

3.02 ACRES AVAILABLE

1823 MEDICAL CENTER PKWY, MURFREESBORO, TN 37129

GROUND LEASE | BTS LEASE OPPORTUNITY

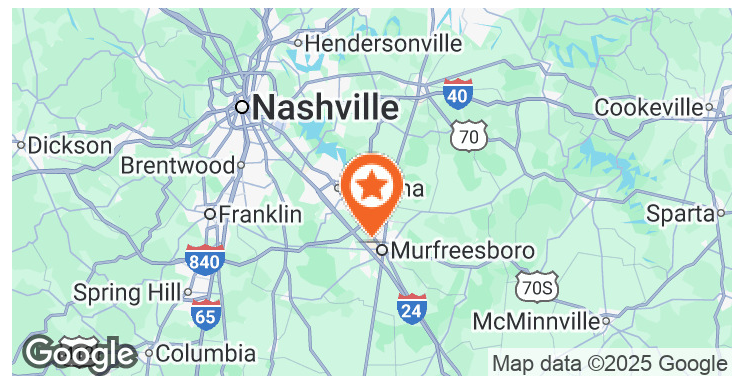


LOCATION DESCRIPTION

3.02-acre, pad-ready site with cross-access to 300,000+ SF The Oaks Shopping Mall (3 million annual visits, 90% repeat customers) and direct frontage on Medical Center Parkway opposite the 400+ bed Ascension St. Thomas Hospital. The site offers ground lease or build-to-suit opportunities within a proven shopping ecosystem generating 418,000+ annual restaurant visits, with cross-shopping synergy from The Avenue (853,000 SF) and surrounding retail and economic drivers on Medical Center Parkway.

PROPERTY HIGHLIGHTS

- 3.02 Acres with cross access into The Oaks Shopping Center
- 26,600 VPD on Medical Center Parkway
- Multiple points of ingress/ egress with traffic signal onto Medical Center Parkway
- 310,000+ shared visitors cross-shop The Avenue Murfreesboro
- Adjacent Carrabba's generates 115,000 annual visits proving the corridor supports premium casual dining (Placer.ai)
- Flexible site design and building configurations available; developer will work with tenants on customized layouts and build-to-suit coordination



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	3,427	66,946	170,717
2025 Total Households	1,735	27,719	66,861
2025 Average Household Income	\$88,118	\$95,972	\$104,974
2025 Total Daytime Population	22,365	95,460	173,217



CHRIS CALDWELL

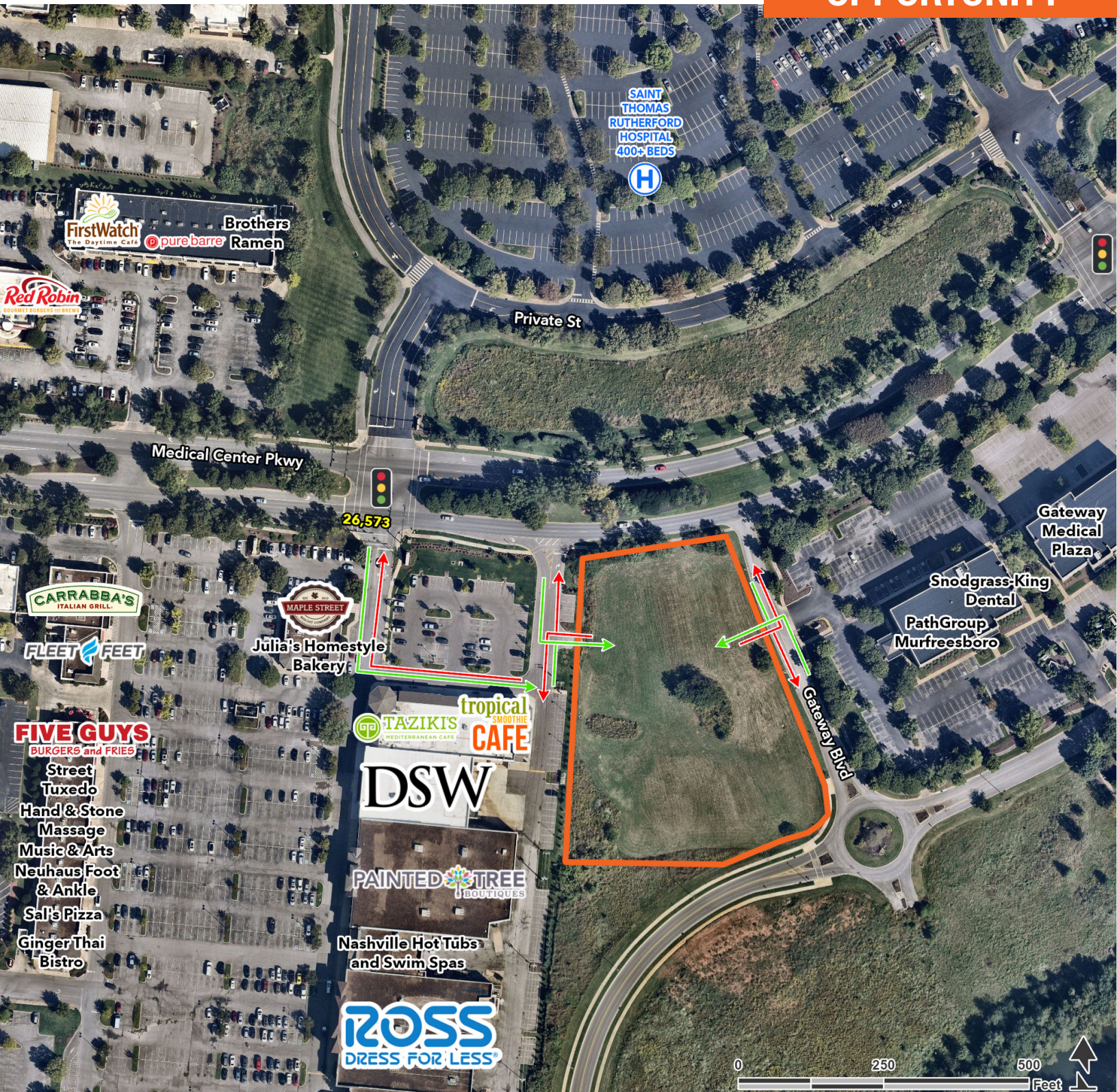
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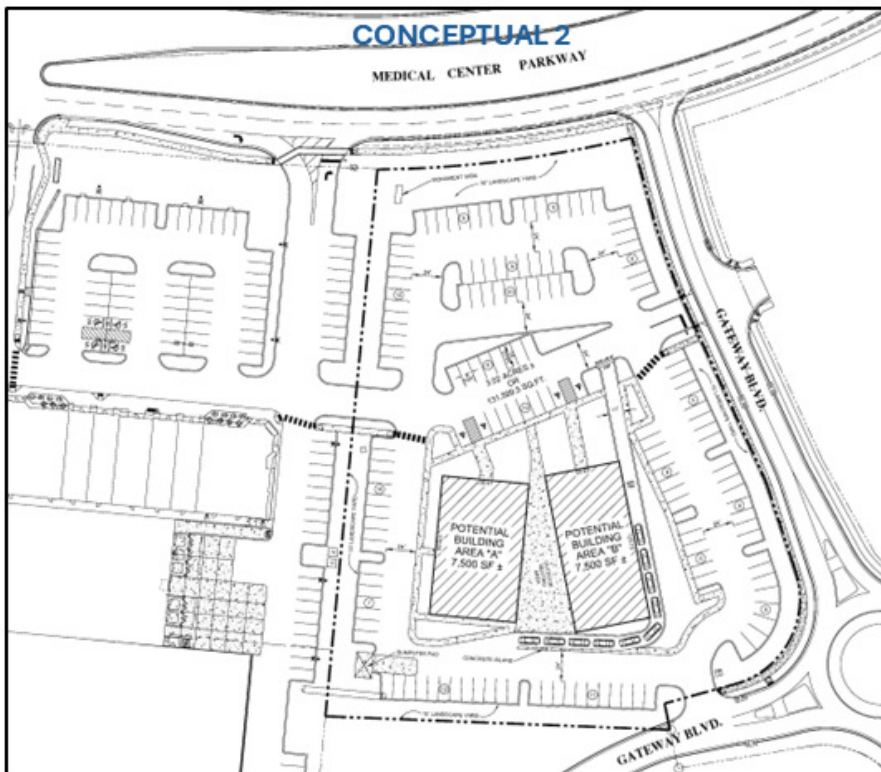
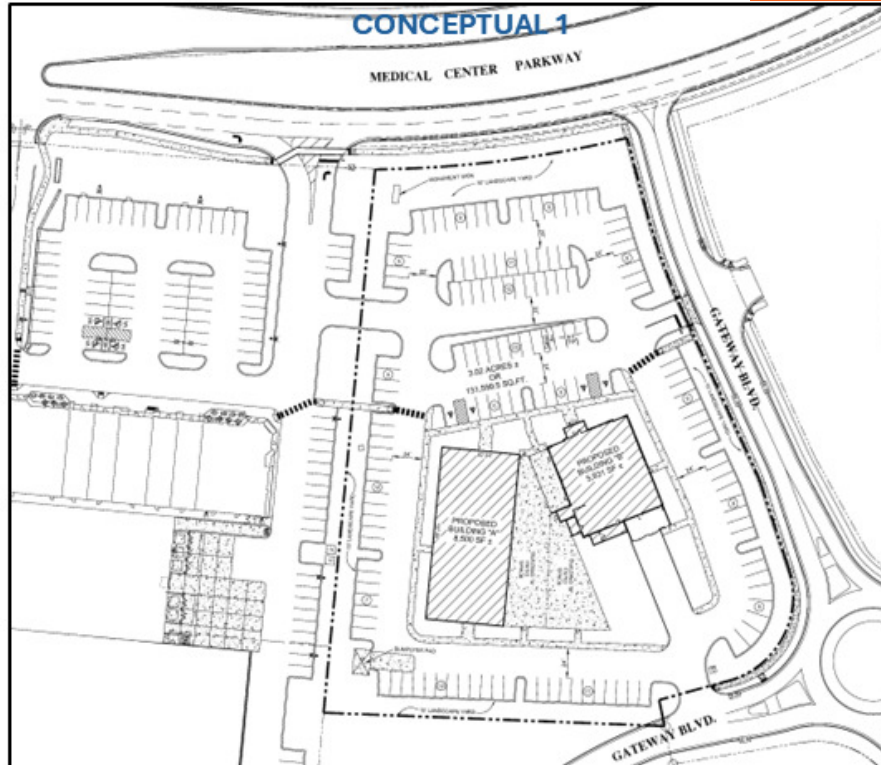
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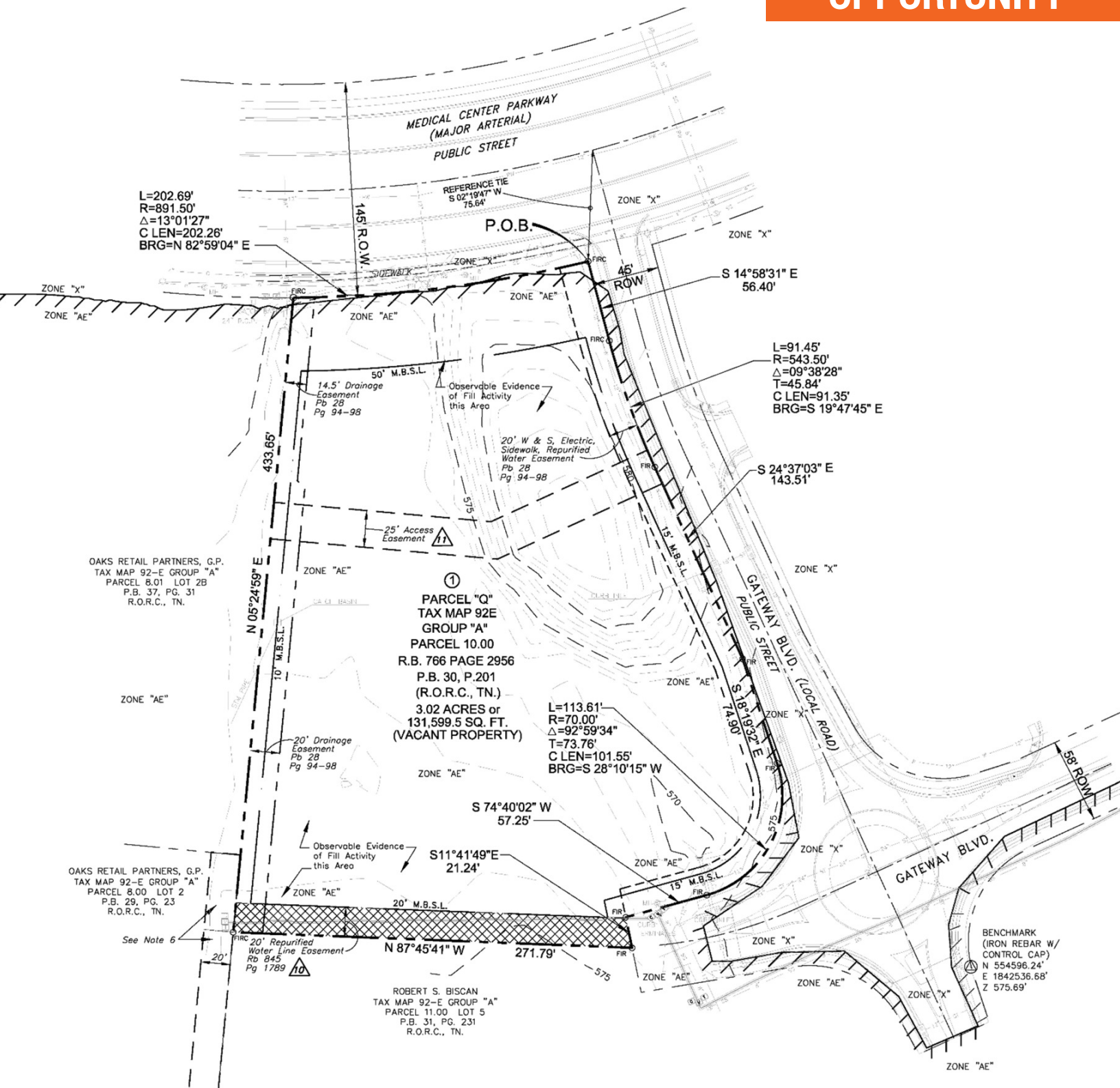
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