

# RETAIL SPACE IN MURFREESBORO

*for lease*

2,400 SF AVAILABLE



## overview

ADDRESS	3053 Medical Center Pkwy. Murfreesboro, TN 37129
SUBMARKET	Murfreesboro
USE	Class-A Retail
BUILDING SIZE	10,800 SF
AVAILABLE	2,400 SF
PARKING	88 Spaces
RATE	\$37 NNN
DELIVERY	Immediate

## highlights

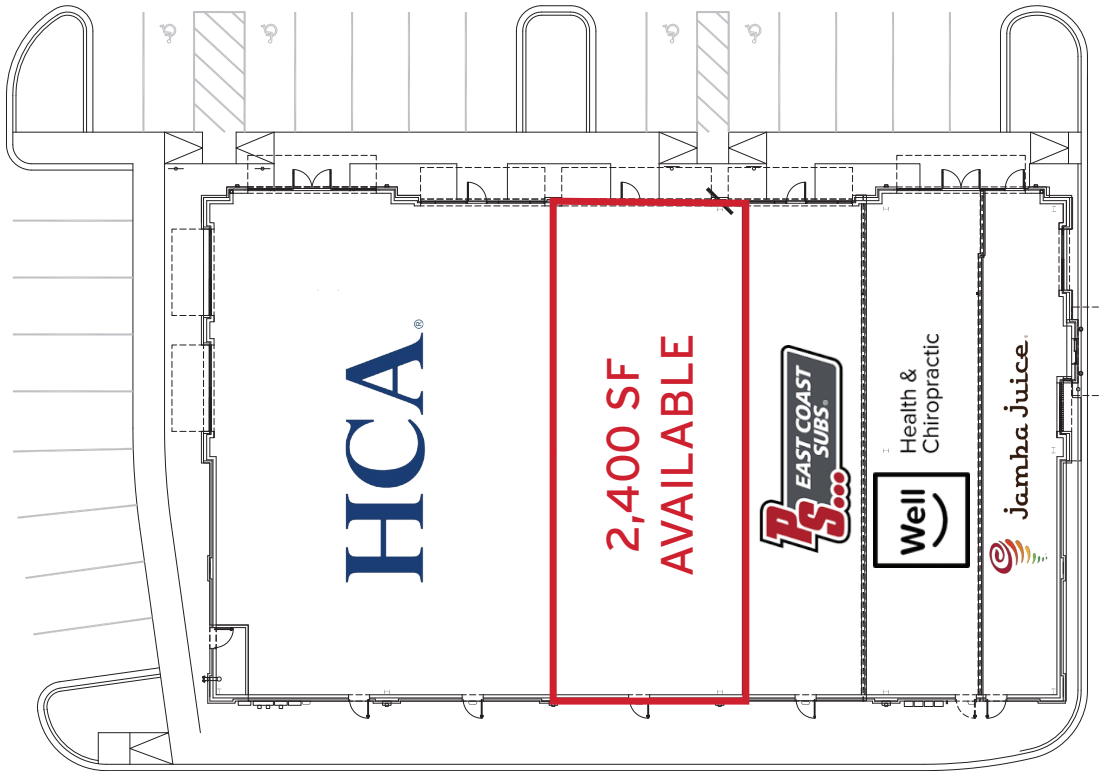
Located in the fastest-growing section of Medical Center Parkway with 5 hotels, multi-family, and additional retail and restaurants planned

Next to proposed CareNow Urgent Care and Dunkin' Donuts

## location



*tenants & available space*

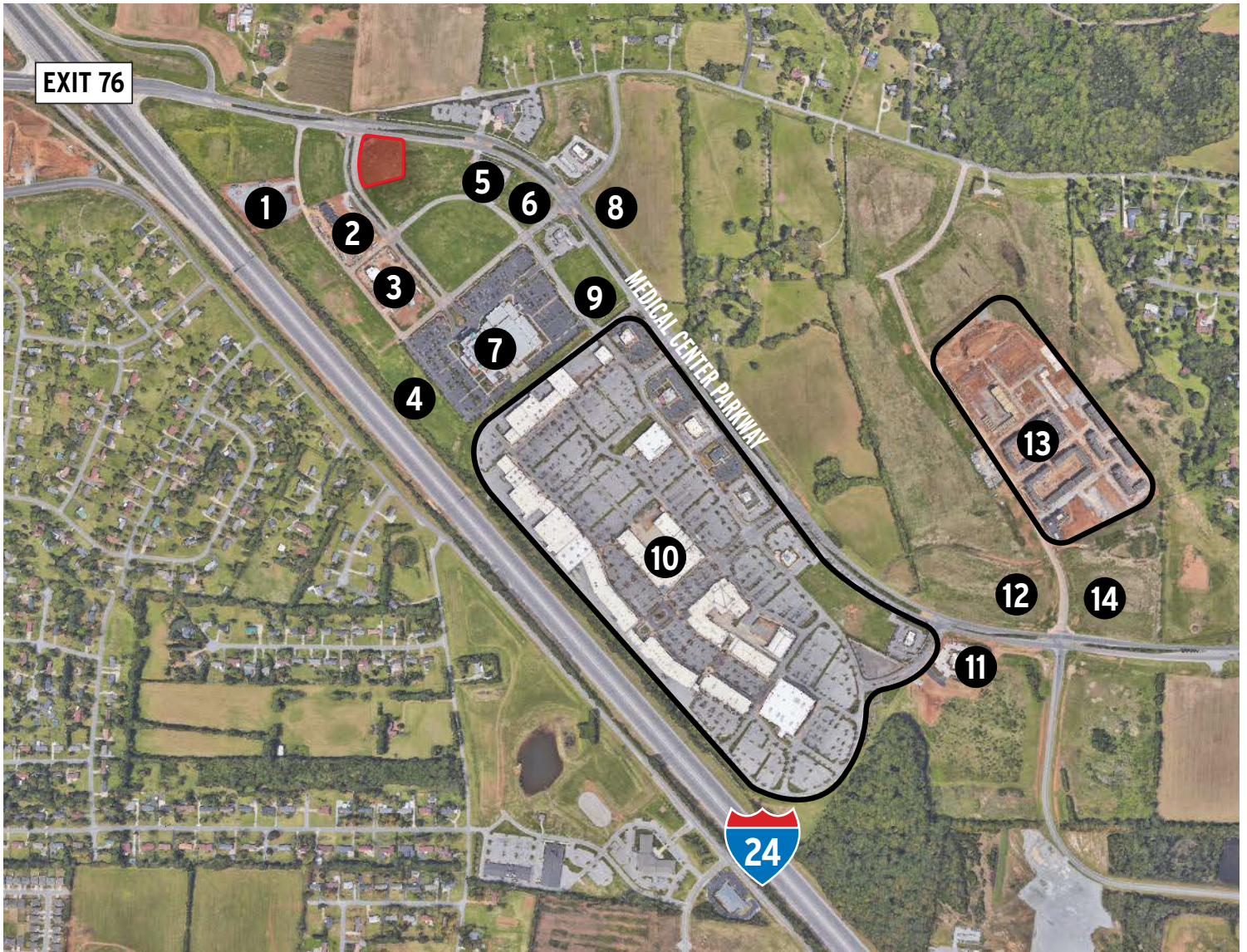


*demographics*

	1 Mile	3 Mile	5 Mile
<b>Population</b>	3,926	39,044	106,822
<i>Proj. 2021</i>	4,603	44,466	119,035
<b>Median Age</b>	33.4	34.2	32.7
<b>Households</b>	1,564	14,390	40,347
<b>Avg. Household Income</b>	\$75,912	\$77,090	\$69,455
<i>Proj. 2021</i>	\$84,996	\$85,551	\$76,749

**AVERAGE DAILY TRAFFIC**

33,598 Cars per Day at Medical Center Parkway and Conference Center Drive



- |                                      |  |
|--------------------------------------|--|
| 1 HOLIDAY INN                        | 9 CHICKEN SALAD CHICK  |
| 2 RESIDENCE INN                      | 10 THE AVENUE: Belk, Barnes & Noble, Bed Bath & Beyond, Best Buy, Dick's Sporting Goods, Petco, Michael's, Newk's, Bar Louie, BJ's, Culver's |
| 3 HILTON GARDEN INN                  | 11 Peter D's   |
| 4 COURTYARD BY MARRIOTT              | 12 Core Life Eatery, Pizza Rev   |
| 5 SUBWAY                             | 13 LC Henley Station   |
| 6 JONATHAN'S GRILL                   | 14 Zoe's Kitchen, Freebirds, Volunteer State Bank  |
| 7 EMBASSY SUITES & CONFERENCE CENTER |  |
| 8 MCDONALD'S                         |  |

*for more information, contact*