

1 RETAIL SPACE LEFT!



HIGHLIGHTS

ADDRESS	2306-2330 Medical Center Pkwy. Murfreesboro, TN 37129
SUB-MARKET	Murfreesboro, TN
USE	Class-A Retail
SIZE	3 Buildings ±28,000 SF
AVAILABLE	3,360 SF - Will Subdivide SEE ATTACHED SITE PLANS
PARKING	8:1000
RATE	\$36 NNN

BUILDING 4, 5, & 6 READY FOR DELIVERY

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



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	3,926	39,044	106,822
# HOUSEHOLDS	1,564	14,390	40,347
AVG. HOUSEHOLD INCOME	\$75,912	\$77,090	\$69,455
MEDIAN AGE	33.4	34.2	32.7

Projected 2021 Population: 4,603 / 44,4066 / 119,035

Projected 2021 Avg. Household Income: \$84,996 / \$85,551 / \$76,749

(1 Mile / 3 Mile / 5 Mile)

TRAFFIC COUNTS: 33,598 CPD @ Medical Center Pkwy./Conference Center Dr.



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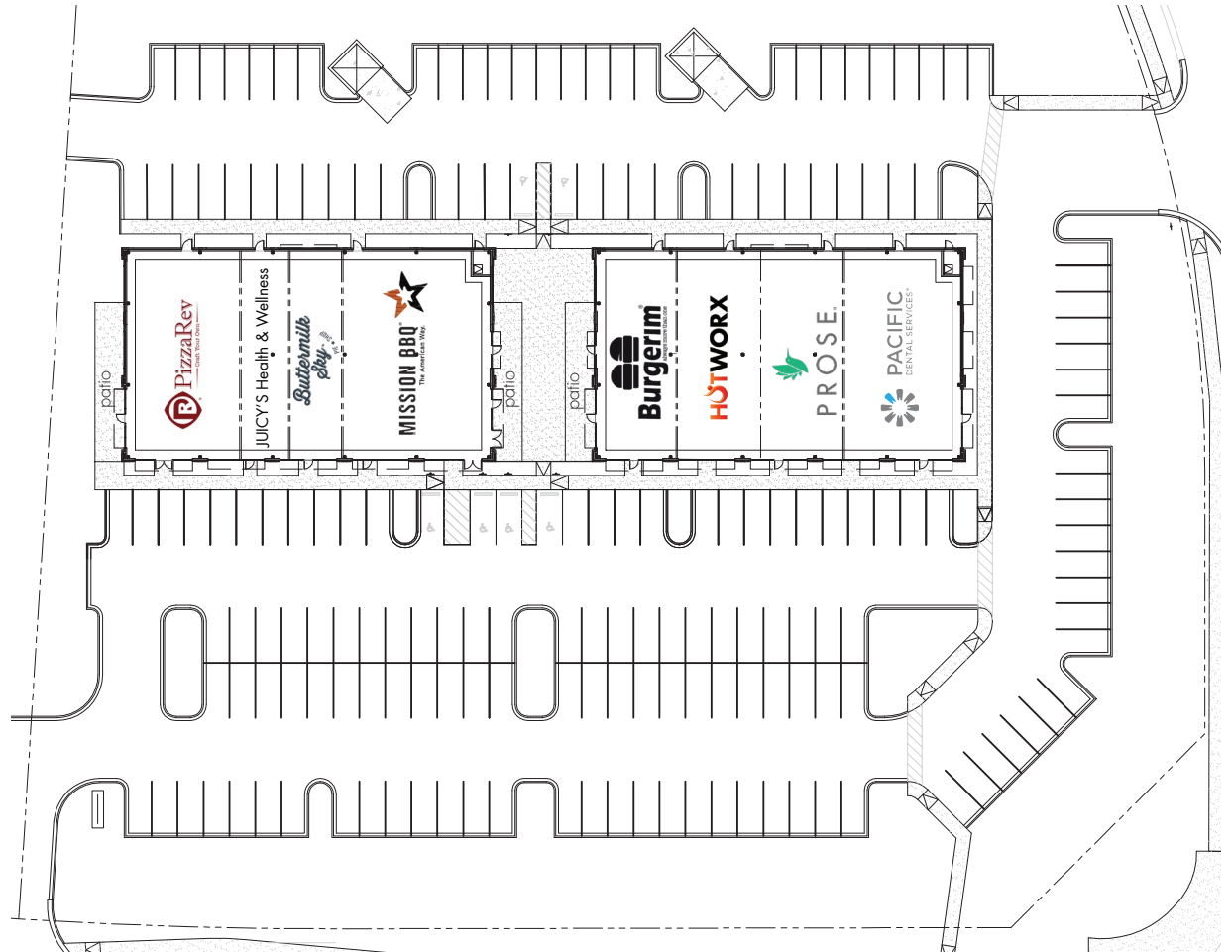
1 RETAIL SPACE LEFT!

ROSE CORNER

BUILDING 6



BUILDINGS 4 & 5



1 RETAIL SPACE LEFT!

ROSE CORNER

POINTS OF INTEREST

- 1 Holiday Inn
- 2 Residence Inn
- 3 Pie Five, Penn Station, Jamba Juice
- 4 Hilton Garden Inn
- 5 Courtyard by Marriott
- 6 Subway
- 7 Jonathan's Grill
- 8 Embassy Suites & Conference Center
- 9 McDonald's
- 10 Chicken Salad Chick
- 11 THE AVENUE SHOPPING CENTER
Belk | Barnes & Noble | Bed Bath & Beyond | Best Buy | Dick's Sporting Goods | Petco | Michael's | Newk's Bar Louie | BJ's | Culver's
- 12 Peter D's
- 13 LC Henley Station
- 14 Zöe's Kitchen | Volunteer State Bank Freebirds

