

±4,000 SF WITH DRIVE-THRU
FOR LEASE

MIDDLE TENNESSEE
STATE UNIVERSITY
±25,000 Students Enrolled

Subway

GREENLAND DRIVE

SITE

Boro Bar & Grill

Shell

Smoothie King

MIDDLE TENNESSEE BLVD

1213 Greenland Drive

MURFREESBORO | TENNESSEE 37130

Woody Widenhofer

+1 615 850 2795

woody.widenhofer@colliers.com

Brian Forrester, CCIM

+1 615 850 2779

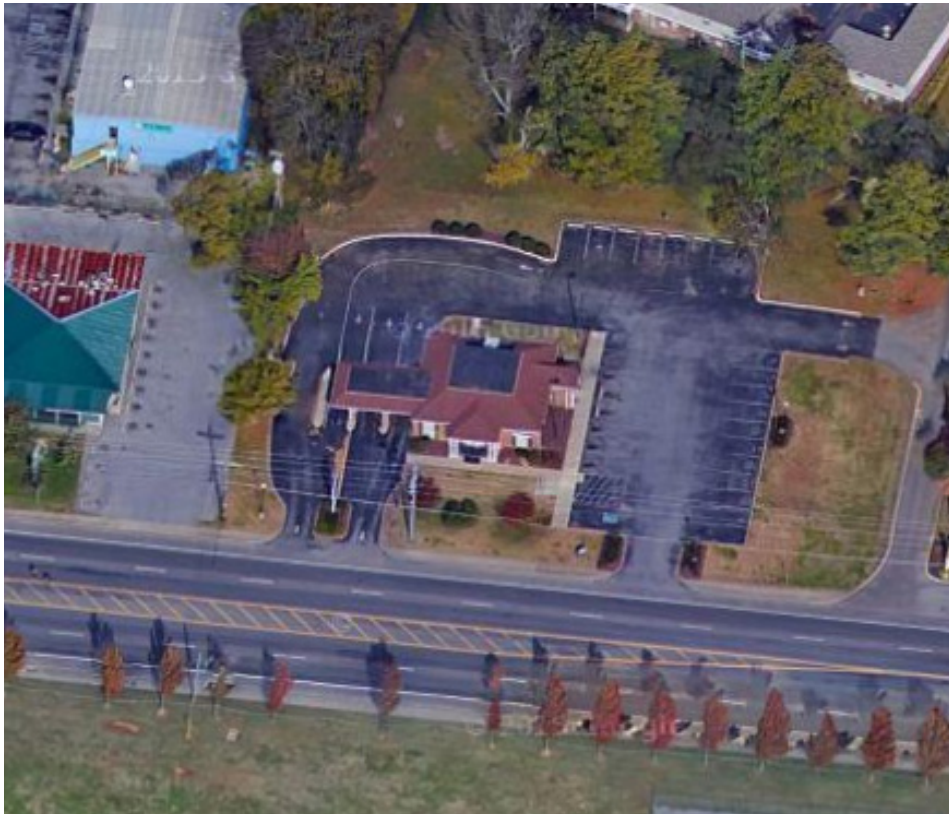
brian.forrester@colliers.com



PROPERTY HIGHLIGHTS

FOR LEASE

- Planned redevelopment of former bank branch for a $\pm 4,000$ SF multi-tenant building
- $\pm 1,000$ to $\pm 4,000$ SF available
- Available endcap with drive-thru and outdoor patio
- Premium exposure to the Middle Tennessee State University (over 25,000 students)
- Excellent visibility on Greenland Drive just off of the intersection of Greenland Drive and Middle Tennessee Blvd
- Strong traffic counts with 26,955 VPD on Middle Tennessee Blvd and 18,676 VPD on Greenland Drive



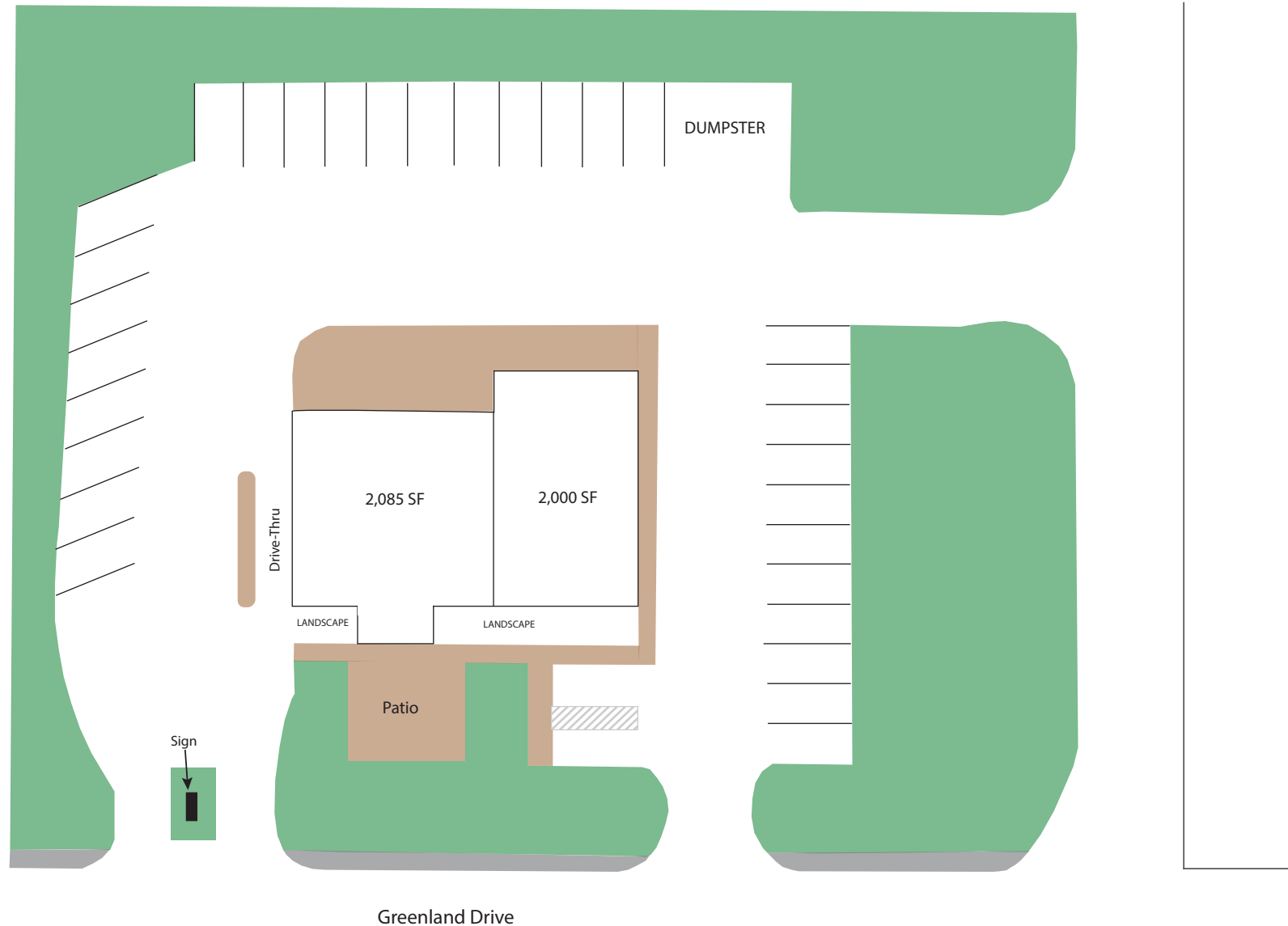
2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	16,939	67,903	120,145
HOUSEHOLDS	6,358	26,963	46,805
PROJECTED POPULATION GROWTH (2020-2025)	11.5%	13.5%	14%
AVG. HH INCOME	\$53,901	\$66,851	\$76,972

LEASE RATE

Contact Agent

CONCEPTUAL PLAN



1213 GREENLAND DR

MIDDLE TENNESSEE
STATE UNIVERSITY
±25,000 Students Enrolled

GREENLAND DRIVE

SITE

MIDDLE TENNESSEE BL

Woody Widenhofer
SENIOR VICE PRESIDENT
615.850.2795
woody.widenhofer@colliers.com

Brian Forrester, CCIM
VICE PRESIDENT
615.850.2779
brian.forrester@colliers.com

Colliers International | Nashville
615 3rd Avenue South | Suite 500
Nashville, TN 37210
615 850 2700 | www.colliers.com/nashville

