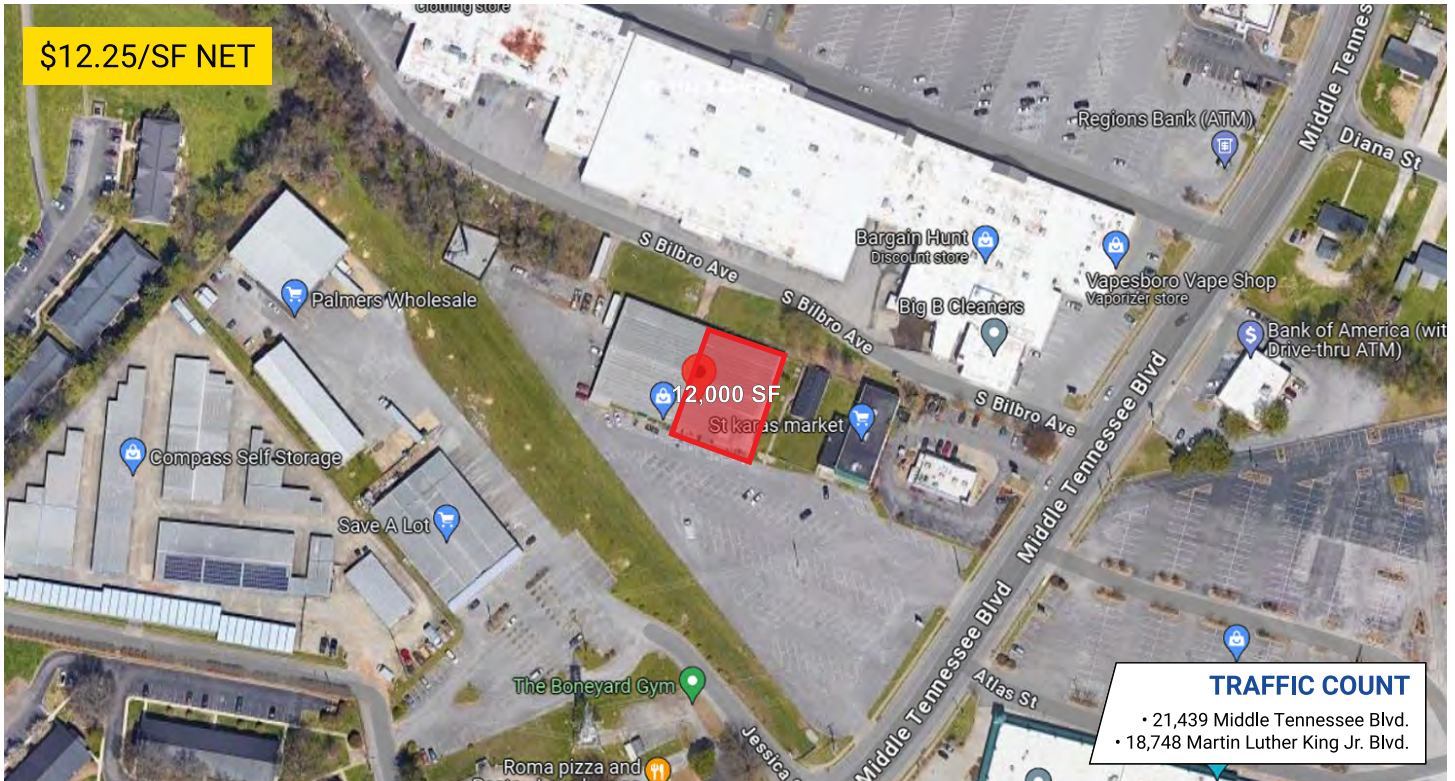


# 1641 Middle TN Blvd.

MURFREESBORO, TENNESSEE 37130



developments | real estate | construction  
615-896-0000



**\$12.25/SF NET**

12,000 SF

### TRAFFIC COUNT

- 21,439 Middle Tennessee Blvd.
- 18,748 Martin Luther King Jr. Blvd.

Building SF:	12,000	Eave Height:	-
# of Units:	1	Electricity:	-
Units SF:	12,000	Zoning:	Commercial Hwy

### PROPERTY HIGHLIGHTS

- Great visibility in a high traffic area
- Shared Parking
- Easy Access to I-24, U.S.-70S, U.S.-41 and Hwy 99
- Approx. 30 minutes to Nashville Airport
- Close to MTSU and Historic Downtown

### DEMOGRAPHIC SNAPSHOT

RUTHERFORD COUNTY

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



**615-896-0000**

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The information herein has been obtained from sources believed to be reliable. There is no guarantee, warranty or representation that the information herein is accurate. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance or value of the property. Property location imagery provided by Google Maps.