

**FOR LEASE**

2100 Medical Center Parkway  
Murfreesboro, TN 37129

**GROUND LEASE OR  
BUILD-TO-SUIT**

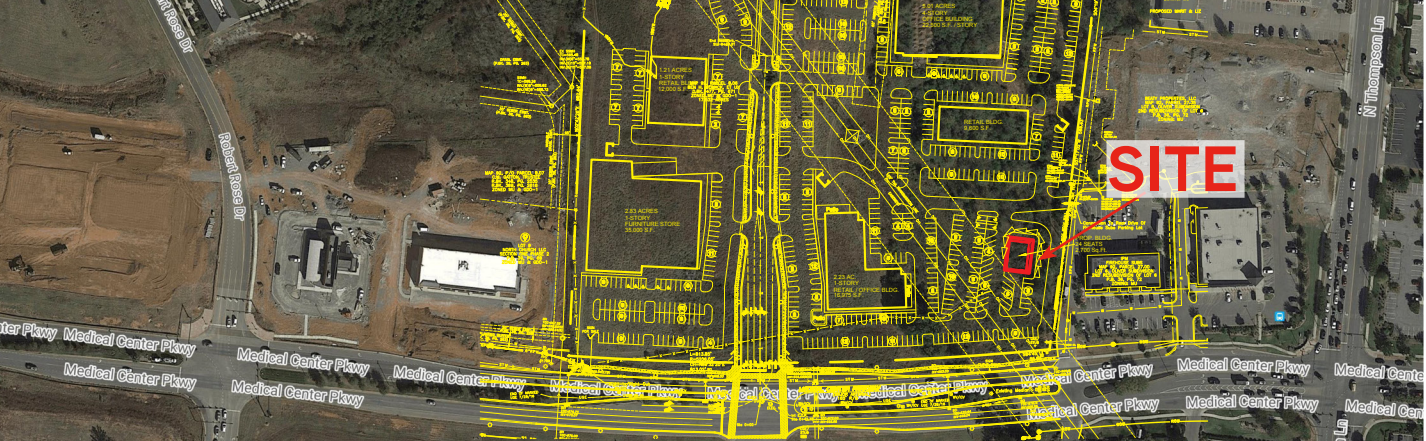
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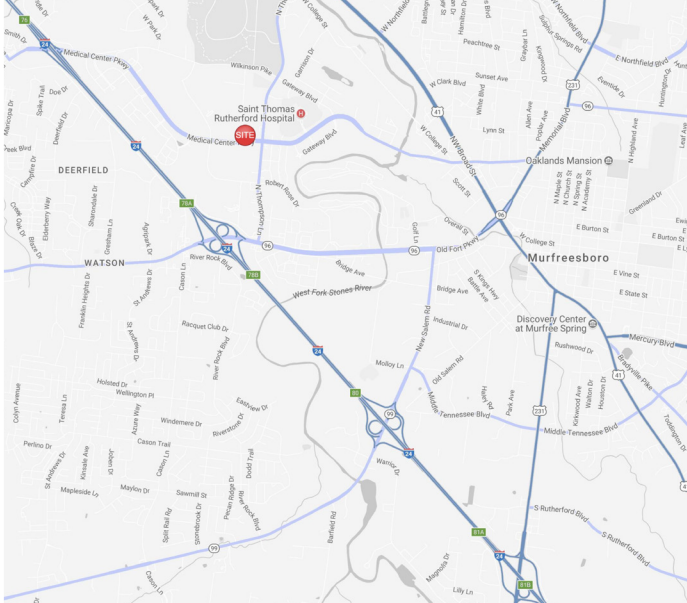
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# 2100 Medical Center Parkway Murfreesboro, TN 37129

FOR LEASE



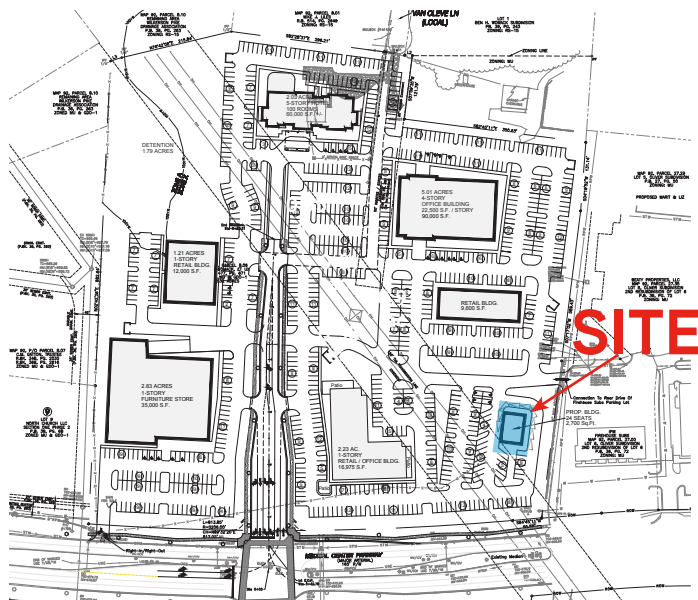
## Site Features

- Outparcel - 2,400 to 4,000 SF building on Medical Center Parkway available - ground lease or build-to-suit
- Access provided at a signalized intersection on Murfreesboro's main retail corridor
- Strategically positioned in major regional retail trade area with Consumer Expenditures in excess of \$1.16 B within a 3-mile radius
- Critical mass of regional retailers (8.4 MM SF) and the Ascension / St. Thomas Regional Medical Center provides a recurring consumer trade on Medical Center Parkway with 45,578 daily employees within a 3-mile radius
- Favorable population density in excess of 52,000 with an average HH income in excess of \$72,530 within a 3-mile radius
- Strong traffic counts along Medical Center Parkway - 25,331 ADT

## Lease Rate

## Contact Agent

## Proposed Site Plan



## 2017 Demographics

	1 MILE	3 MILE	5 MILE
Population	1,734	52,058	140,497
Average HH Income	\$67,023	\$72,530	\$71,521
Traffic Count	25,331 on Medical Center Parkway		

## Contact Us

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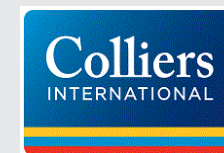
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