



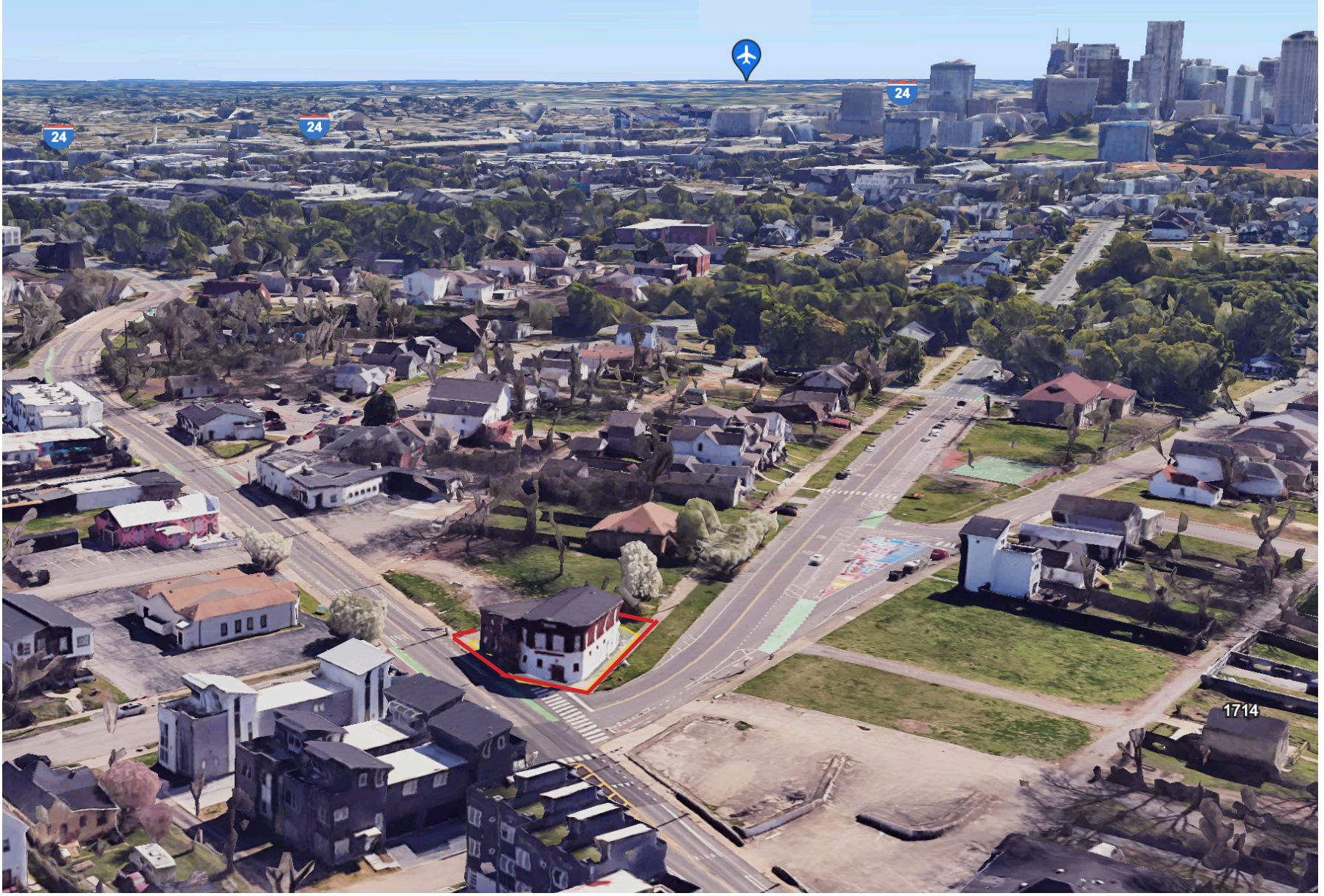
LEON'S LIQUORS

BUCHANAN

DETOUR

1015 Buchanan Street

FOR LEASE
5,490 SF



ABOUT THE PROPERTY

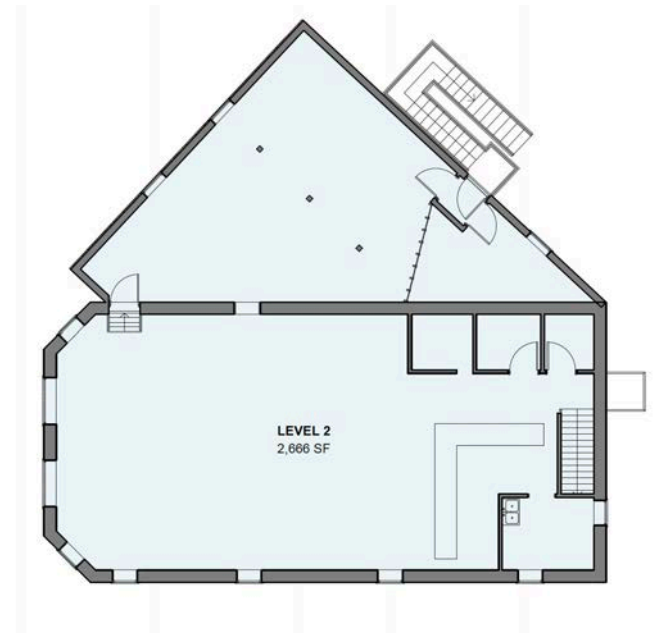
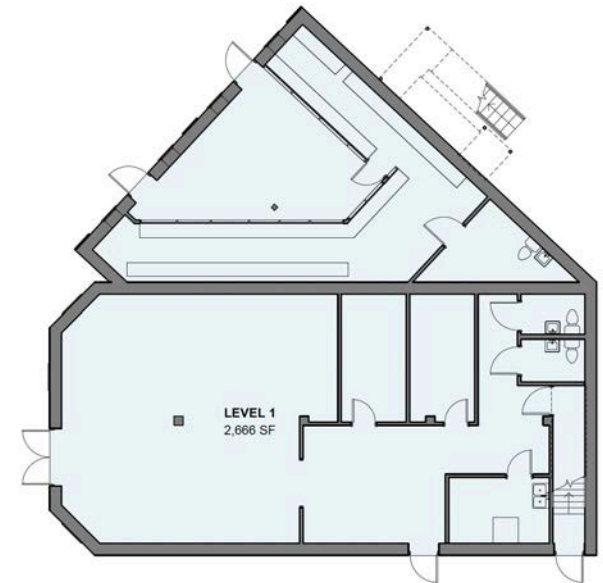
Highly recognizable building on the corner of Buchanan Street and Arthur Avenue, in the most uniquely evolving commercial corridor in Nashville, the Buchanan Arts District.

PROPERTY OVERVIEW

ADDRESS:	1015 Buchanan Street Nashville, Tennessee 37208
BUILDING SIZE:	Level 1 2,666 SF, Level 2 2,666 SF
LAND SIZE:	.09 Acres / 3,920 SF
LEASE RATE:	\$35 SF NNN

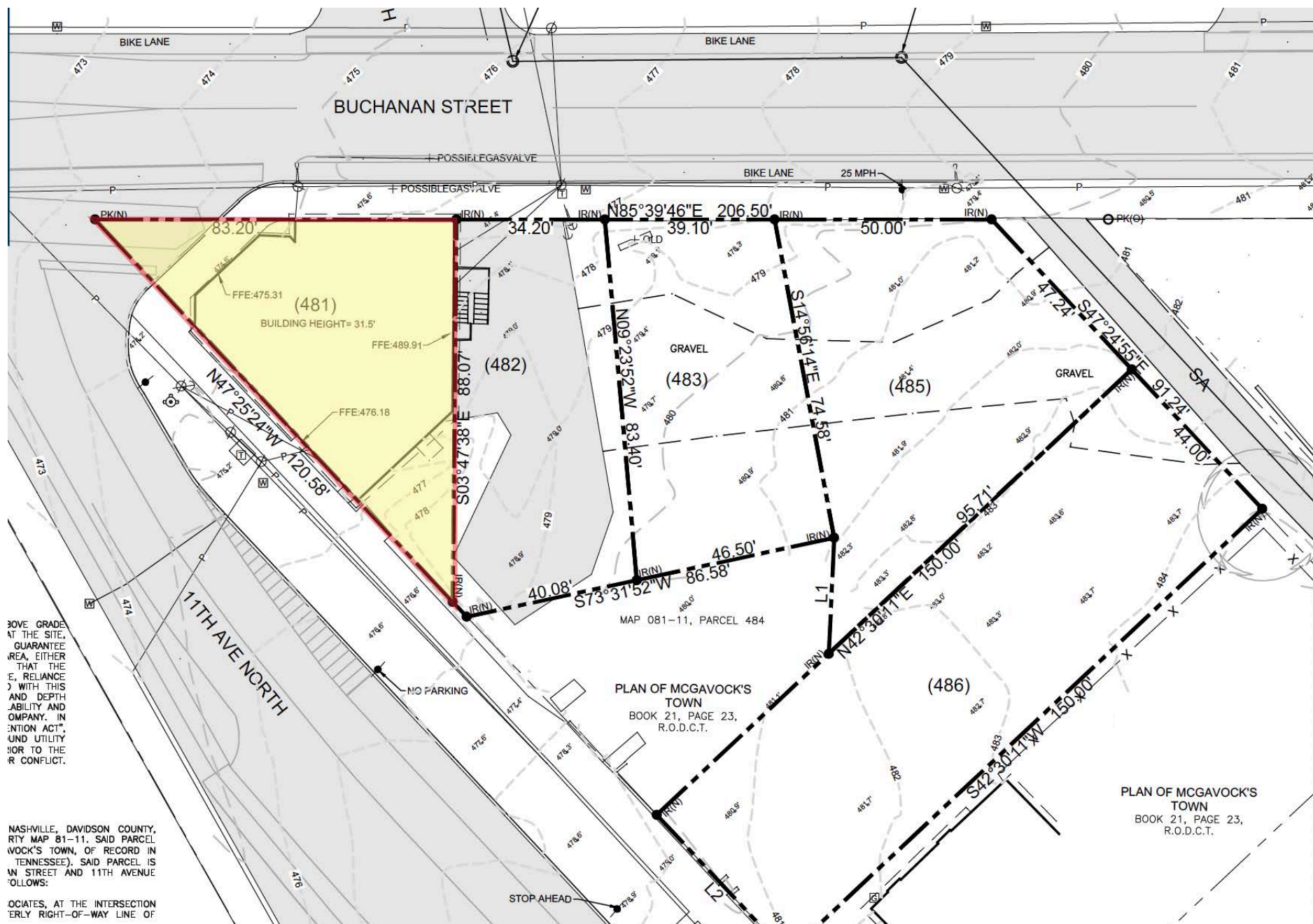
PROPERTY FEATURES

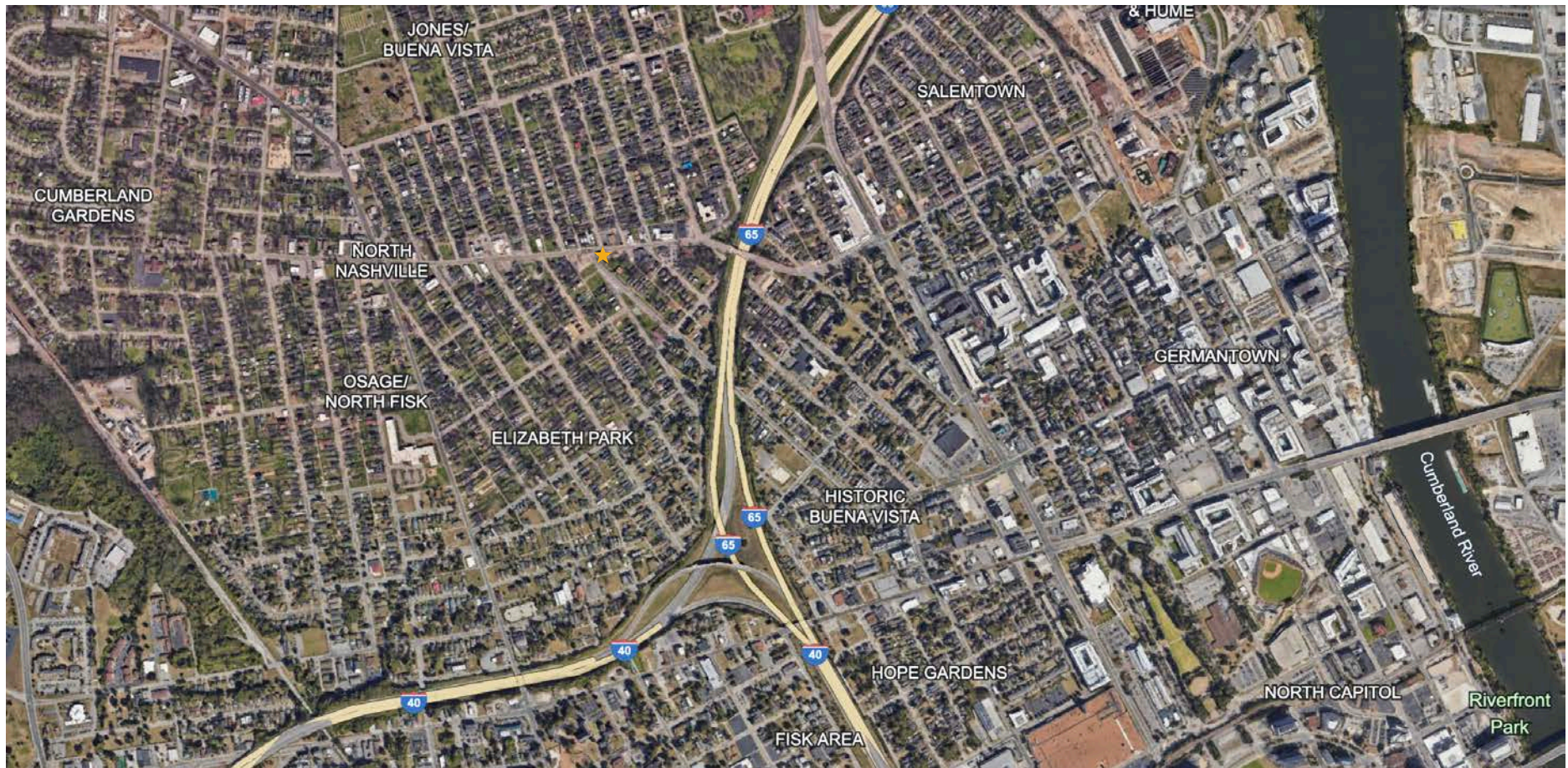
- Rare original brick structure in main street style, two levels
- Located in the Buchanan Arts District
- Designated as an Opportunity Zone
- Expansion Options
- In the Heart of North Nashville, less than 1 mile from Germantown
- 2 minutes from I-65 Exit & Less than 2 miles to Downtown,



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STREET OVERVIEW - A SMALL TOWN IN A BIG CITY

Buchanan Street originated as a major small town business corridor in the close shadow of a booming downtown Nashville in the early 1900s. Streetcars zipped up and down, and everything nearby residents needed, or wanted, was within walking distance.

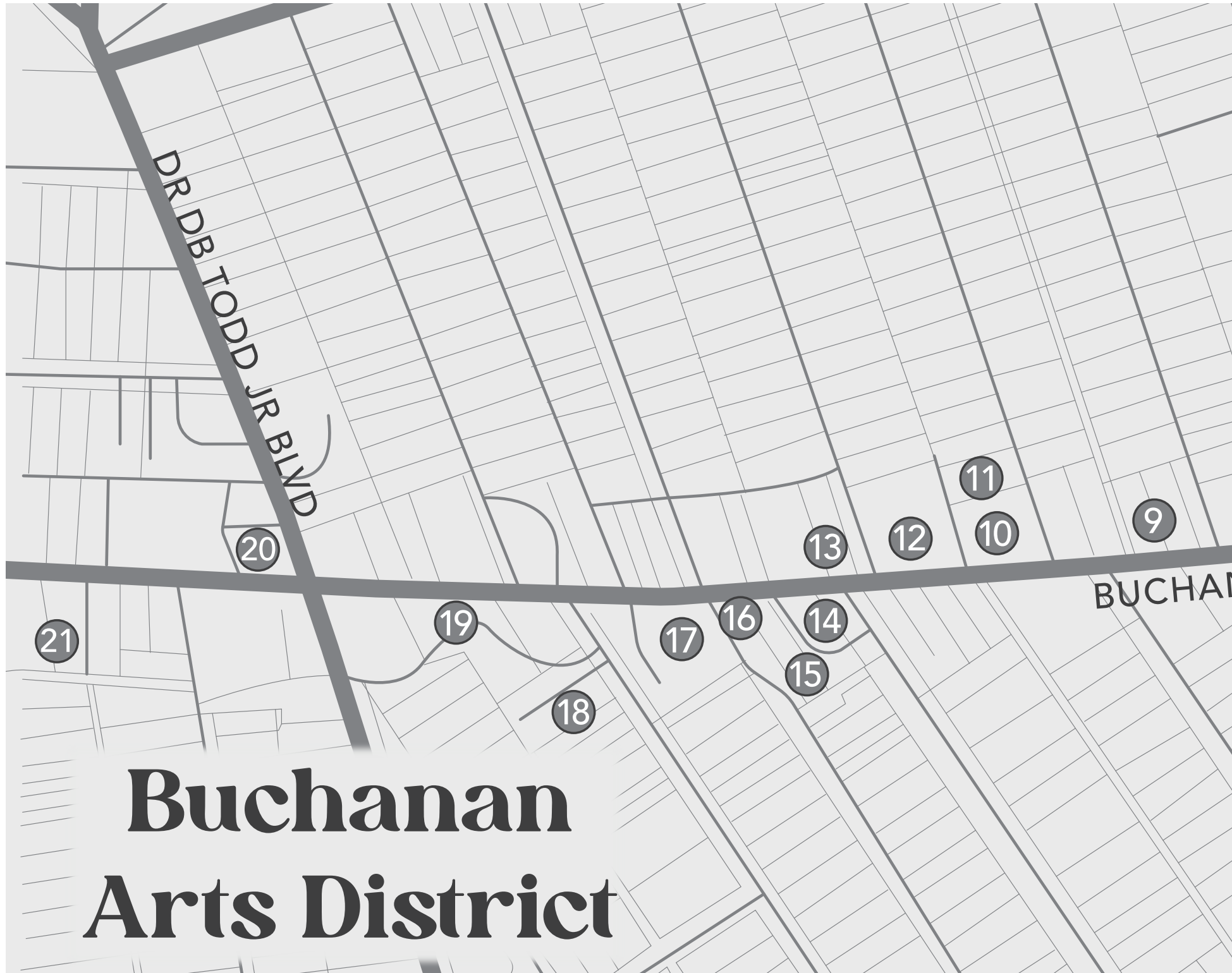
Most of the residential streets that run adjacent, on the North and South of Buchanan, are lined with sidewalks. Making for one of the most walkable neighborhoods in the city of Nashville.

Emerging around 2014, the Buchanan Arts District consists of artists, small businesses and community organizations on and surrounding Buchanan Street in the heart of North Nashville, Tennessee.



The Buchanan Street Corridor runs from 9th Avenue North to 22nd Avenue North and is bordered on all sides by five residential neighborhoods: Jones Buena Vista, Buena Vista Heights, Cumberland Gardens, Osage/North Fisk and Elizabeth Park.





Buchanan Arts District



- ① SLIM + HUSKY'S PIZZA,
NO FREE COFFEE
- ② INNERG JUICE,
THE DRESS THEORY
NISOLO
- ③ FLASH TATTOO,
VAN LEER STUDIOS
- ④ WILLIE B'S RESTAURANT
- ⑤ MINERVA
- ⑥ TIO FUN
- ⑦ CIAO HAUS (COMING SOON)
- ⑧ NASHVILLE JAZZ WORKSHOP
- ⑨ ARNOLD'S SOUTHERN COOKING
CONCEPT (COMING SOON)
- ⑩ THE SOUTHERN V
- ⑪ MUSIC CITY MUSCLE GYM
- ⑫ TRAP HOUSE WINGZ,
CENTRIC ARCHITECTURE,
JAVAE COFFEE,
THE HAMMONDS GROUP,
DON HARDIN GROUP,
GIDEON'S ARMY HQ
- ⑬ BAG LADY'S RESTAURANT,
PINNACLE BANK
- ⑭ DUCHESS SALON & STUDIOS,
KING CAMEO CUTS
- ⑮ BUCHANAN ARTS SCHOOL
- ⑯ ELEPHANT GALLERY
- ⑰ ARISTOCRAT SALON
- ⑱ CROSSROADS PETS
- ⑲ CROSSROADS CAFE
- ⑳ ED'S FISH HOUSE
- ㉑ QUEEN BEE INK,
ART AGENCY,
RANGERSTICH CUSTOM EMBROIDERY,
MARLEN LUGO STUDIO,
ORNETTE BREAD,
IAN BUSH STUDIO

BUCHANAN ARTS DISTRICT



N I S O L O



Marlen Lugo



Paul Collins

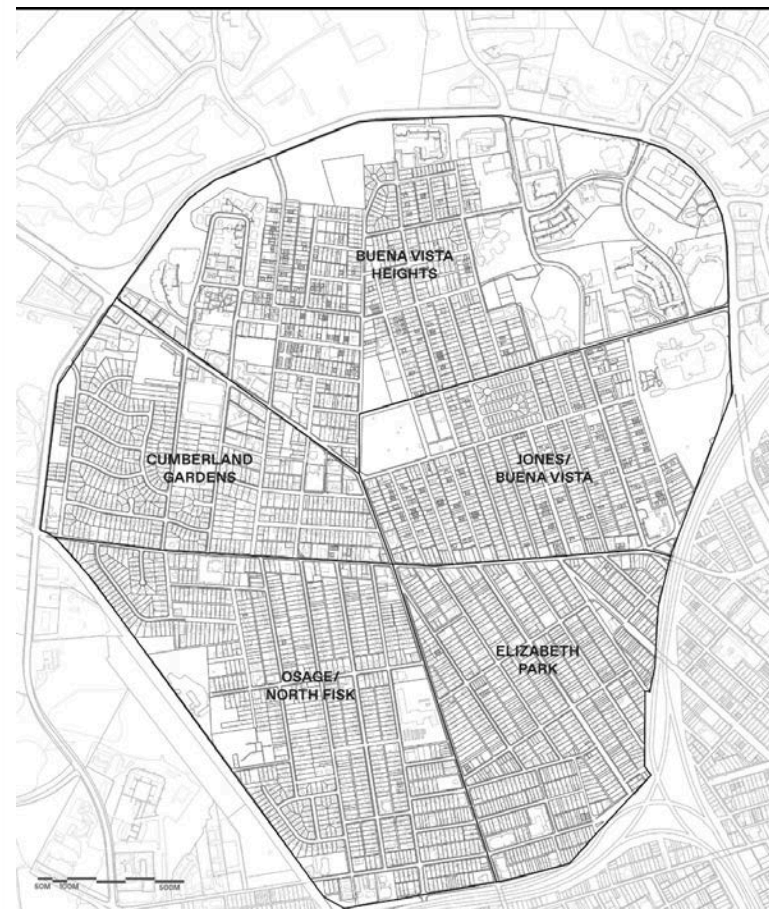


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DEVELOPMENT