



# BUCHANAN

904 Buchanan St.  
Nashville, TN 37208



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The Buchanan Arts District, nestled within North Nashville, is a **vibrant neighborhood steeped in history and culture.**

Once a thriving hub for African American businesses and residences, this district has experienced a renaissance in recent years, attracting a diverse community of artists, entrepreneurs, and residents. Its rich heritage and burgeoning creative scene make it an ideal location for businesses seeking a unique and dynamic atmosphere.

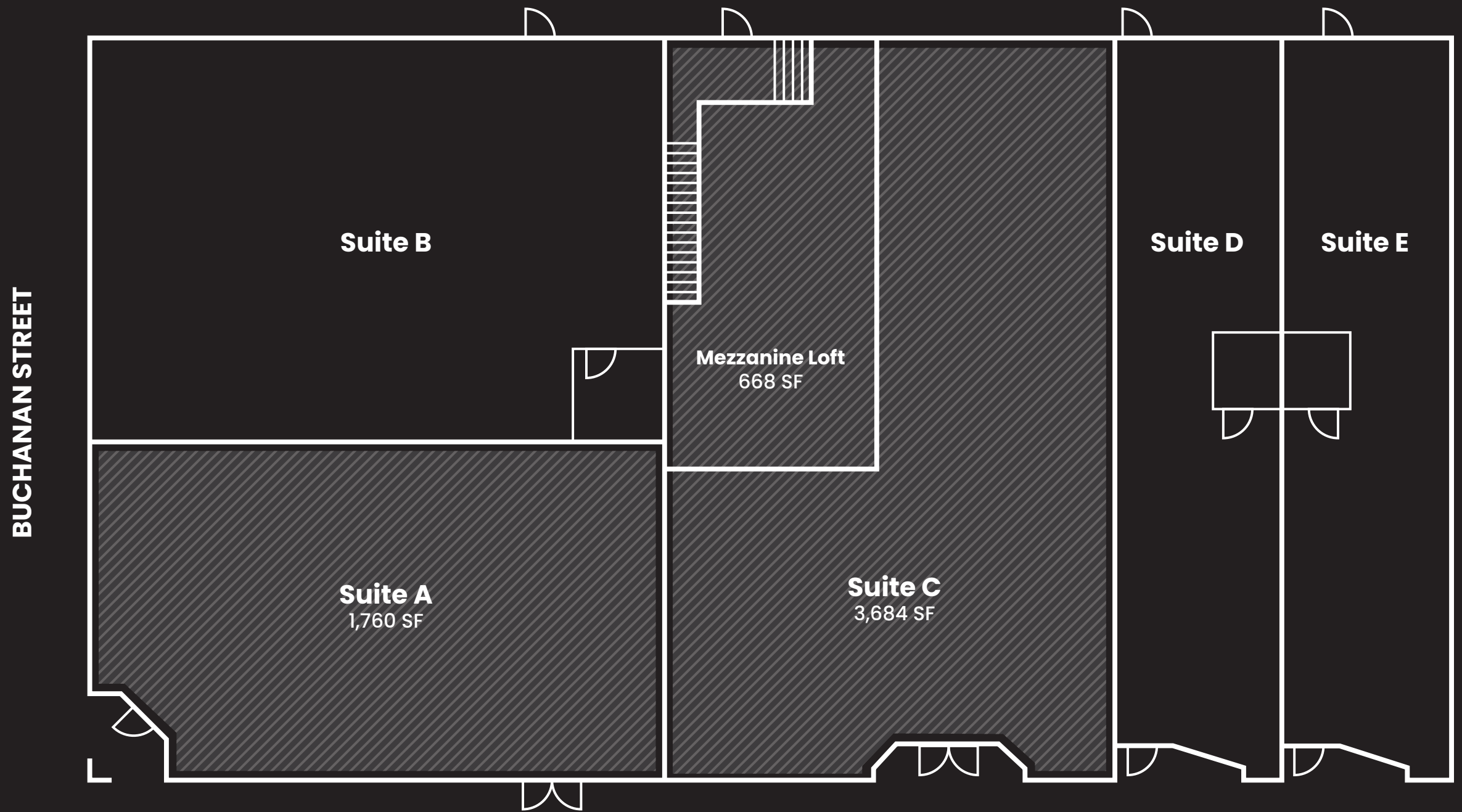
# Floor Plan



 For Lease

**Suite A** - 1,760 SF

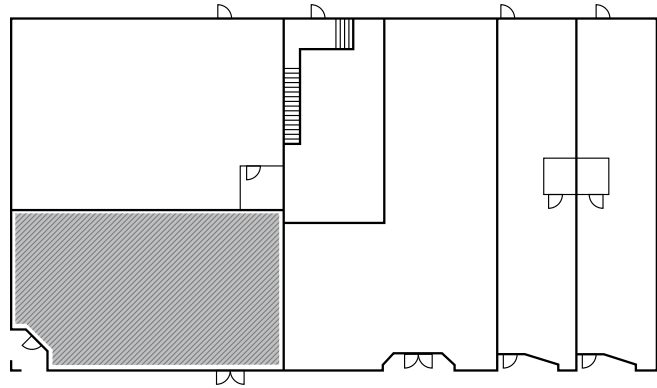
**Suite C** - 3,684 SF



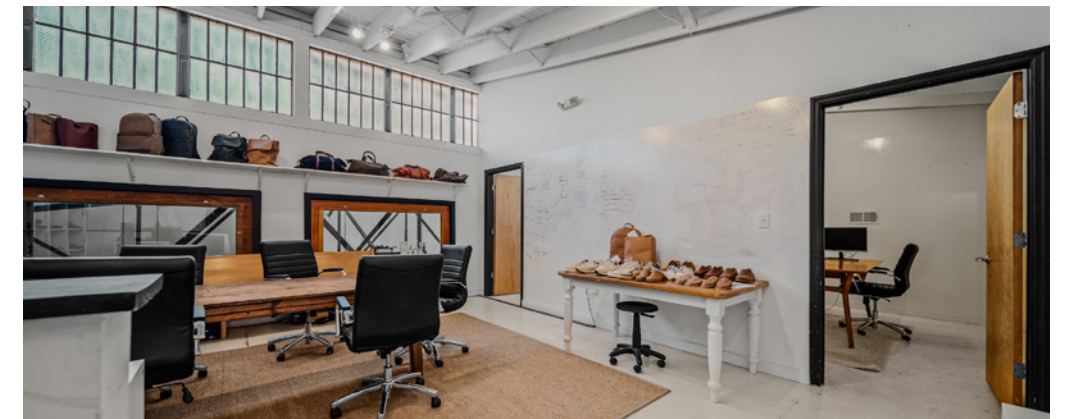
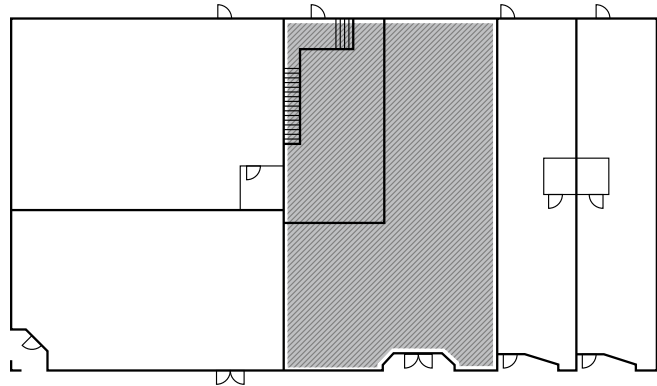
BUCHANAN STREET

9<sup>TH</sup> AVE. NORTH

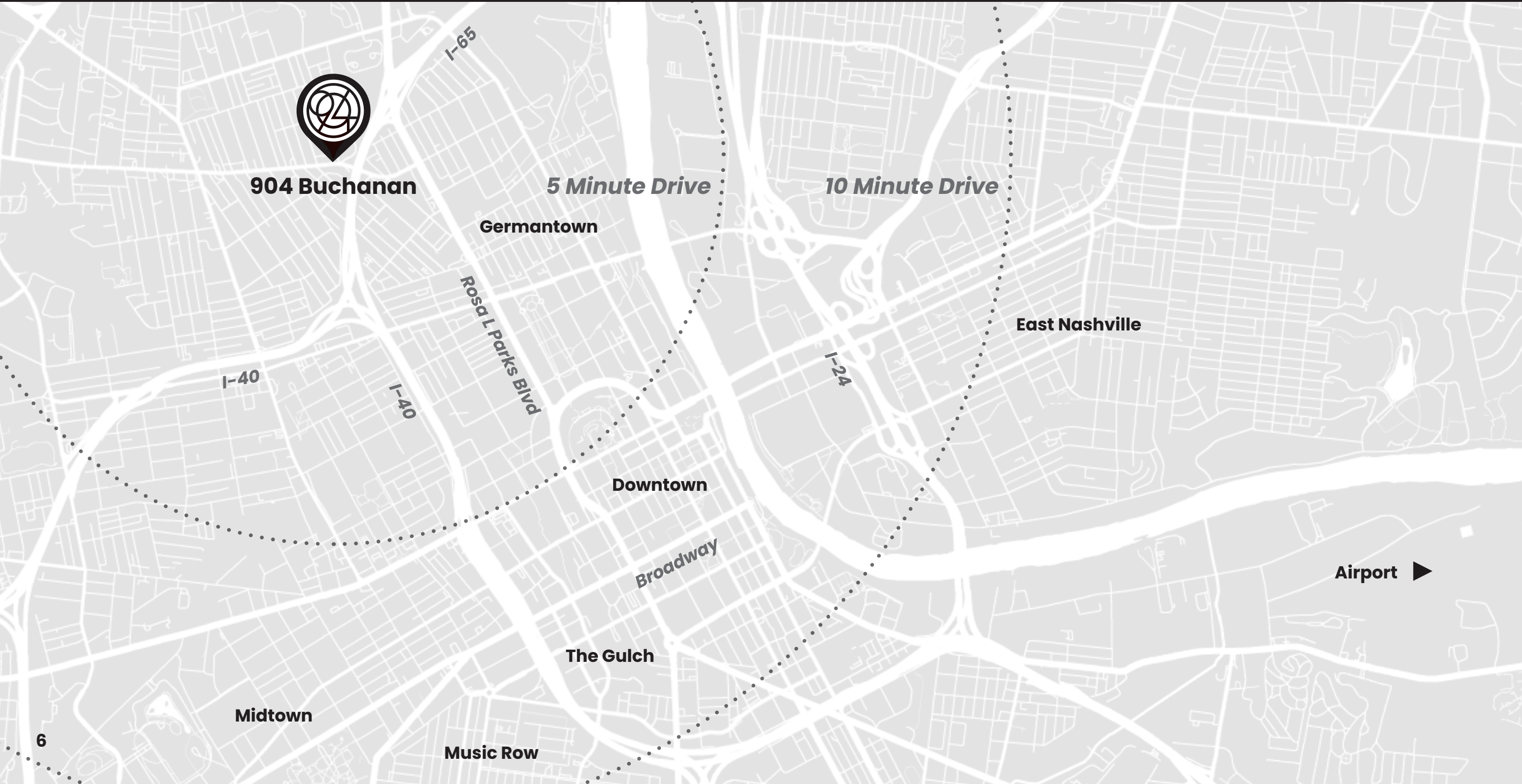
# Suite A - 1,760 SF



# Suite C - 3,684 SF



# Proximity



# Neighborhood

Centered around Buchanan Street just northwest of Germantown in North Nashville you'll find the **Buchanan Arts District, one of Nashville's top up-and-coming areas.**

North Nashville has a long and rich history of entrepreneurs and small business owners. Recently being dubbed a new hub for Nashville creatives and small business, the Buchanan Arts District presents an opportunity to become part of the neighborhood's early growth.



# Neighborhood





# Neighborhood

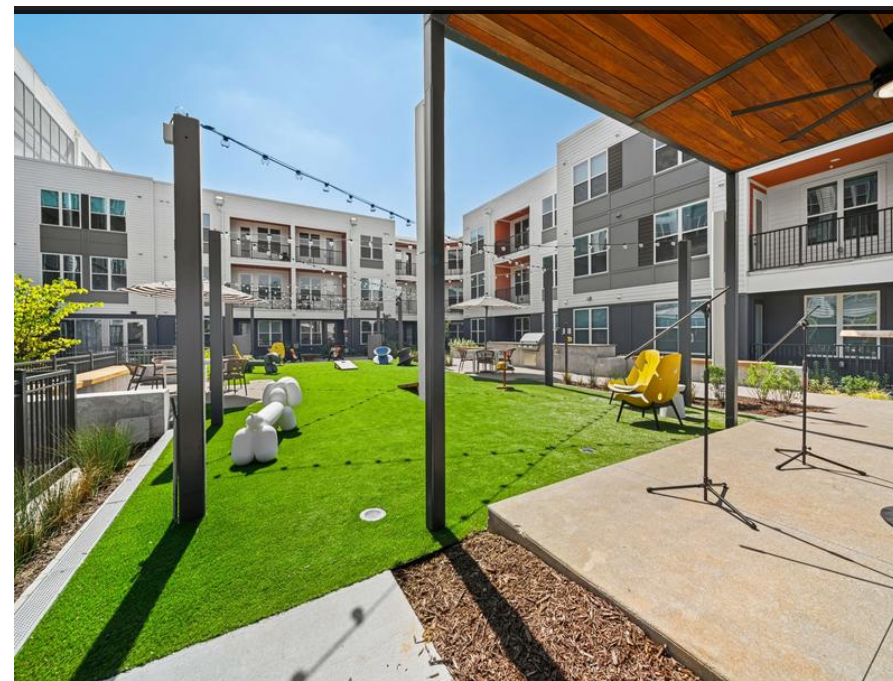


# Recent Housing Development



*Coming Soon*

**Residences at 904**  
4 Townhomes



**Towne Nashville**  
329 Units



**Clay St. Commons**  
120 Units

# Demographics

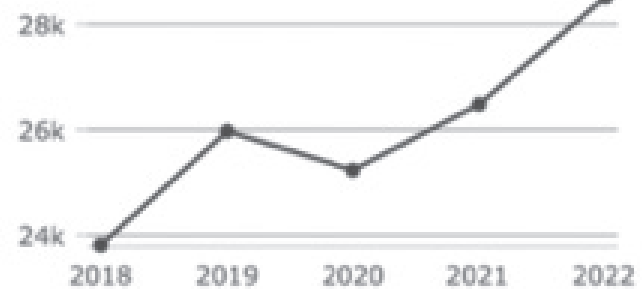


## 1-MILE

### Population

**28.5K**

- ▲ 7% compared to 26.4K in 2021
- ▲ 19% compared to 23.8K in 2018

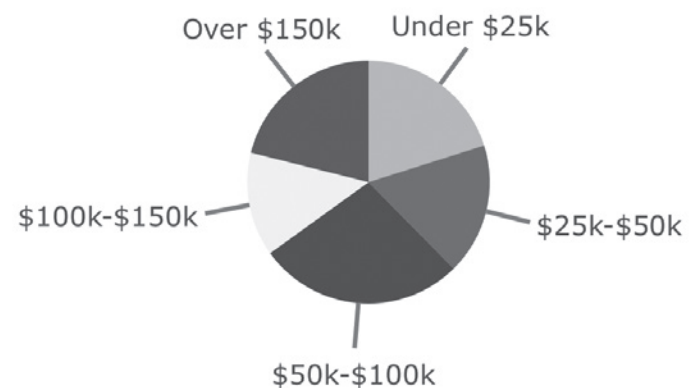


### Household Income

**\$68.5K** Median Income

**\$86.5K** 2028 Estimate

- ▲ 26% Growth Rate



### Age Demographics

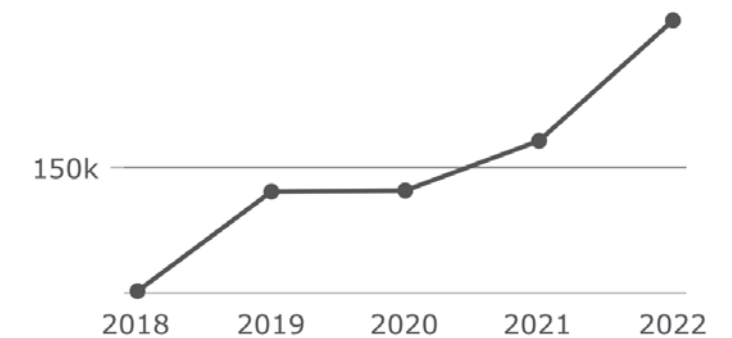
**31** Median Age

## 3-MILE

### Population

**159K**

- ▲ 2% compared to 156K in 2021
- ▲ 6% compared to 149K in 2018

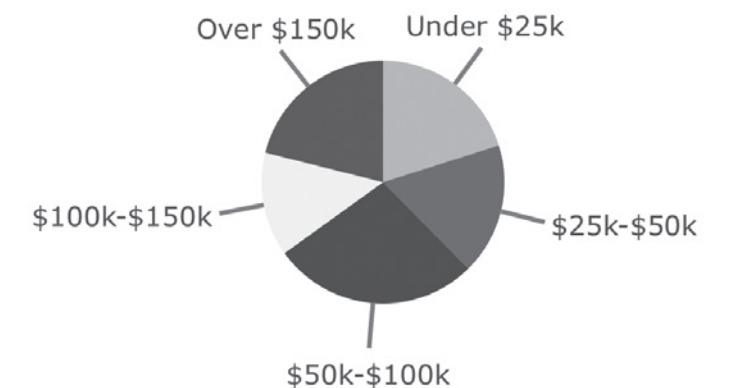


### Household Income

**\$67.9K** Median Income

**\$84.4K** 2028 Estimate

- ▲ 24% Growth Rate



### Age Demographics

**31** Median Age



**BUCHANAN**

CONTACT

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