



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

Office: 615-327-8788

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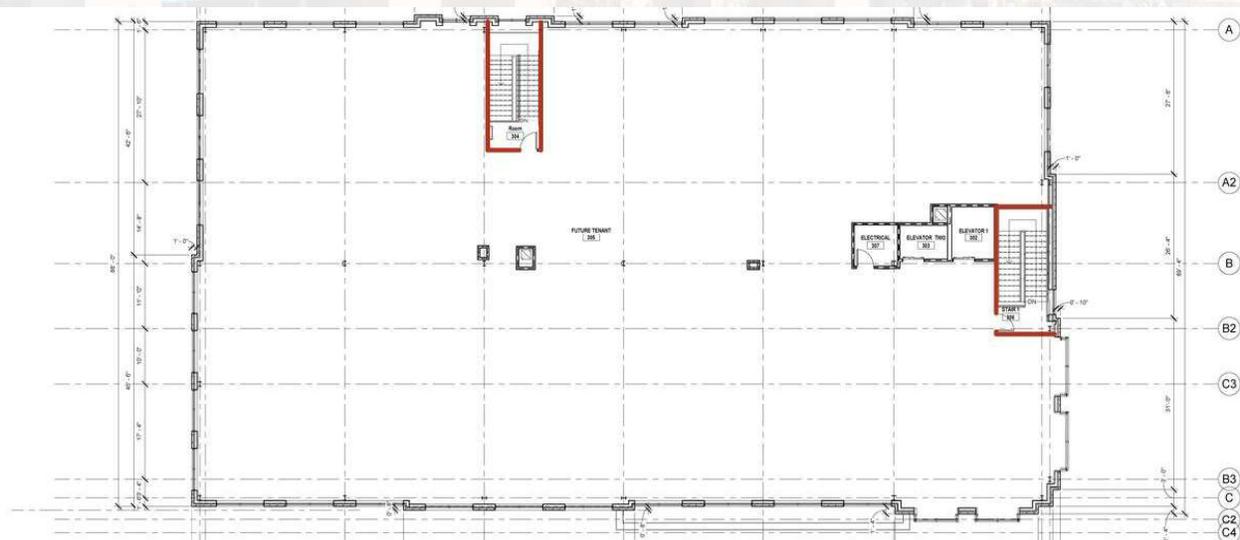


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| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE(SF) | TERM |
|------------|----------------|------------------------|------------|-------------------|------------|
| #2nd Floor | Medical/Office | \$ 35.00 - 38.50 SF/Yr | NNN | 2,000 - 12,589 SF | Negotiable |
| #3rd Floor | Medical/Office | \$ 35.00 - 38.50 SF/Yr | NNN | 2,610 SF | Negotiable |



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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 |

| 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 |

| 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 |



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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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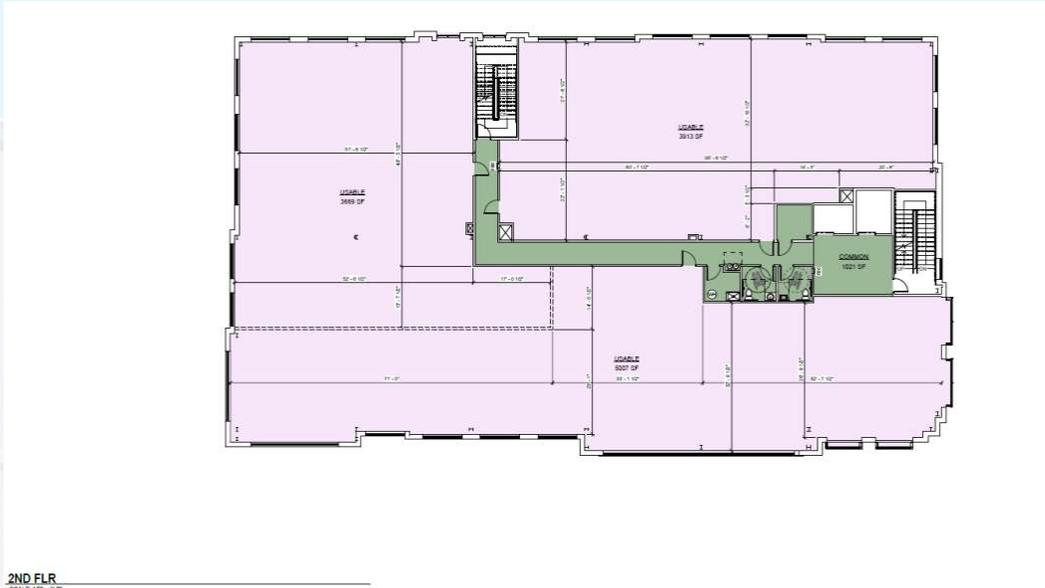


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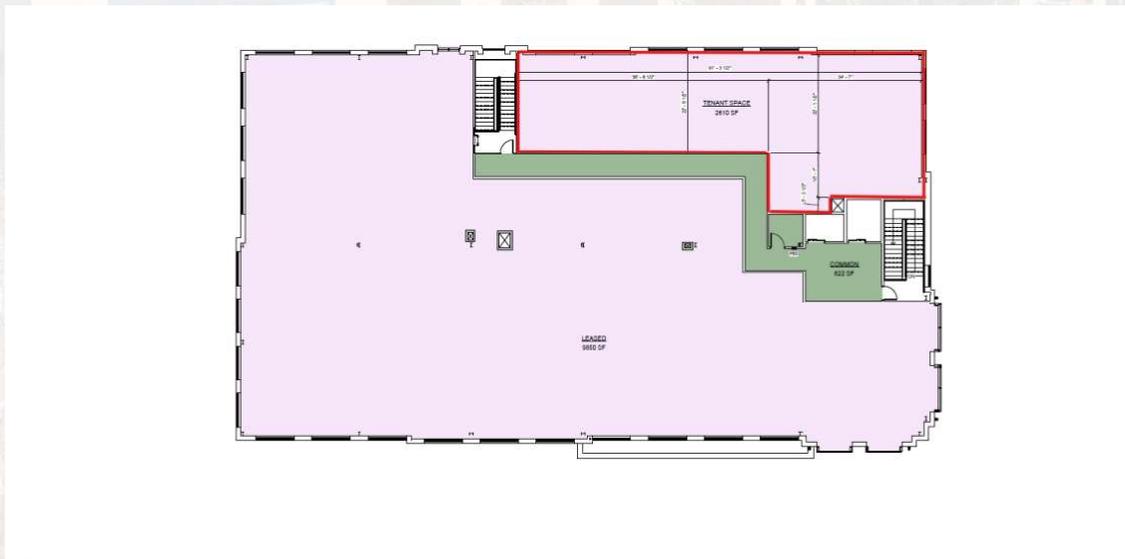
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2nd Floor



2ND FLR

3rd Floor



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