

# 820 Park Ave.

MURFREESBORO, TENNESSEE 37129



developments | real estate | construction  
615-896-0000



## TRAFFIC COUNT

- 21,674 Hwy 99
- 19,708 Middle Tennessee Blvd.

|              |                |              |                  |
|--------------|----------------|--------------|------------------|
| Building SF: | 60,000         | Eave Height: | 30'              |
| # of Units:  | 5              | Electricity: | 480v ; 800amps   |
| Units SF:    | 7,500 - 22,500 | Zoning:      | Light Industrial |

## PROPERTY HIGHLIGHTS

- Single & 3 phase electric
- Close to Historic Downtown
- Easy Access to I-24, I-840, U.S.-231, Hwy 96 and Hwy 99
- Approx. 30 minutes to Nashville Airport

## DEMOGRAPHIC SNAPSHOT

### RUTHERFORD COUNTY

|                           |          |
|---------------------------|----------|
| 2024 Population Estimate  | 373,520  |
| 2024 Median HH Income     | \$78,291 |
| 2024 Number of Households | 122,510  |



**615-896-0000**

[www.swansondevelopments.com](http://www.swansondevelopments.com)

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.