

FOR SALE

.54 AC IN OPPORTUNITY ZONE

1100-1104
BUCHANAN STREET
Nashville, TN 37208



INVESTMENT HIGHLIGHTS

- + .54 AC for sale in a qualified opportunity zone
- + Mixed use zoning
- + Fully entitled for office/retail use
- + Conveniently located to interstate and downtown Nashville



www.cbre.us

CBRE

FOR SALE .54 AC IN OPPORTUNITY ZONE

1100-1104
BUCHANAN STREET
Nashville, TN 37208

Opportunity Zones attract capital into “economically distressed” areas by creating tax advantages for investors.



Investors can defer taxes on capital gains until 2026.



Capital must be placed in an opportunity fund within 180 days.



Unlimited capital can be reinvested into an opportunity fund.

2021



Must invest by 2021 to take advantage of tax benefits.

5
YEAR



Gains invested qualify for 10% reduction in amount of taxed gain.

7
YEAR



Gains invested qualify for 15% reduction in amount of taxed gain.

10
YEAR



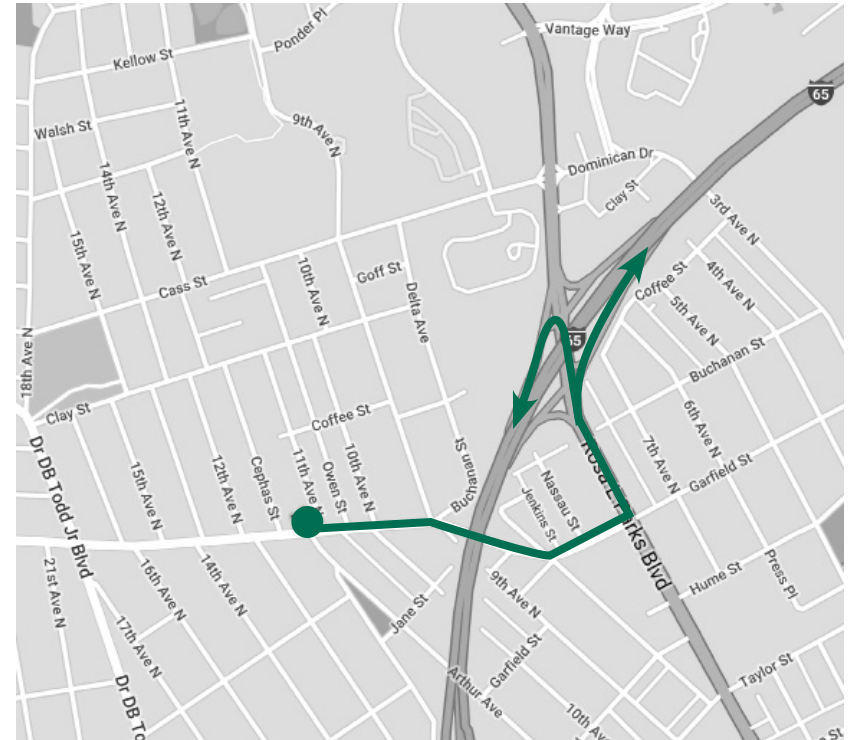
Opportunity Zone gains become tax exempt. (not including original capital gains)



FOR SALE .54 AC IN OPPORTUNITY ZONE

1 100-1104
BUCHANAN STREET
Nashville, TN 37208

Area Demographics	1 Mile	3 Miles	5 Miles
2018 Population	17,518	97,792	216,552
2018-2023 Annual Population Growth Rate	2.93%	2.49%	1.83%
2018 Avg. Household Income	\$52,300	\$57,416	\$68,632
2023 Avg. Household Income	\$64,854	\$68,453	\$78,826
Businesses	600	8,379	13,933
Daytime Employees	8,662	251,469	322,590



CONTACT US

BYRAN FORT

First Vice President
+1 615 493 9259
byran.fort@cbre.com

FRANK THOMASSON CCIM, SIOR

First Vice President
+1 615 493 9258
frank.thomasson@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.us

CBRE