

# For Sale

Office/Showroom/Retail Opportunity

**8,000 SF Building on 0.55 Acres**

50% leased with 50% available for an owner-user

2910-2912 Sidco Dr | NASHVILLE, TN 37204



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# Property Details



2912 Sidco Drive presents a prime office/showroom/retail opportunity in a high-visibility South Nashville corridor. The  $\pm 8,000$  SF building sits on 0.55 acres and is split between 3,800 SF available and 3,800 SF leased to Stone Source through 11/30/2031, offering stable income with immediate owner-user potential. Excellent access to I-65, strong signage, and ample parking enhance its appeal.

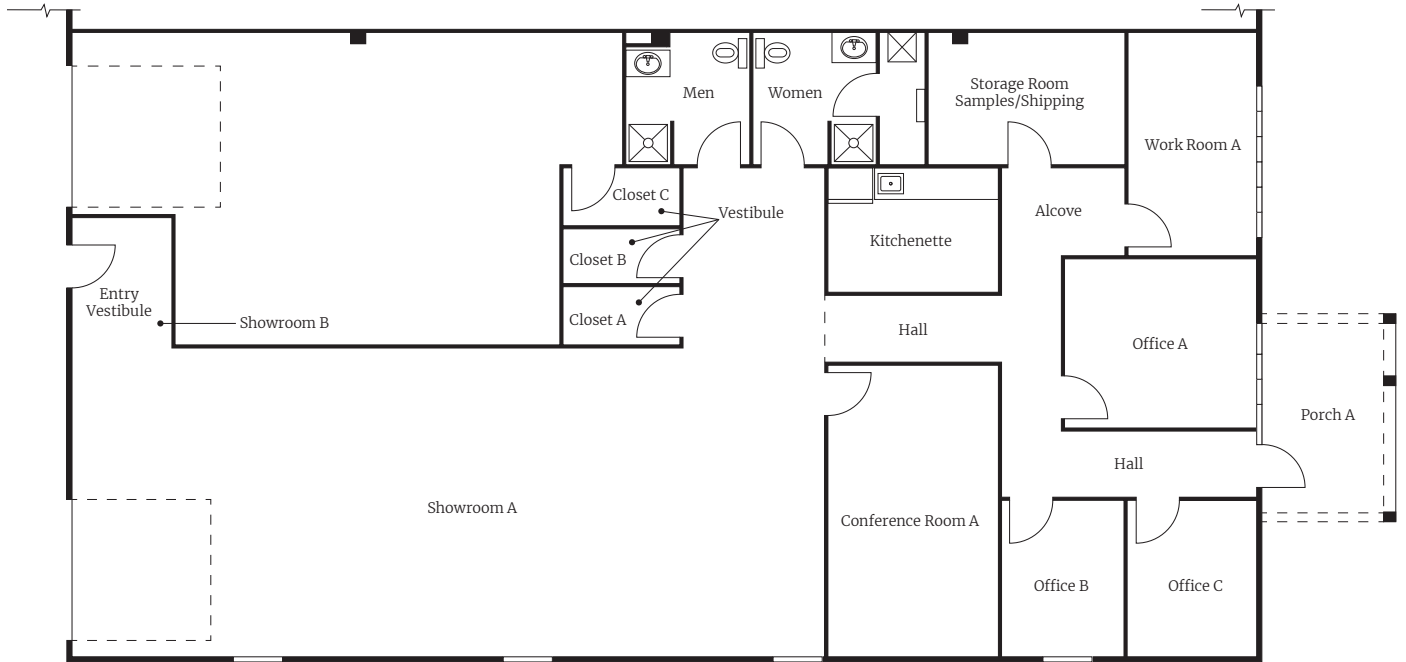
## PROPERTY HIGHLIGHTS

-   $\pm 8,000$  SF Building on 0.55 Acres
-  3,800 SF Available  
3,800 SF Leased till 11/30/2031
-  Ideal Owner-User Opportunity
-  Ample On-Site Parking
-  Excellent Street Visibility
-  Easy Access to I-65



# Floorplan (SIDCO 2910)

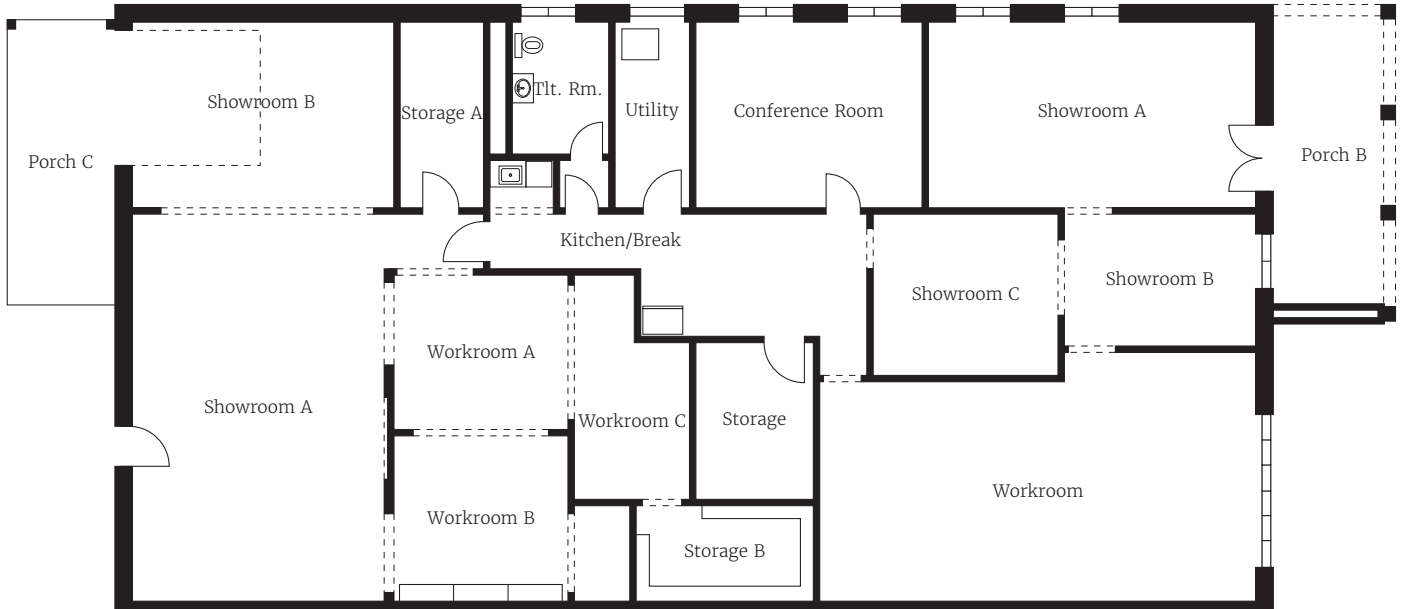
Leased to Stone Source | 3,800 SF | Lease Expiration: 11/30/2031





# Floorplan (SIDCO 2912)

Vacant | 3,800 SF Available





# Area Amenities & Developments





# Area Demographics

WITHIN 5-MILE RADIUS



**32.5**  
MEDIAN AGE



**\$75K**  
MEDIAN HOUSEHOLD INCOME



**\$582K**  
AVERAGE NEW HOME PRICE



**16,991**  
TOTAL BUSINESSES

## Labor Division

**70.2%**  
WHITE COLLAR

**16.8%**  
BLUE COLLAR

**13.1%**  
SERVICES



Source: Esri forecasts for 2024 and 2029



For more information, contact:

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