

For Sale or Lease

Office/Showroom/Retail Opportunity

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 $\pm 7,600$ SF building sits on 0.55 acres with 3,800 SF leased to Stone Source through 11/30/2031. The remaining 3,800 SF is available, offering stable income for a buyer with immediate owner-user potential. Excellent access to I-65, strong signage, and ample parking enhance its appeal.

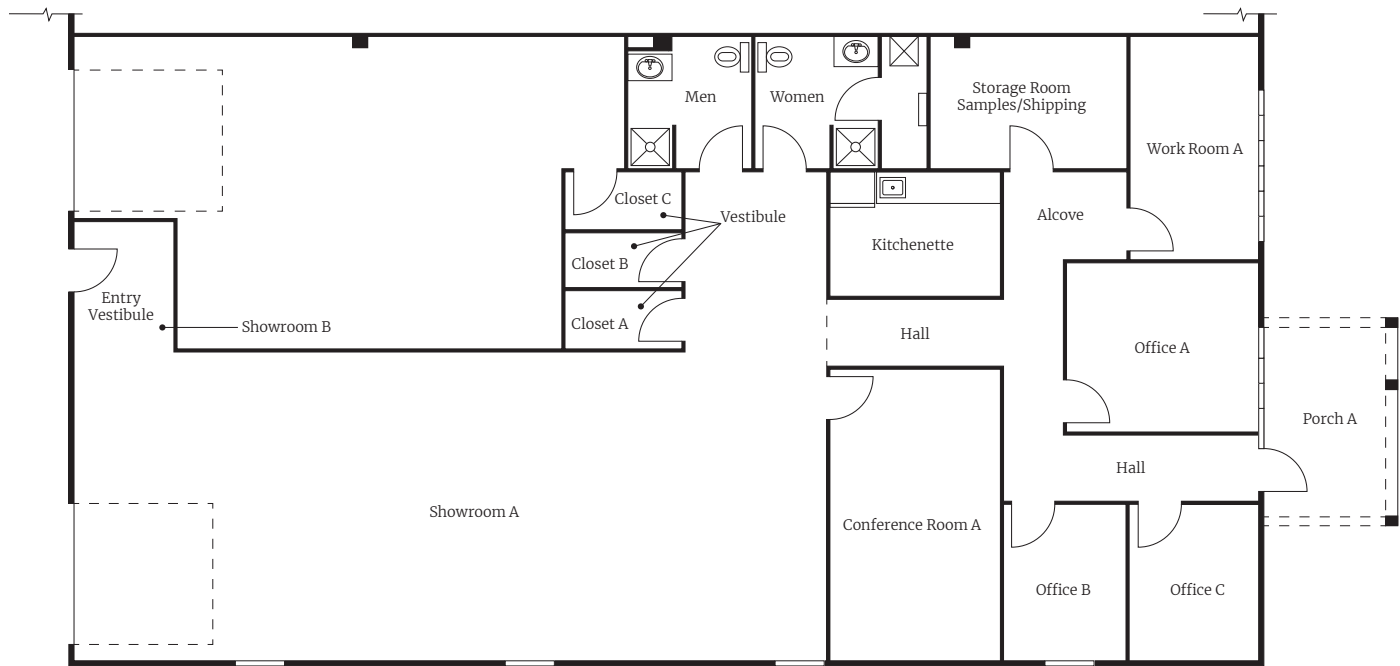
PROPERTY HIGHLIGHTS

-  $\pm 7,600$ 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 (2910)

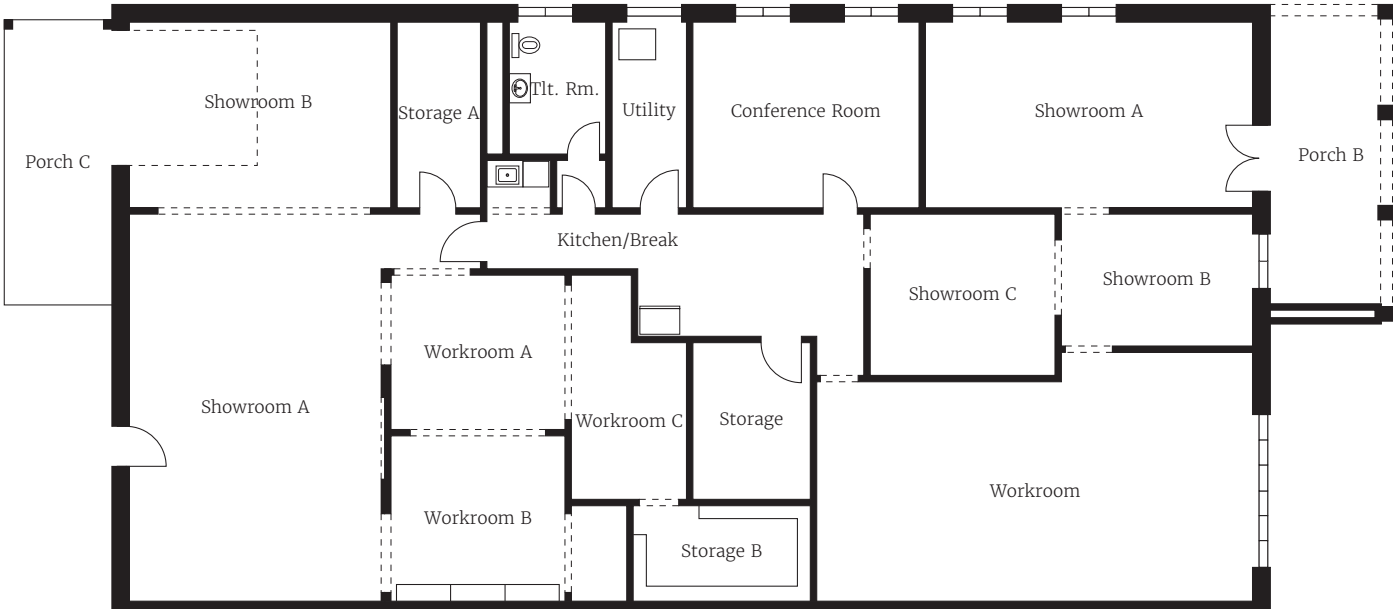
3,800 SF | Leased to Stone Source | Lease Expiration: 11/30/2031





Floorplan (2912)

3,800 SF | Vacant





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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