



OFFICE / MEDICAL PROPERTY FOR LEASE

GATEWAY 1528

1528 GATEWAY BLVD
MURFREESBORO, TN 37129



OFFERING SUMMARY

Building SqFt 41,000 SqFt

Lot Size (acres) 3.50

Zoning Type Commercial

County Rutherford

Year Built Q4 2025 Completion

TI Allowance \$50-\$100/ft

PROPERTY OVERVIEW

Tailor made for tenant comfort, GATEWAY 1528 in the coveted area of The Gateway Business District that values community, walkability and productivity benefits of a modern space. Centrally located along the thriving Medical Center Parkway, this three (3) story Class-A Office Building is steps away from casual and fine dining, cafes, fitness and public transportation. Easy access from INTERSTATE 40 and on-site parking makes for an easy commute in an ultra-walkable area.

PROPERTY HIGHLIGHTS

- Conveniently located across the street from Ascension Rutherford Hospital.
- Direct Access to the local community greenway for that afternoon stroll along the historic Stones River.
- The commercial district includes a curated mix of live, work, and play areas of interest. This would include loft living spaces, a Class-A office park, coupled with retail and restaurant spaces for all your shopping needs.



AGILITAS Property Development

145 Bear Crossing, Suite 500

Mount Juliet, TN 37122

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J. Heath Thorne

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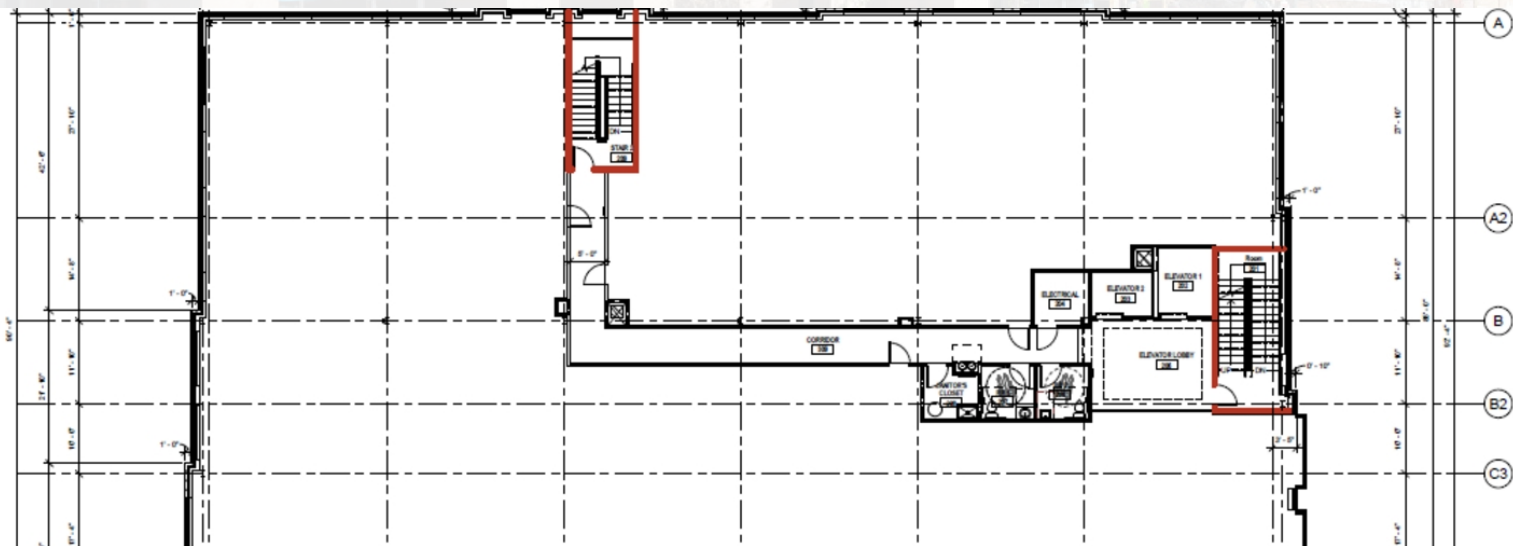
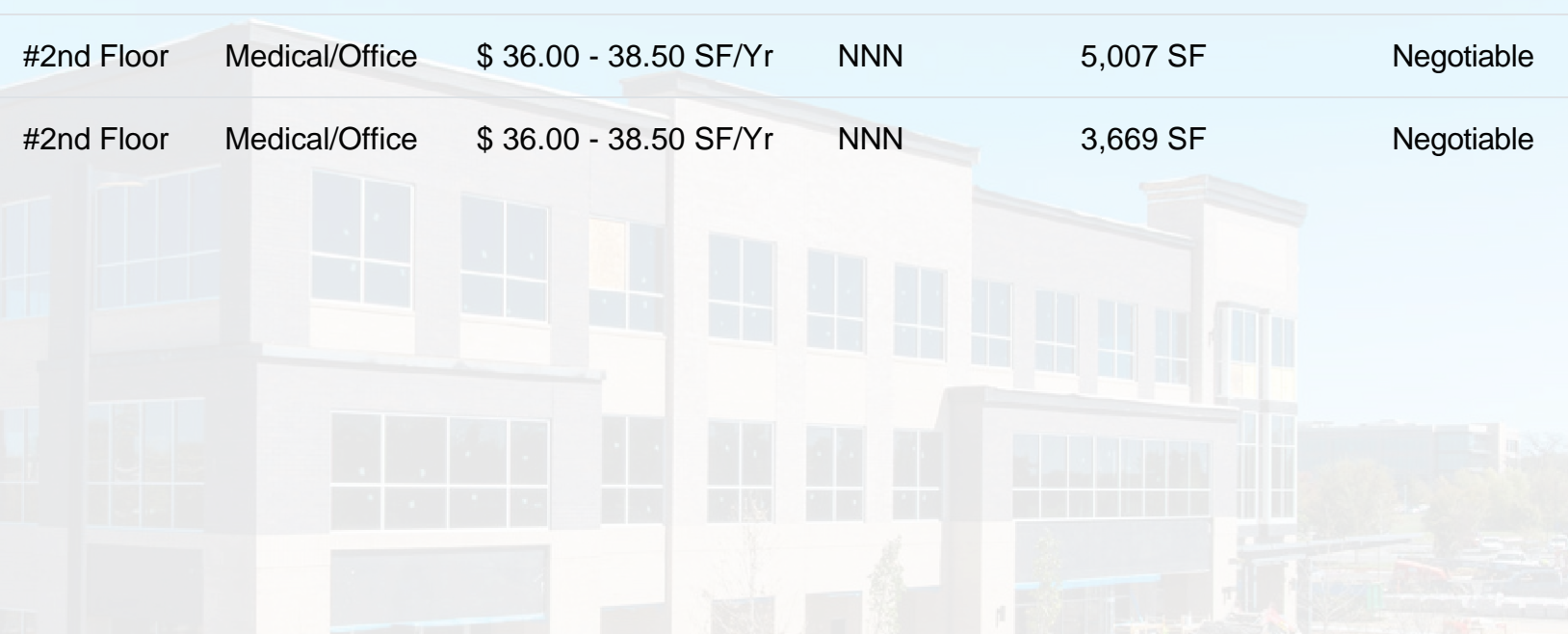


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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2nd Floor	Medical/Office	\$ 36.00 - 38.50 SF/Yr	NNN	2,000 - 12,589 SF	Negotiable
#2nd Floor	Medical/Office	\$ 36.00 - 38.50 SF/Yr	NNN	3,913 SF	Negotiable
#2nd Floor	Medical/Office	\$ 36.00 - 38.50 SF/Yr	NNN	5,007 SF	Negotiable
#2nd Floor	Medical/Office	\$ 36.00 - 38.50 SF/Yr	NNN	3,669 SF	Negotiable



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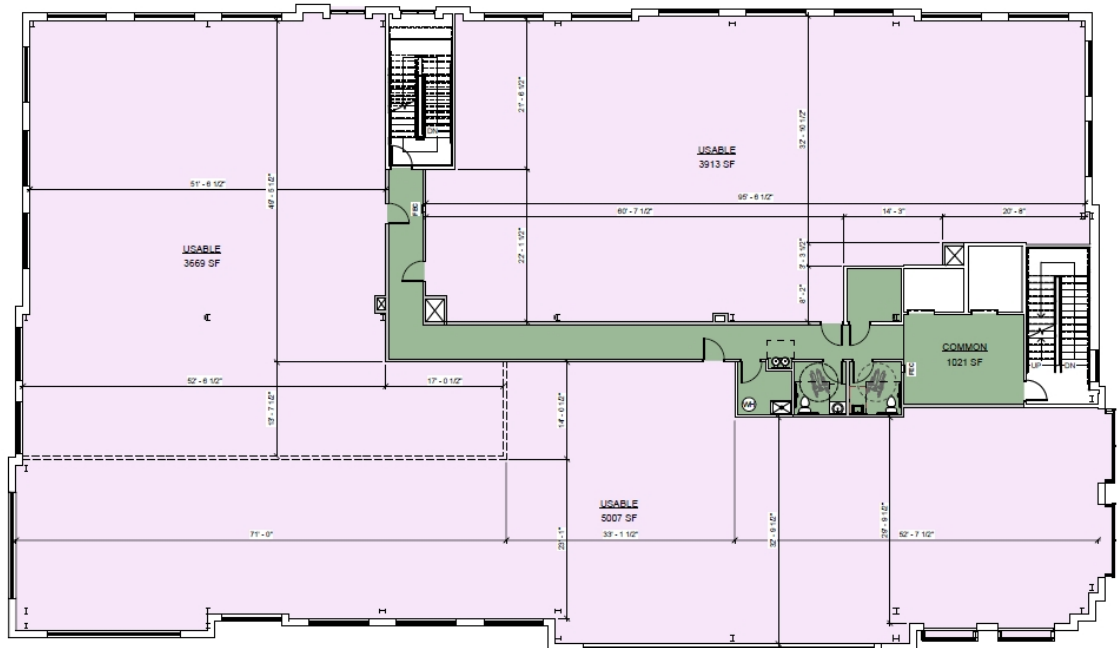


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2nd Floor



2ND FLR

SCALE 1/8" = 1'-0"



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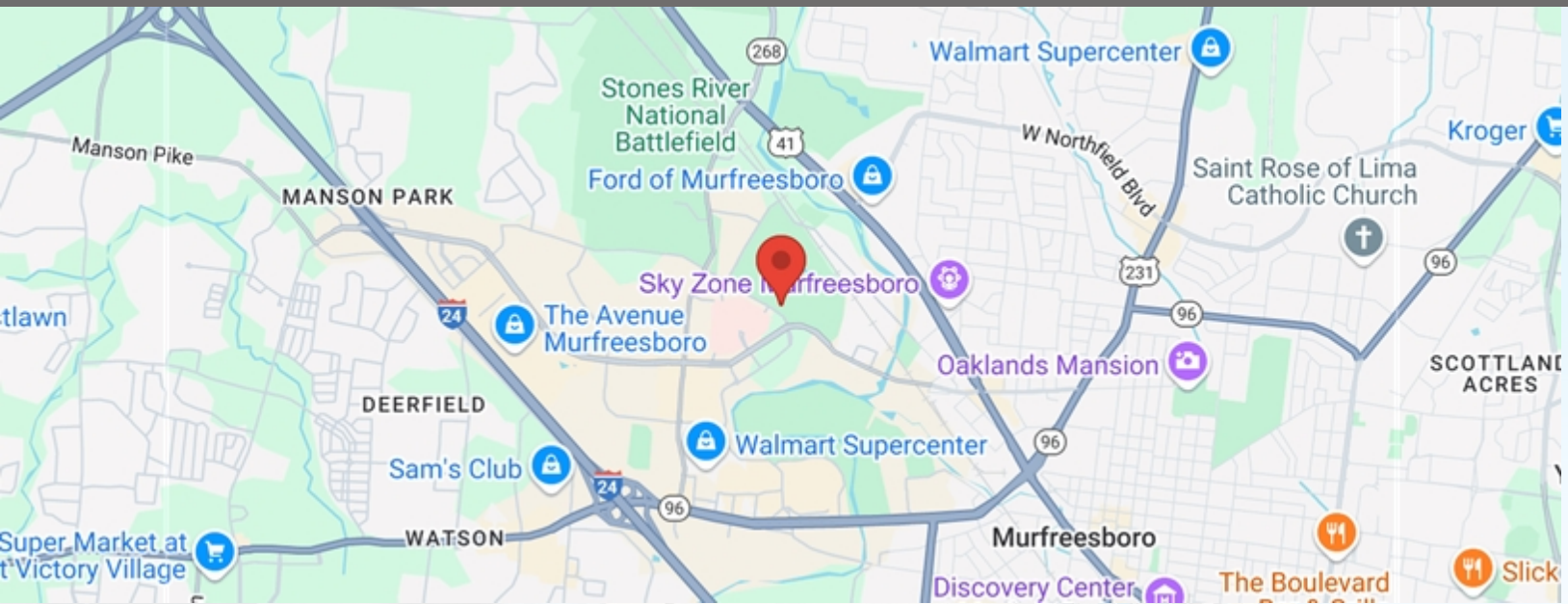
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,934	37,653	81,786
2010 Population	1,825	47,626	115,509
2025 Population	3,472	62,541	168,719
2030 Population	3,944	68,185	184,639
2025-2030 Growth Rate	2.58 %	1.74 %	1.82 %
2025 Daytime Population	19,946	91,915	170,805

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	827	15,359	30,933
2010 Total Households	797	19,786	44,161
2025 Total Households	1,684	26,708	66,180
2030 Total Households	1,942	29,506	73,303
2025 Average Household Size	2.05	2.29	2.48
2025 Owner Occupied Housing	643	11,540	34,717
2030 Owner Occupied Housing	780	13,316	39,718
2025 Renter Occupied Housing	1,041	15,168	31,463
2030 Renter Occupied Housing	1,162	16,190	33,585
2025 Vacant Housing	230	1,829	3,789
2025 Total Housing	1,914	28,537	69,969

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	81	1,409	3,160
\$15000-24999	75	1,451	3,495
\$25000-34999	64	1,499	3,339
\$35000-49999	177	3,146	7,547
\$50000-74999	478	5,718	12,869
\$75000-99999	225	4,152	9,353
\$100000-149999	365	5,134	13,212
\$150000-199999	87	2,216	6,616
\$200000 or greater	132	1,982	6,589
Median HH Income	\$ 71,041	\$ 75,568	\$ 80,753
Average HH Income	\$ 93,915	\$ 94,694	\$ 104,511



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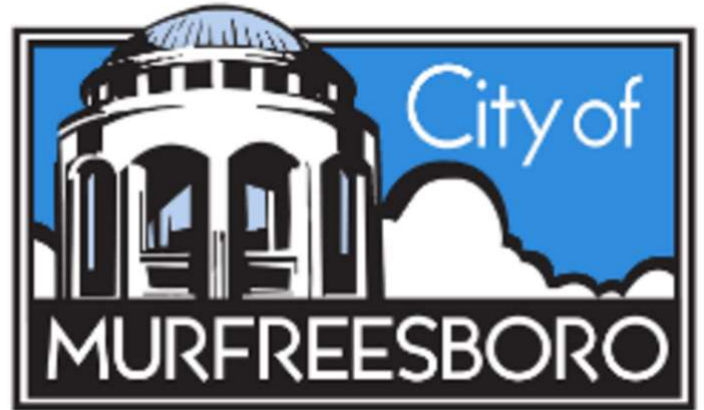
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ABOUT MURFREESBORO

Murfreesboro is a city in Rutherford County, Tennessee, United States, and its county seat. Its population was 165,430 according to the 2023 census estimate, up from 108,755 residents certified in 2010. Murfreesboro is located in the Nashville metropolitan area of Middle Tennessee, 34 miles (55 km) southeast of downtown Nashville.



CITY OF MURFREESBORO

County Rutherford

AREA

City 64.1 sq mi

Elevation 610 ft

POPULATION

Population 165,430



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