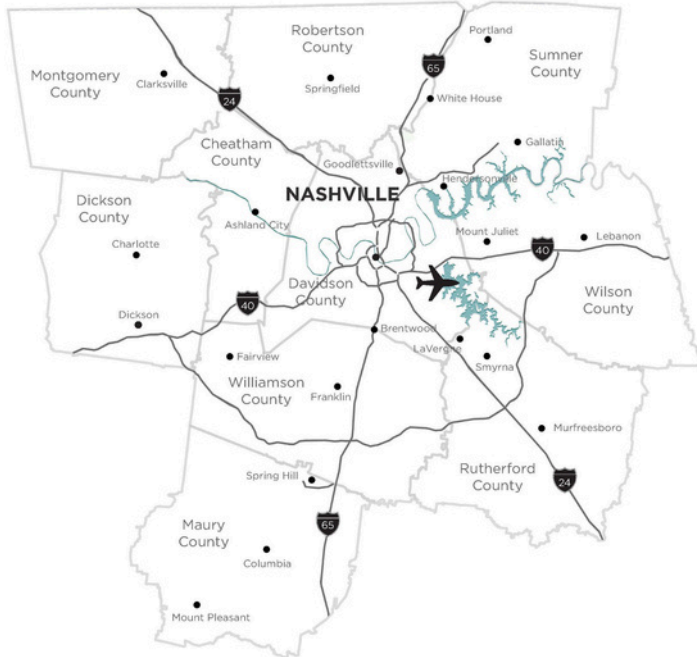


# MEDICAL CENTER PKWY.

## PUBLICLY-OWNED CORPORATE MIXED-USE SITE



- Preferred 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
- Shovel ready and all utilities on site
- 30 min from Nashville International Airport

**18 acre city-owned site**

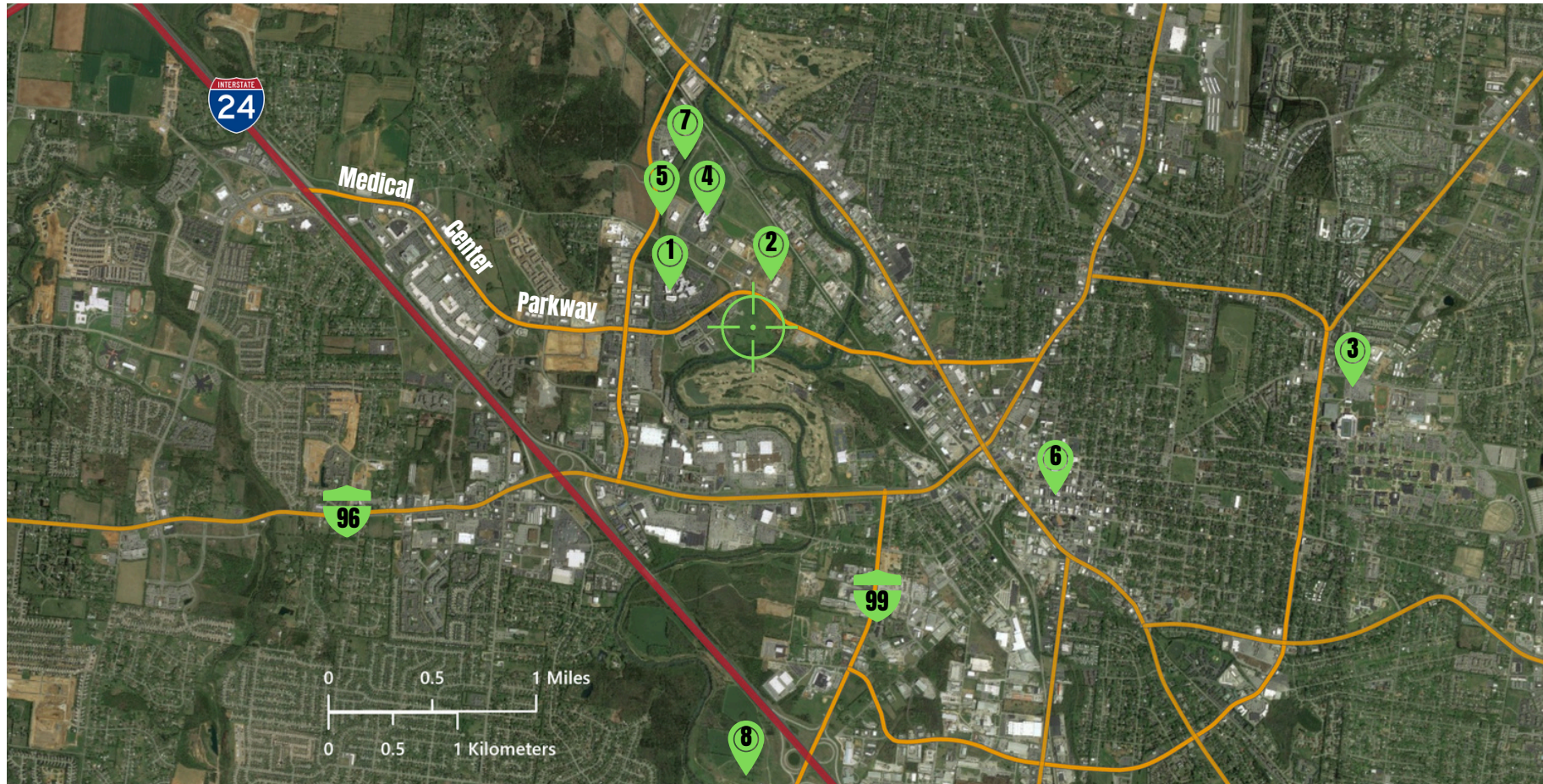


Sam Huddleston, Assistant City Manager  
shuddleston@murfreesborotn.gov  
615.894.2629

*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 Urgent Care
8. Planned - Costco



### traffic counts

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



### 45 minute drive

- Population: 1,300,000
- 5-Year Population Growth: +6.6% projected
- Average Household Income: \$100,139