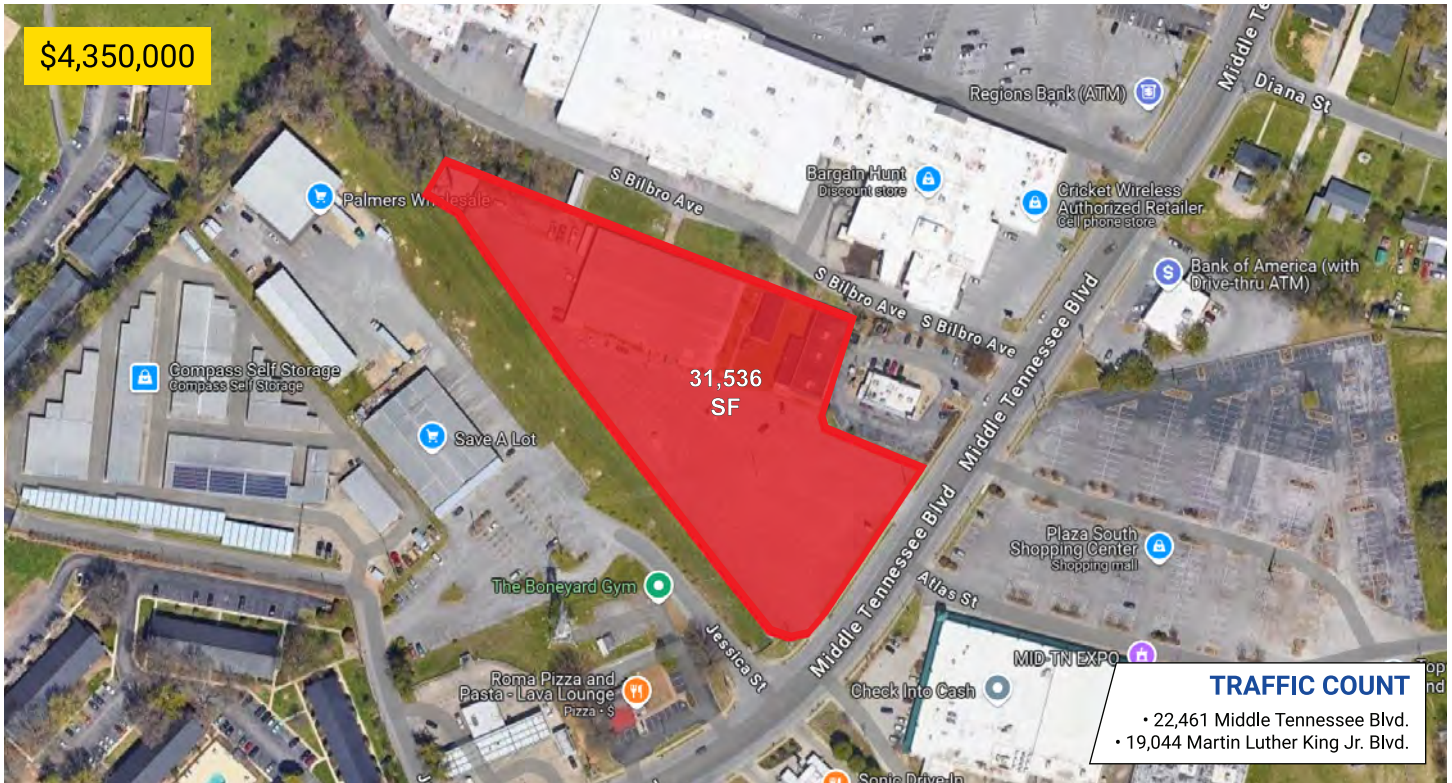


# 1635 - 1651 Middle Tennessee Blvd.

MURFREESBORO, TENNESSEE 37130



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### TRAFFIC COUNT

- 22,461 Middle Tennessee Blvd.
- 19,044 Martin Luther King Jr. Blvd.

Building SF:	31,536	Eave Height:	-
# of Units:	5	Electricity:	-
Units SF:	1,240 - 12,000	Zoning:	Commercial Hwy

### PROPERTY HIGHLIGHTS

- Great visibility in a high traffic area
- Large Parking Area
- 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

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



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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.