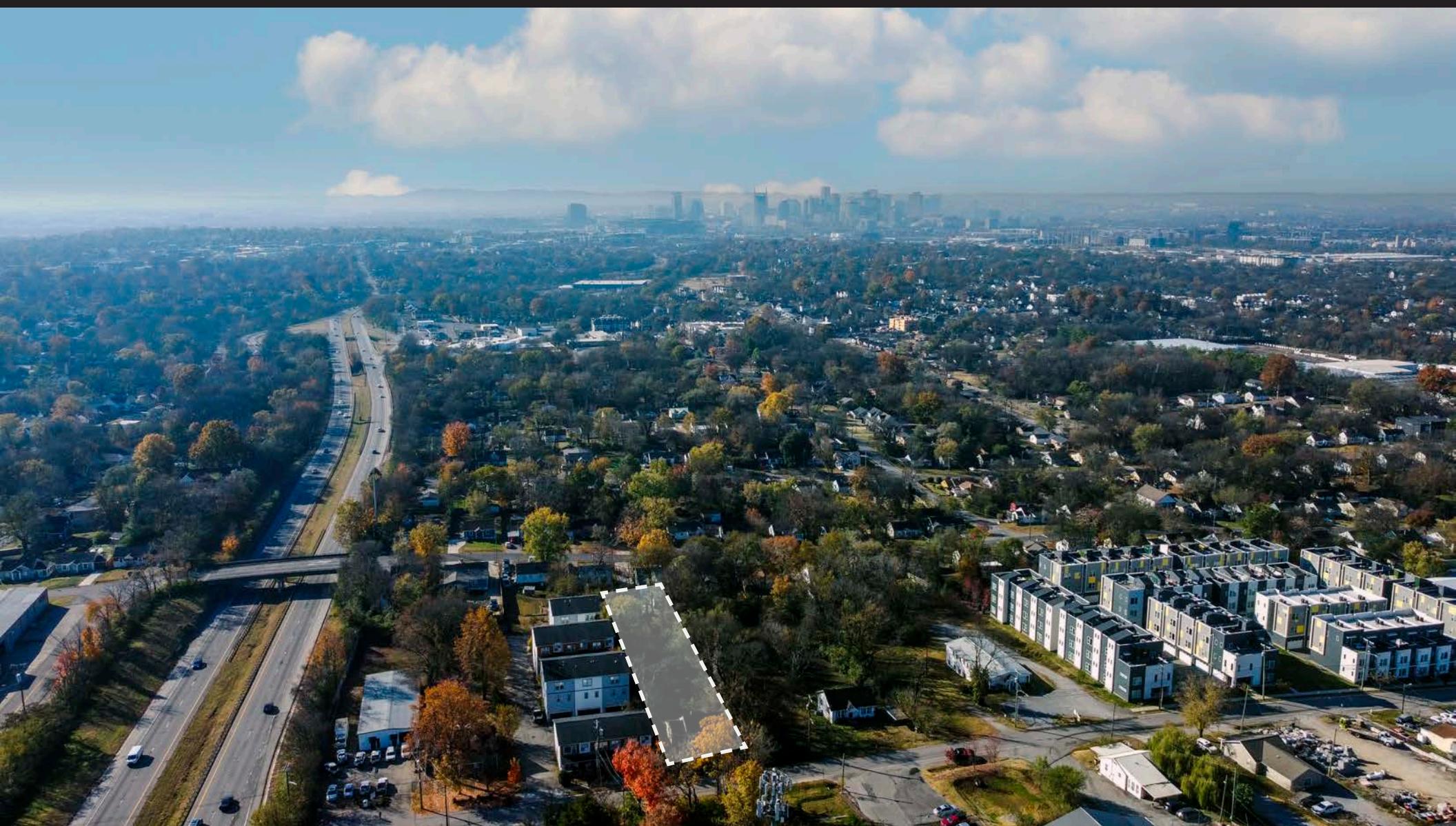


FOR SALE | 842 CHEROKEE AVE

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



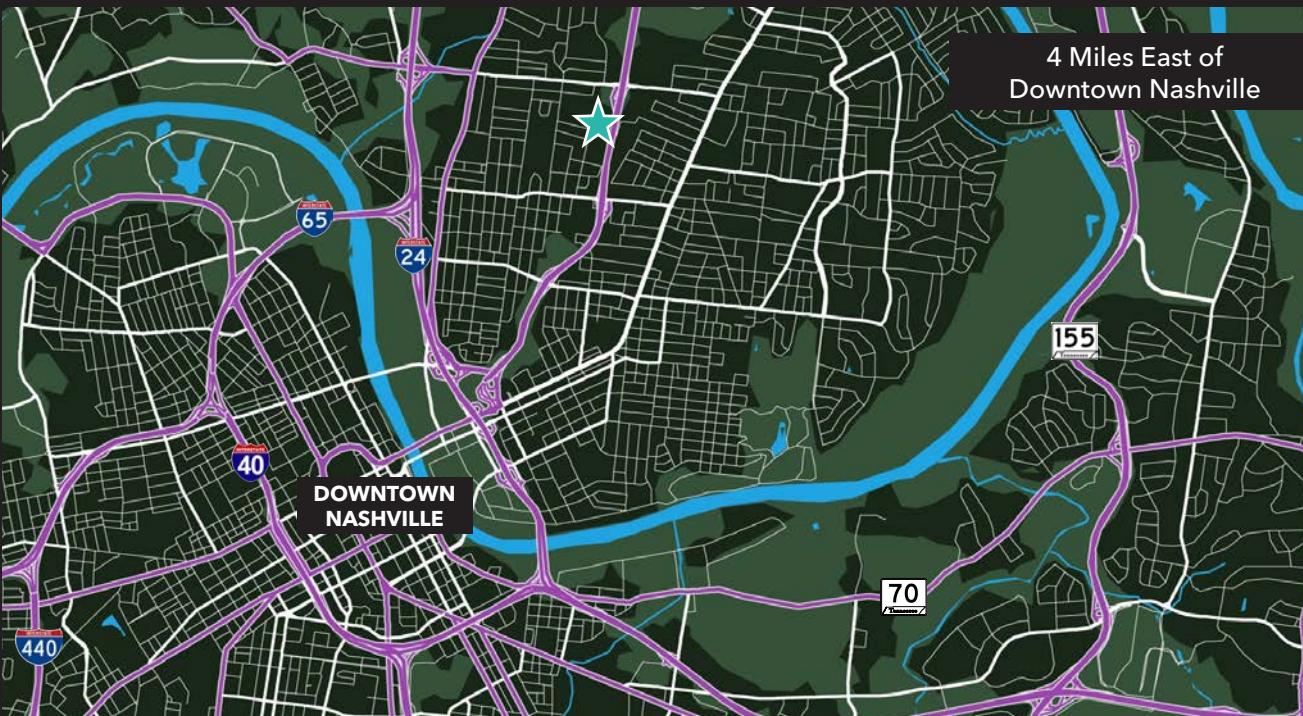
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EXECUTIVE SUMMARY



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



NOTABLE NEIGHBORS

Audrey



FO
L
K



JOYLAND



HAWKERS

WHY NASHVILLE?



ULI'S #6

RANKED MARKET FOR REAL ESTATE INVESTMENT.

NASHVILLE HAS RANKED IN THE TOP TEN FOR LAST 12 YEARS.

H We see Nashville as a **game-changer** in terms of our ability to **source, develop, and retain talent**, provide a **high quality of life** for our employees, **enhance our competitive edge** in an increasingly challenging marketplace and **make a lasting impact** on our new community.

Seth P. Bernstein
President and CEO, AllianceBernstein



PREMIUM EMPLOYERS IN NASHVILLE



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

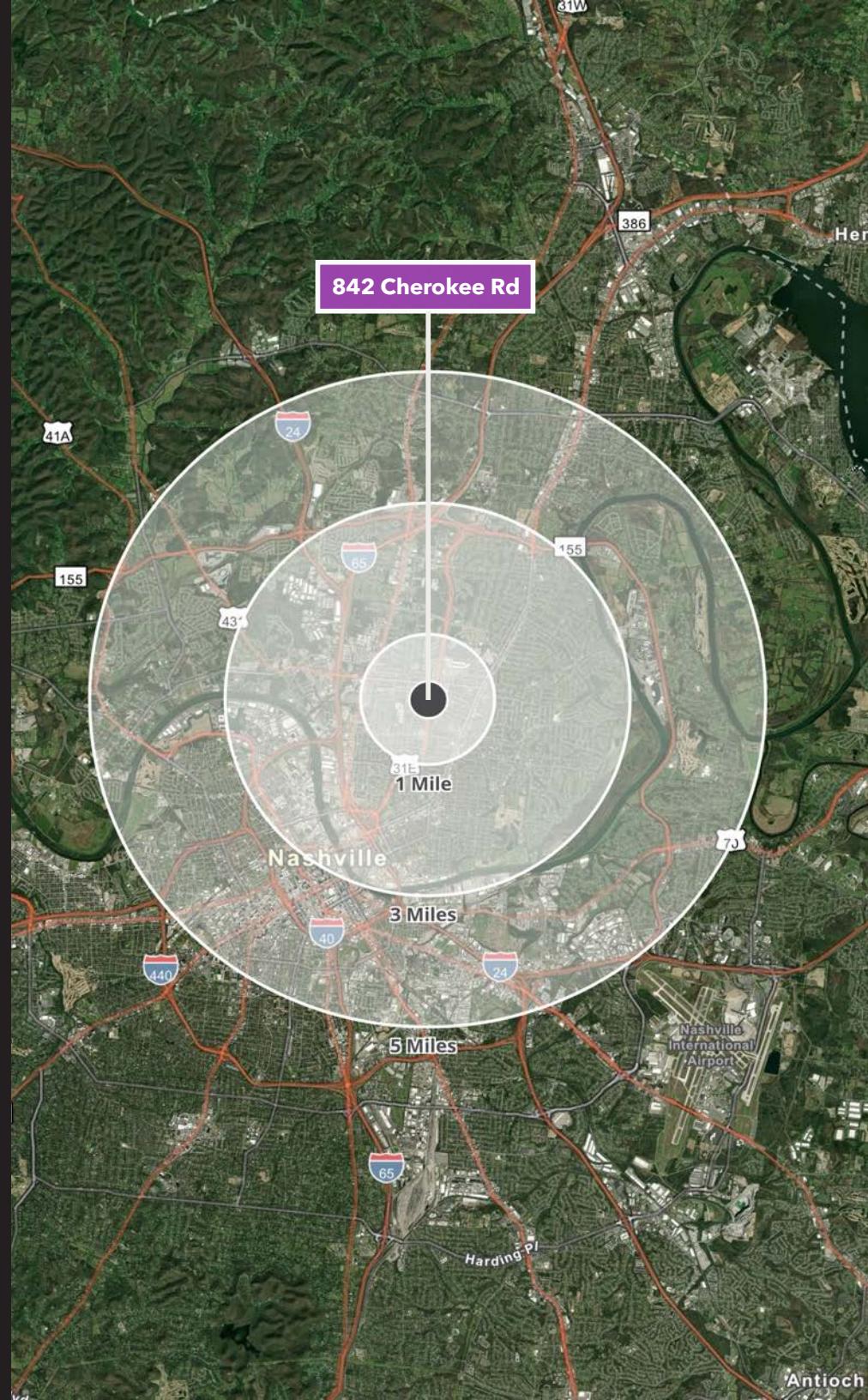
Median Age

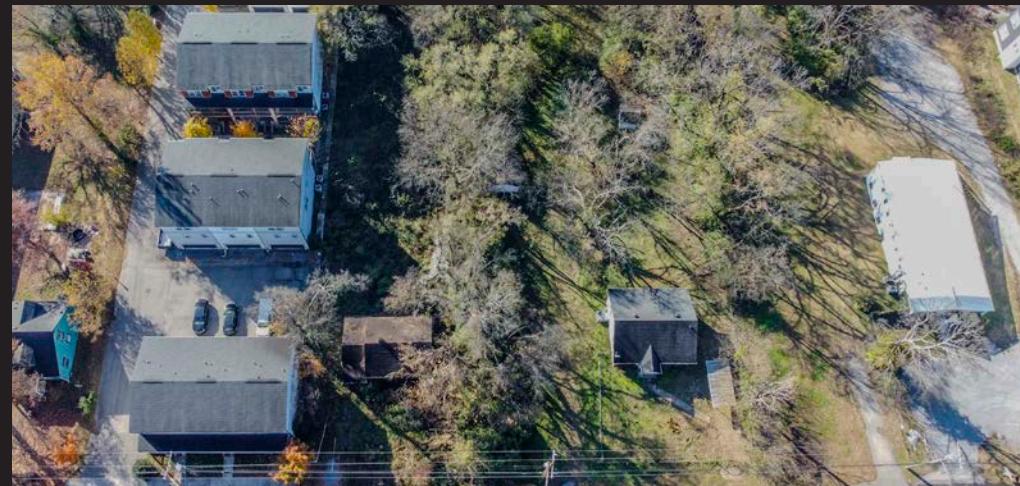
DEMOGRAPHICS

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

NASHVILLE, TN 37207

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