### 8,014 SF AVAILABLE FOR LEASE

#### **AVAILABILITIES**

8,014 SF Available For Lease

### **KEY HIGHLIGHTS**

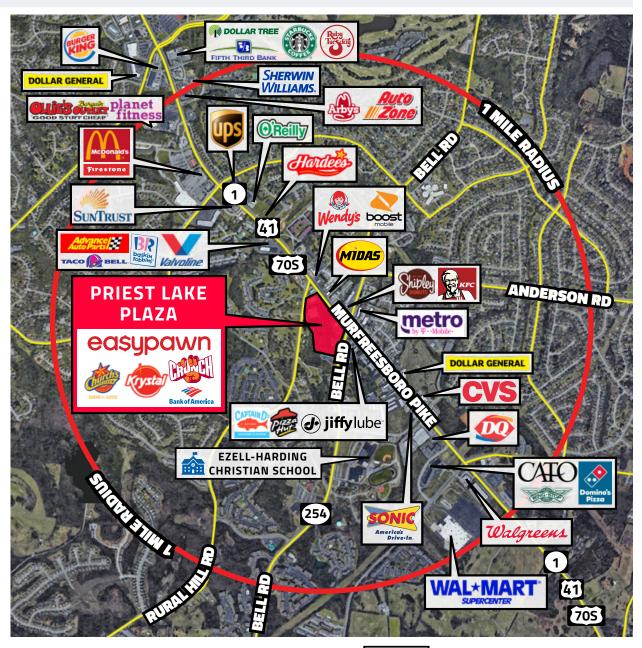
- 106,200 SF GLA Center on 13 Acres
- Located at the Signalized Intersection of Murfreesboro Pike and Bell Rd, with a Secondary Signalized Intersection of Murfreesboro Pike and Rural Hill Rd
- Excellent Visibility with +/- 85 Feet of Frontage on Murfreesboro Pike and +/- 500 Feet of Frontage on Bell Rd.
- Excellent Access with multiple ingress/egress access point on both Murfreesboro Pike and Bell Rd, with additional rear access on Rural Hill Rd.
- Located approximately 3.5 Miles from Nashville International Airport and Less than 3 Miles from Interstate-24

#### **TRAFFIC COUNTS**

- 33,965 AADT on Murfreesboro Pike
- 12,886 AADT on Bell Rd
- 3,769 AADT on Rural Hill Rd

| DEMOGRAPHICS   | 1-Mile   | 3-Mile   | 5-Mile   |
|----------------|----------|----------|----------|
| Population     | 14,650   | 82,652   | 159,979  |
| Avg. HH Income | \$61,038 | \$63,041 | \$66,086 |













# PRIEST LAKE PLAZA © 2609 MURFREESBORO PIKE NASHVILLE, TENNESSEE 37217

## 8,014 SF AVAILABLE FOR LEASE



DAVID ROSEN | \$\square\$ 516.281.1550 | \$\square\$ DAVID@ROSENMGMT.COM









