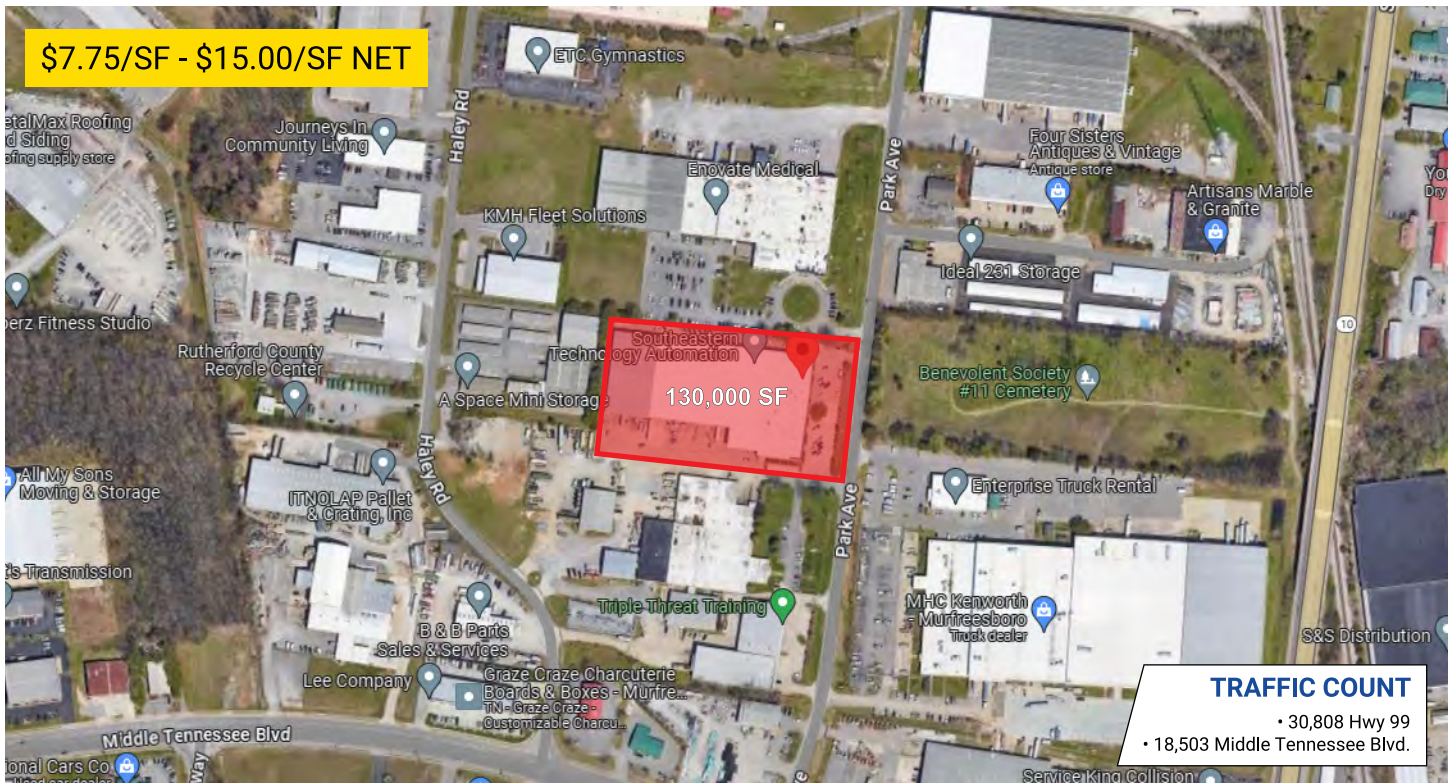


1154 Park Ave.

MURFREESBORO, TENNESSEE 37129



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TRAFFIC COUNT

- 30,808 Hwy 99
- 18,503 Middle Tennessee Blvd.

Building SF:	130,000	Eave Height:	22'
# of Units:	13	Electricity:	-
Units SF:	2,000 - 22,600	Zoning:	Heavy Industrial

PROPERTY HIGHLIGHTS

- Single and three electric phase
- Easy Access to I-24, I-840, U.S.-231, Hwy 96 and Hwy 99
- Approx. 30 minutes to Nashville Airport
- Close to Historic Downtown

DEMOGRAPHIC SNAPSHOT

RUTHERFORD COUNTY

2023 Population Estimate	365,150
2023 Median HH Income	\$78,291
2023 Number of Households	139,340



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