

±6,219 SF Available

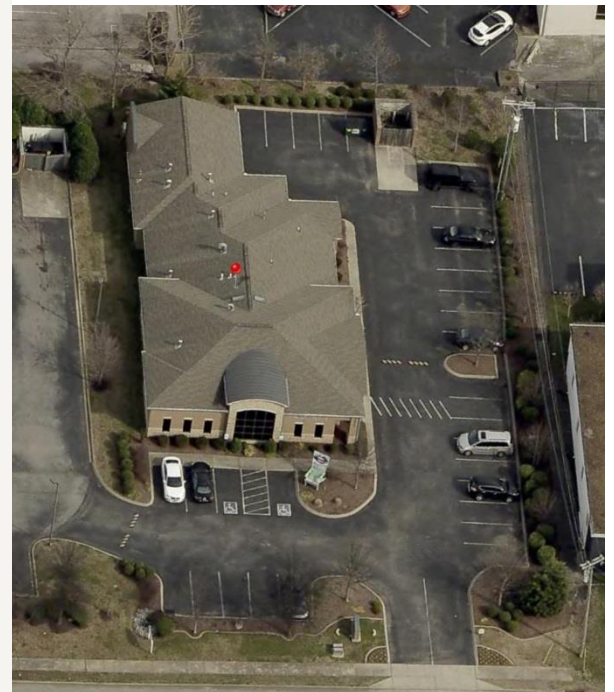
Medical Office Investment Opportunity on Sidco Drive in the One Hundred Oaks Submarket

2908 Sidco Drive, Nashville, TN 37204



HIGHLIGHTS

- Medical Office Investment Opportunity on Sidco Dr. In the One Hundred Oaks Submarket
- ±6,219 SF on ±0.69-acre site
 - Existing lease in place through April 30th of 2029 with an option to extend for an additional 5 years
 - Approximate net operating income for twelve-month period from May 1st, 2025 - April 30th, 2026 is \$174,000.00
 - Existing tenant is Smile Brands of Tennessee
 - Contact brokers for details on the existing lease
- Impeccably maintained property
- Sale Price: \$3,050,000
- Parking lot recently sealed and striped
- (3) Zoned HVAC systems
- (32) Parking spaces (5 per 1,000 SF)
- (1) Full kitchen
- Two-car secure attached garage parking
- Visibility from Thompson Lane and Sidco Drive
- Prime location near Berry Hill, Melrose, Fairgrounds, 12 South, and Wedgewood-Houston
- Convenient access to I-440 and I-65



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211

T: 615.256.3189 / F: 615.254.4026

For Sale
±6,219 SF
Commercial Building

2908 Sidco Drive
Nashville, TN 37204
Davidson County

**CHARLES
HAWKINS CO.**



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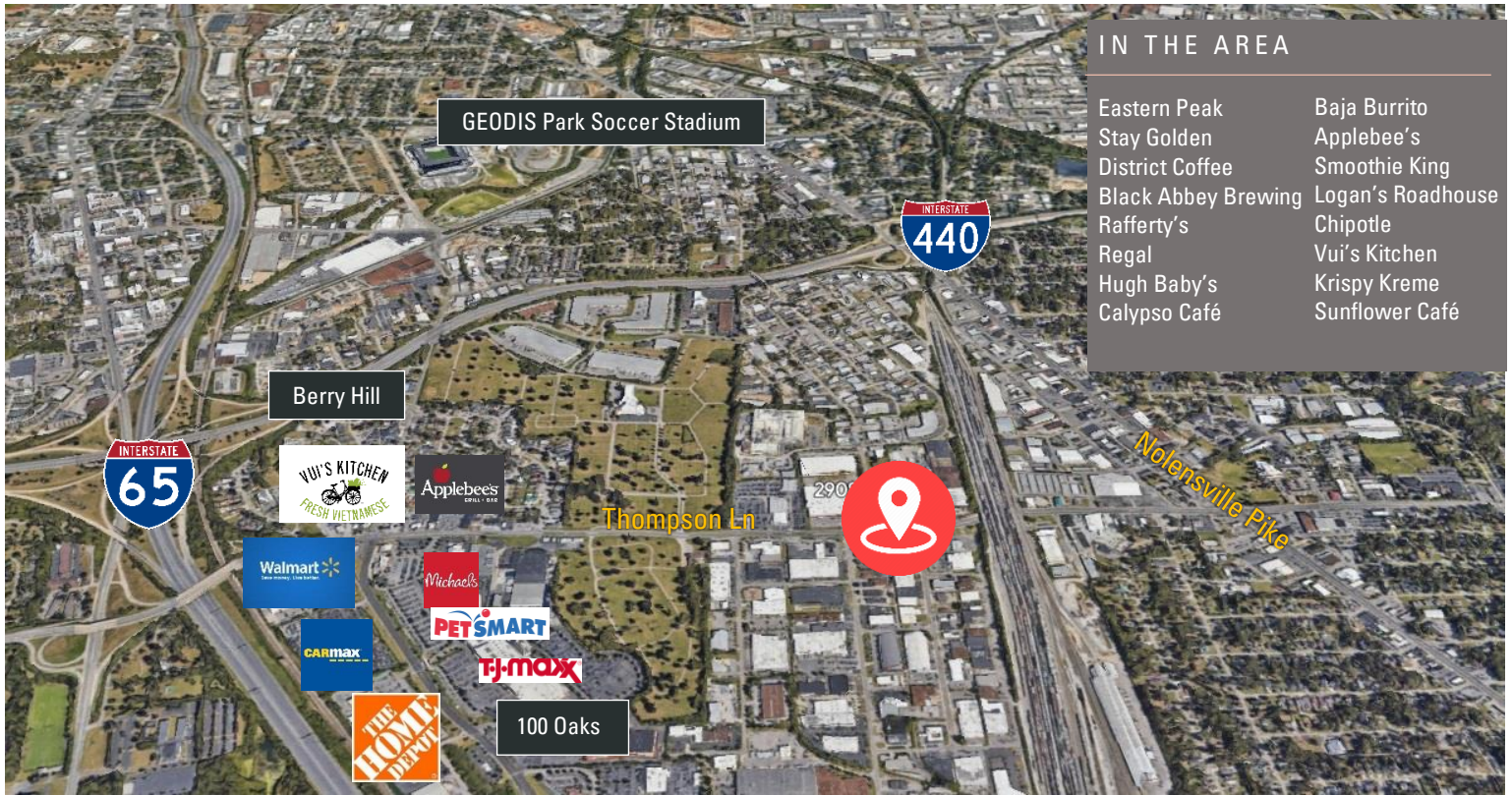
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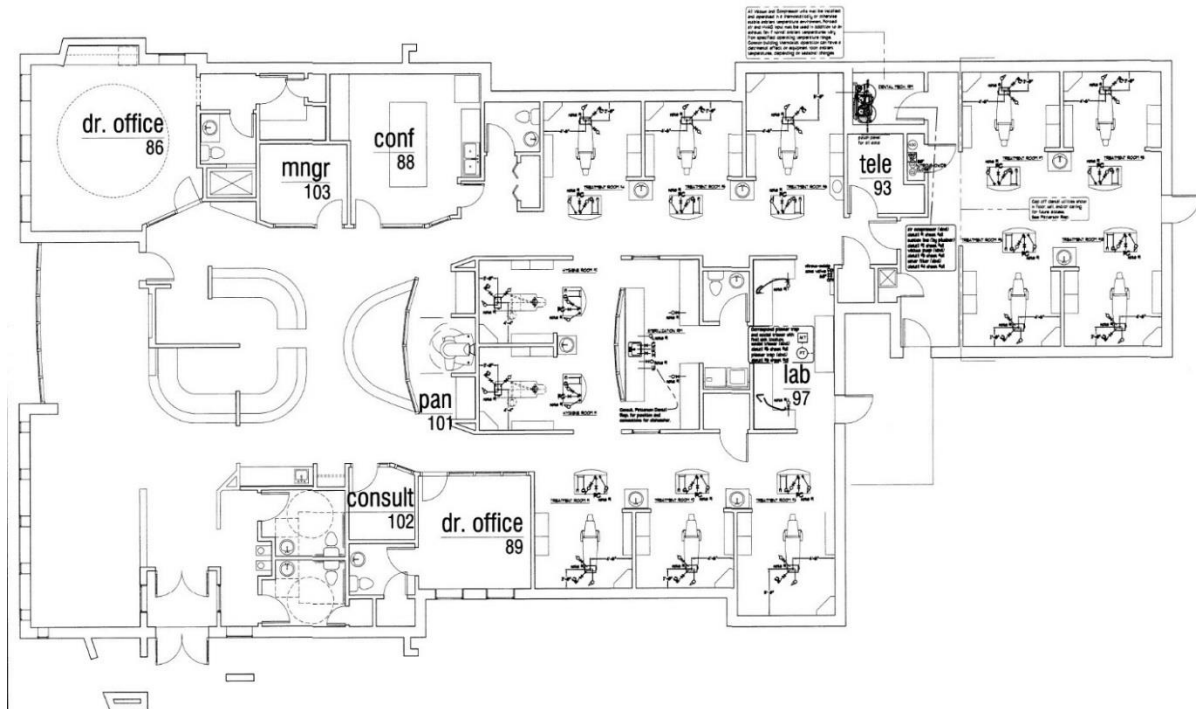
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 Nashville, TN 37204
 Davidson County

CHARLES
 HAWKINS CO.



- IN THE AREA**
- Eastern Peak
 - Stay Golden
 - District Coffee
 - Black Abbey Brewing
 - Rafferty's
 - Regal
 - Hugh Baby's
 - Calypso Café
 - Baja Burrito
 - Applebee's
 - Smoothie King
 - Logan's Roadhouse
 - Chipotle
 - Vui's Kitchen
 - Krispy Kreme
 - Sunflower Café

FLOOR PLAN



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