

# MEDICAL CENTER PKWY.

publicly-owned corporate mixed-use site



Illustration represents a hypothetical 550,000 sq.ft. mixed-use development

## 18 acre city-owned site

- Allowable uses: corporate and tech offices
- Preferred users: Class A office / mixed-use developers; end-use corporate clients
- Centrally located between Historic Downtown Murfreesboro & I-24
- 1,200 feet of Medical Center Pkwy. frontage, connection to 13-mile Greenway Nature Trail
- Shovel ready and all utilities on site
- 30 min from Nashville International Airport, minutes away from Murfreesboro Municipal Airport

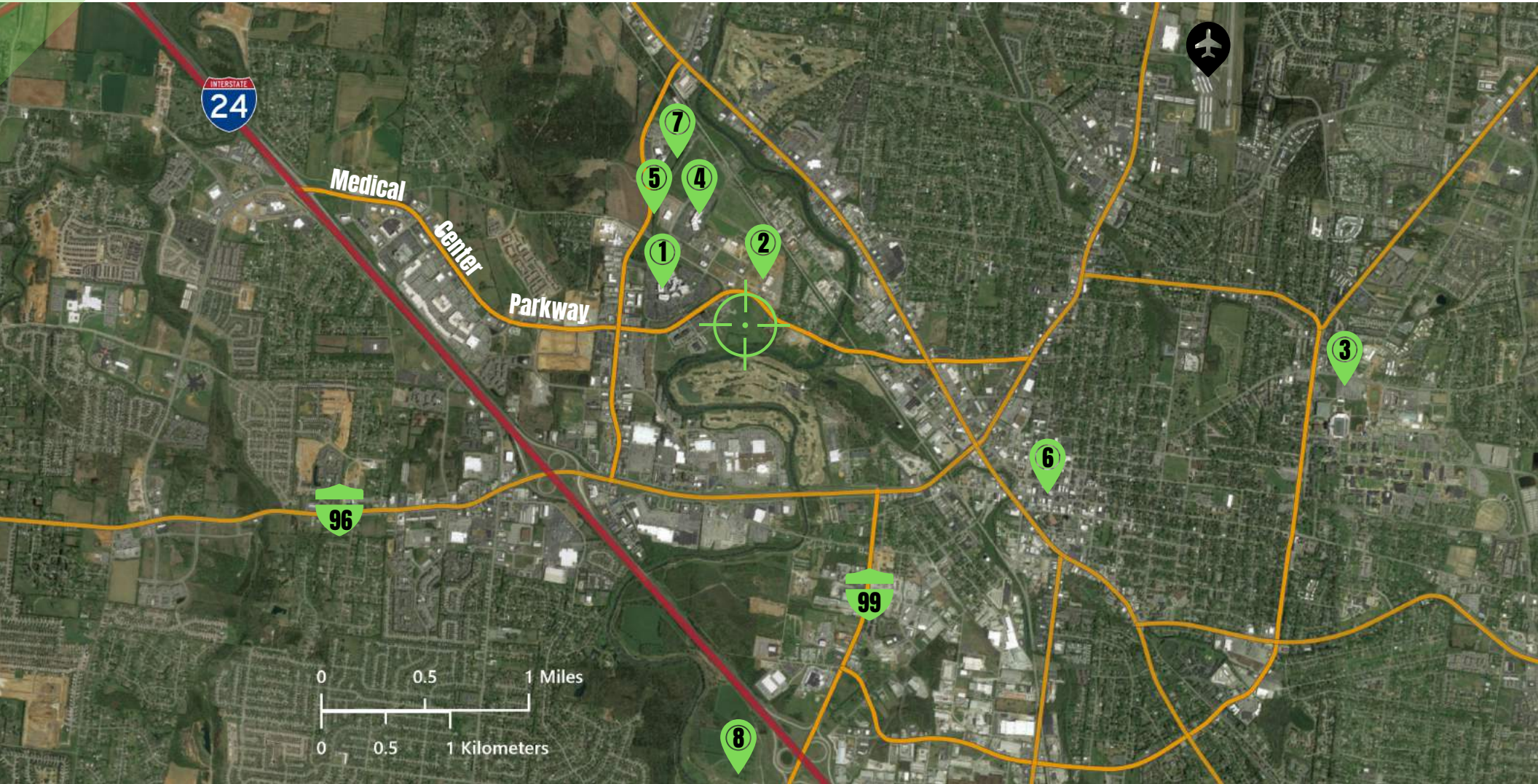


Gary Whitaker, Assistant City Manager  
gwhitaker@murfreesborotn.gov  
615.849.2629

it's all here!  
RUTHERFORD COUNTY  
TENNESSEE

# MEDICAL CENTER PKWY.

publicly-owned corporate mixed-use site



## points of interest

1. St. Thomas Rutherford Hospital
2. Fountains Mixed-Use Dev.
3. Middle TN State University
4. Murfreesboro Medical Clinic
5. Kasai NA Headquarters
6. Historic Downtown Murfreesboro
7. Vanderbilt Children's Hospital
8. Costco



## traffic counts

- Medical Center Pkwy.: 26,902
- I-24 @ Exit 74: 137,731  
\*2018



## 45 minute drive

- Population: 1,470,000
- 5-Year Population Growth: +9% projected
- Labor Force: 727,500
- Average Household Income: \$95,800