

MEDICAL OFFICE PLAZA FOR LEASE

3 SUITES AVAILABLE



OPPORTUNITY

This property is being redeveloped into a medical office plaza with three suites available for lease, offering a flexible tenant improvement package. Ideally located at a new signalized intersection between ALDI and Lowe's, across from the Shops at Mooreland retail development, the site strategically fronts Tom Austin Highway with traffic counts of approximately 19,165 CPD.

EXISTING CONDITION

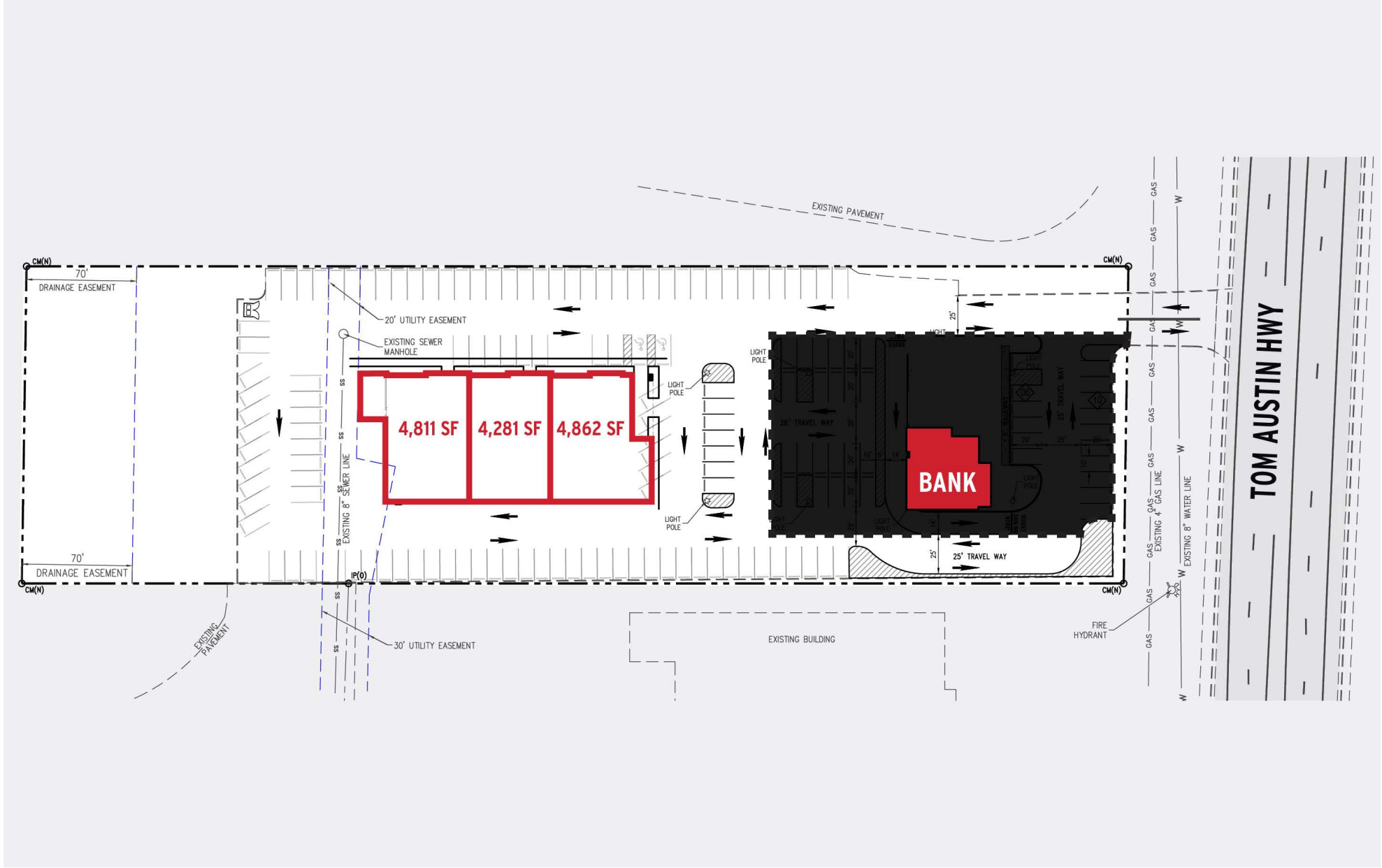


PROPERTY SUMMARY

ADDRESS	3450 Tom Austin Highway, Springfield, TN 37172	
AVAILABLE	Space 1	4,811 SF <i>can be combined</i>
	Space 2	4,281 SF <i>can be combined</i>
	Space 3	4,862 SF <i>can be combined</i>
DATE AVAILABLE	Q4 2026	
RATE	Contact Broker	
PARKING	7:1000	

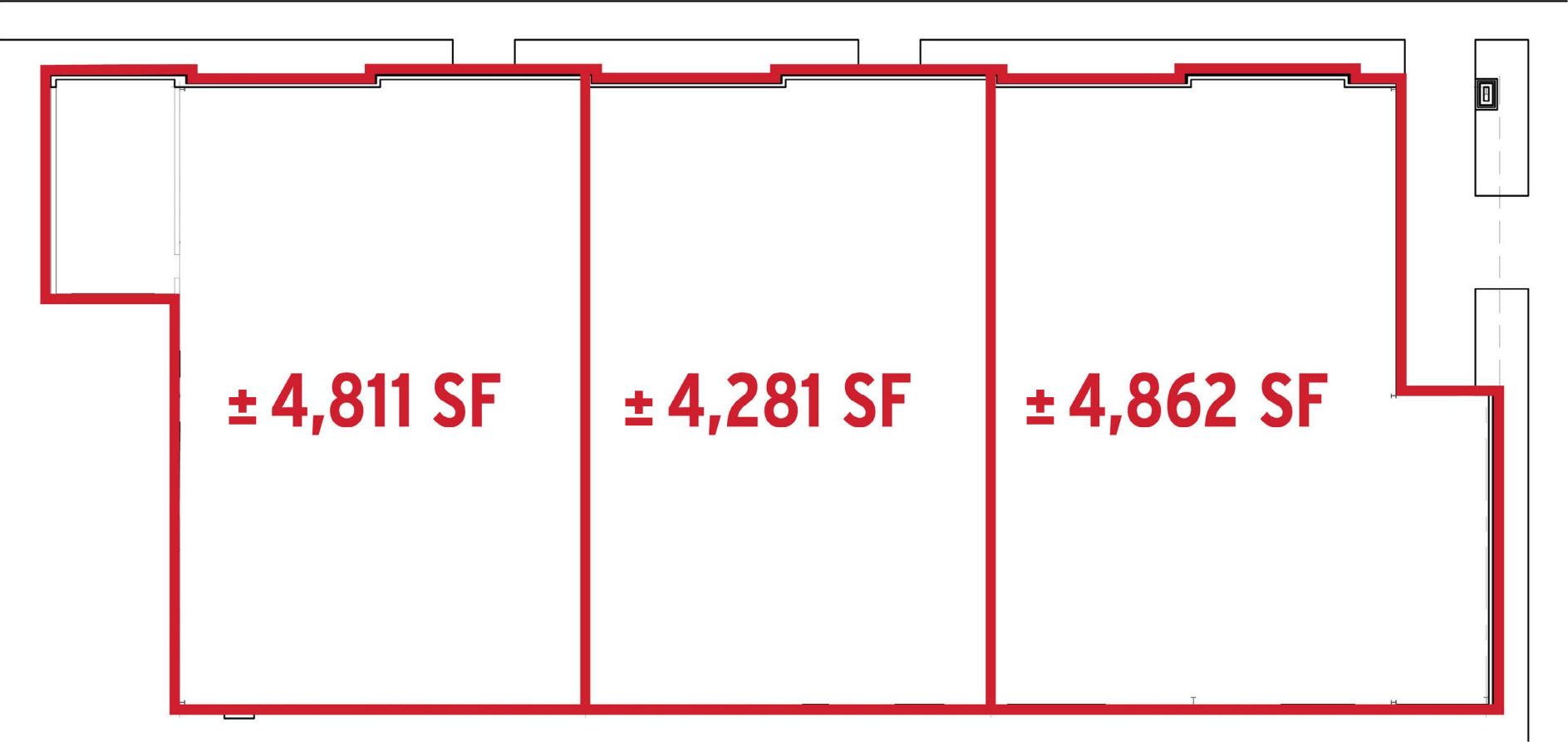


SITE PLAN



FLOOR PLAN

Can be combined or subdivided



POINTS OF INTEREST



SHOPS AT MOORELAND

100+ Hotel Keys
96K+ SF Retail including:



SITE



planet fitness



TOM AUSTIN HIGHWAY



MEMORIAL BLVD

MOORELAND DRIVE



CENTRE STAGE

17 Restaurants/Shops
146K+ SF Retail, including:



MOORELAND SHOPPING CENTER

16 Restaurants/Shops
85K+ SF Retail, including:



FOR MORE INFORMATION, CONTACT

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TENANT 2 SIGN

TENANT 3 SIGN

