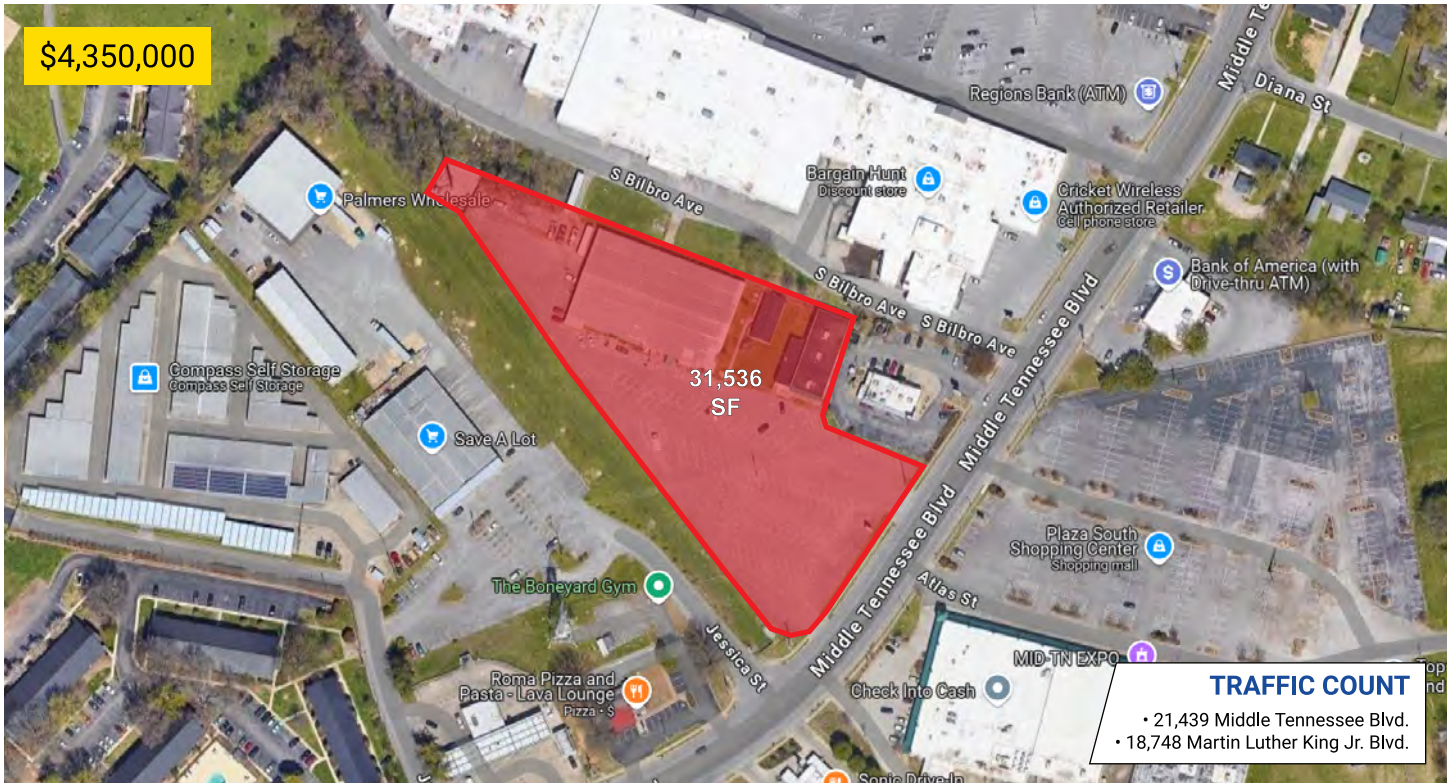


1635 - 1651 Middle Tennessee Blvd.

MURFREESBORO, TENNESSEE 37130



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615-896-0000



\$4,350,000

TRAFFIC COUNT
• 21,439 Middle Tennessee Blvd.
• 18,748 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	
2023 Population Estimate	365,150
2023 Median HH Income	\$78,291
2023 Number of Households	139,340



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