

AVAILABLE

FOR SUBLEASE
2,900+/- SF SUITE
MEDICAL / RETAIL / OFFICE



High Exposure. Busy Center.

- Move-in Ready
- 2900+/- SF Available
- Current Buildout with Reception + Private Rooms / Offices
- Negotiable Term (5 Yr Preferred)
- Easily Accessible from I-24 & I-840
- Traffic: 35k+ AADT on Memorial
- \$5000 Base Rent NNN

LYDIA SIMS

615-225-7816
Lydia@LarrySims.com

Commercial • Residential • Land
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SIMS

COMMERCIAL REALTORS & AUCTIONEERS, LLC

10-A North Public Square, Murfreesboro, TN 37130
615-893-5252

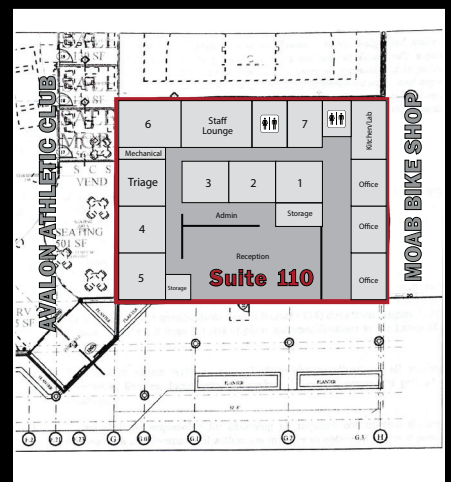
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710 MEMORIAL BLVD, MURFREESBORO, TN 37129

Next Door to Avalon Athletic Club (Formerly MAC)

Near Intersection Old Fort Pkwy and NW Broad St

Active Local Hub for Retail Services



Current Buildout
(Not to Scale)
11 Private Rooms Plus "Lab"

710 MEMORIAL BLVD, MURFREESBORO, TN 37129

ATTENTION: Business Owners and Investors

MURFREESBORO ZONING

Commercial Highway (CH) Zoning
Wide variety of approved uses.

PERMITTED USES

Amusements / Entertainment
Artisan / Craftsman
Bakery
Bank
Beauty Shop / Spa / Nail Care
Church / Community Assembly
Daycare / Family Care / Adult Daycare
Family Crisis Center
General Service / Repair
Massage Therapy
Medical / Laboratory Facility
Mental Health Care
Pet Service / Grooming and Sales
Restaurant / Catering
Retail / Conveniencer Center
Tobacco, Beer, Wine, Liquor

* Buyer to verify. Additional uses possible.

READY TO OCCUPY

- All Utilities Present
- New HVAC
- Shared Parking Lot
- Current Buildout for Medical with Reception & Multiple Private Rooms
- Easy Access from Memorial Blvd, NW Broad St, Old Fort Pkwy, and Medical Center Pkwy



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Large Reception / Waiting Area



11+ Private Rooms



Move-in Ready