

1 RETAIL SPACE LEFT  
**FOR LEASE**

3053 MEDICAL CENTER PARKWAY  
MURFREESBORO, TN 37129



 **SOUTHEAST VENTURE** &  
REAL ESTATE • DESIGN • DEVELOPMENT



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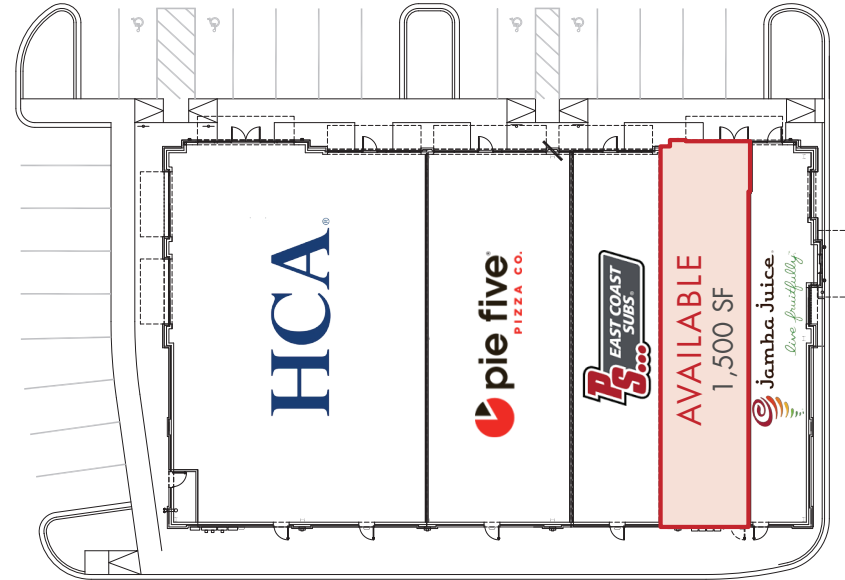
## HIGHLIGHTS

ADDRESS	3053 Medical Center Parkway   Murfreesboro, TN 37129
SUB-MARKET	Murfreesboro, TN
USE	Class-A Retail
BUILDING SIZE	10,800 SF
AVAILABLE	1,500 SF
PARKING	88 Spots
RATE	\$34 NNN

### IMMEDIATE DELIVERY

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

Next to Proposed Medical Office Building



## 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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## POINTS OF INTEREST

- 1 Holiday Inn
- 2 Residence Inn
- 3 Hilton Garden Inn
- 4 Courtyard by Marriott
- 5 Subway
- 6 Jonathan's Grill
- 7 Embassy Suites & Conference Center
- 8 McDonald's
- 9 Chicken Salad Chick
- 10 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
- 11 Peter D's
- 12 Core Life Eatery | Pizza Rev
- 13 LC Henley Station
- 14 Zöe's Kitchen | Freebirds | Volunteer State Bank

