

FOR SALE

±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 Hope Smiles
 - 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.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±6,219 SF
Commercial Building

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Davidson County

**CHARLES
HAWKINS CO.**



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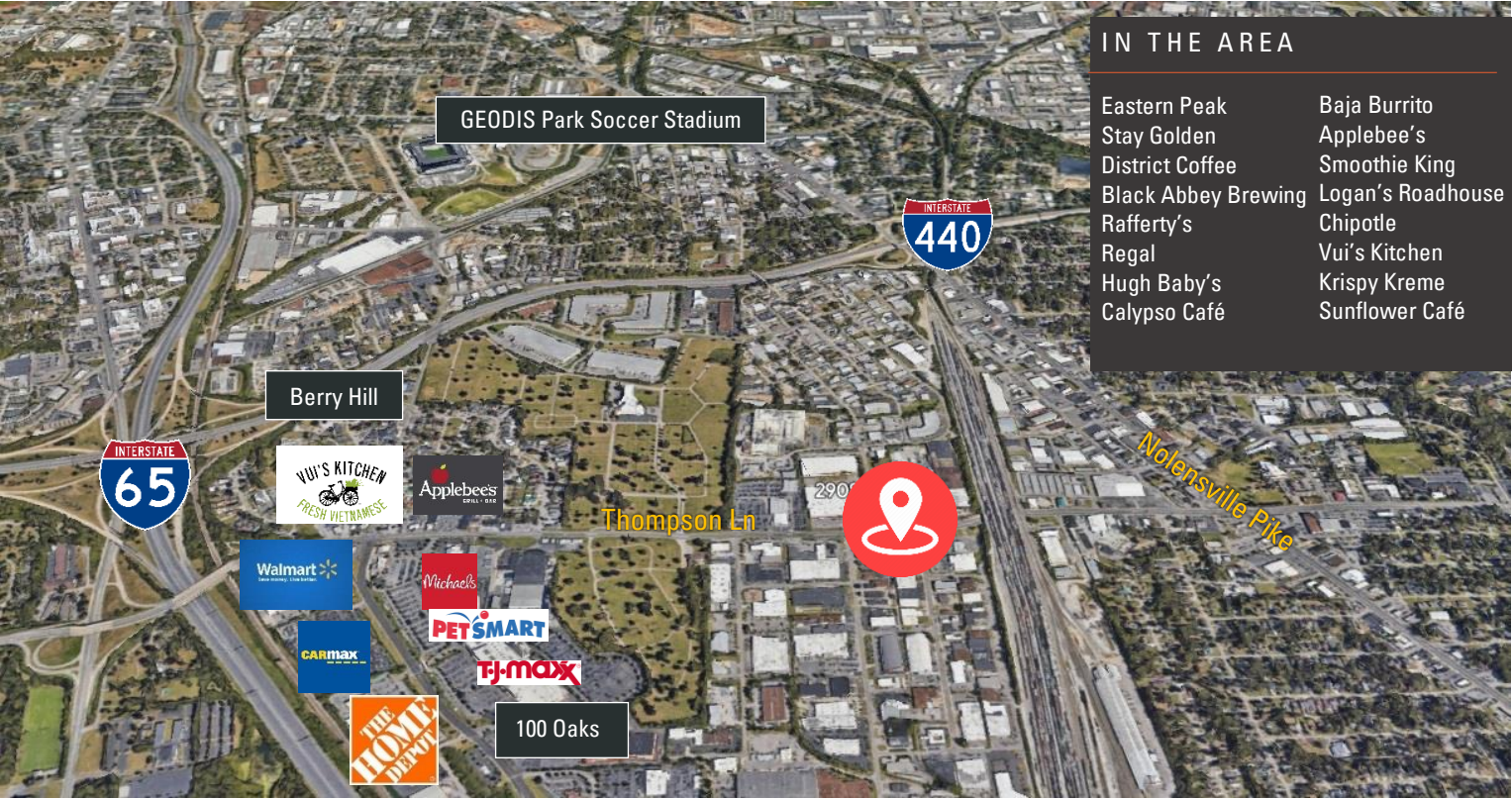
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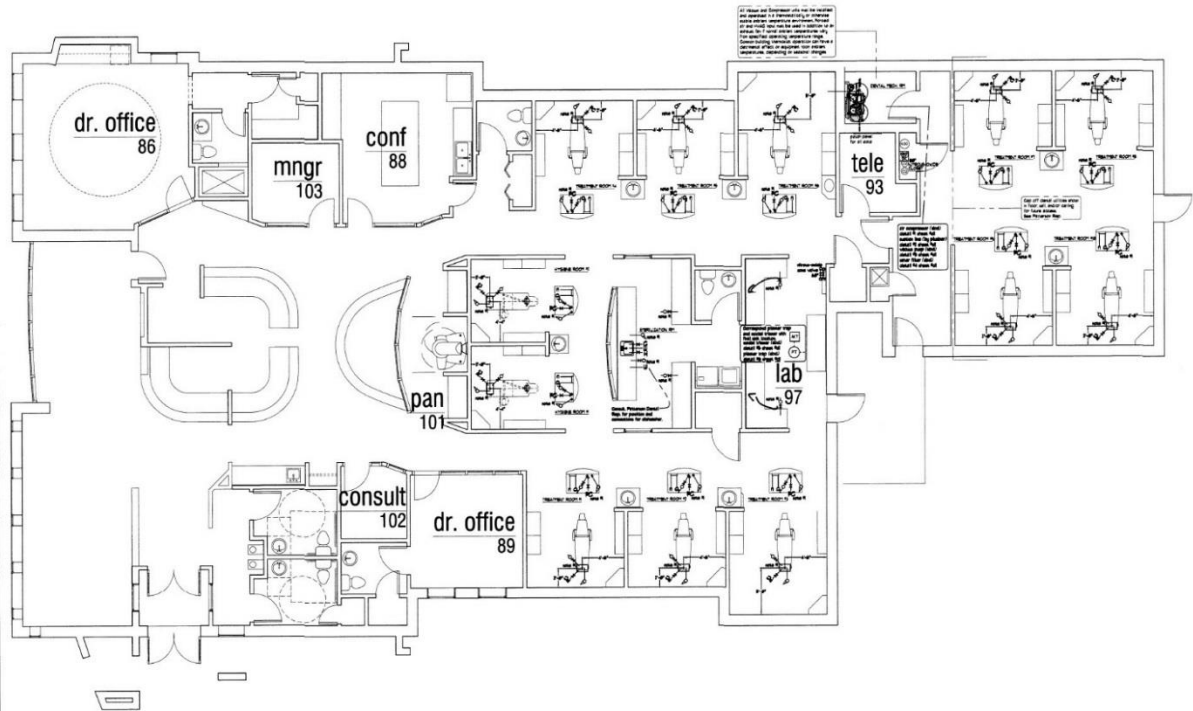
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IN THE AREA

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

FLOOR PLAN



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