

# HIGH PROFILE RETAIL PROPERTY **FOR LEASE**

GREAT INTERSTATE VISIBILITY



**4319 SIDCO DR. | NASHVILLE, TN**  
PERFECT LOCATION FOR RETAIL, RESTAURANT, MEDICAL OR OFFICE

10,445 SF Free Standing Building • 1.33 Acres & 190 Feet of Interstate Frontage

120 On-Site Parking Spots & Shared Access with 373 Total Spaces

Immediately Available • Pylon Signage Included • 288 SF of Signage Permitted

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## TRAFFIC COUNTS (CPD)

I-65	±158,000
Sidco Drive	±11,000
Sidco @ Harding	±23,000
Harding @ I-65	±26,400

6.4 Miles to Downtown Nashville (Bridgestone Arena)

3 Miles to Brentwood (exit 74, Old Hickory Blvd)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,160	72,540	220,107
AVG. HOUSEHOLD INCOME	\$86,049	\$74,902	\$81,098

