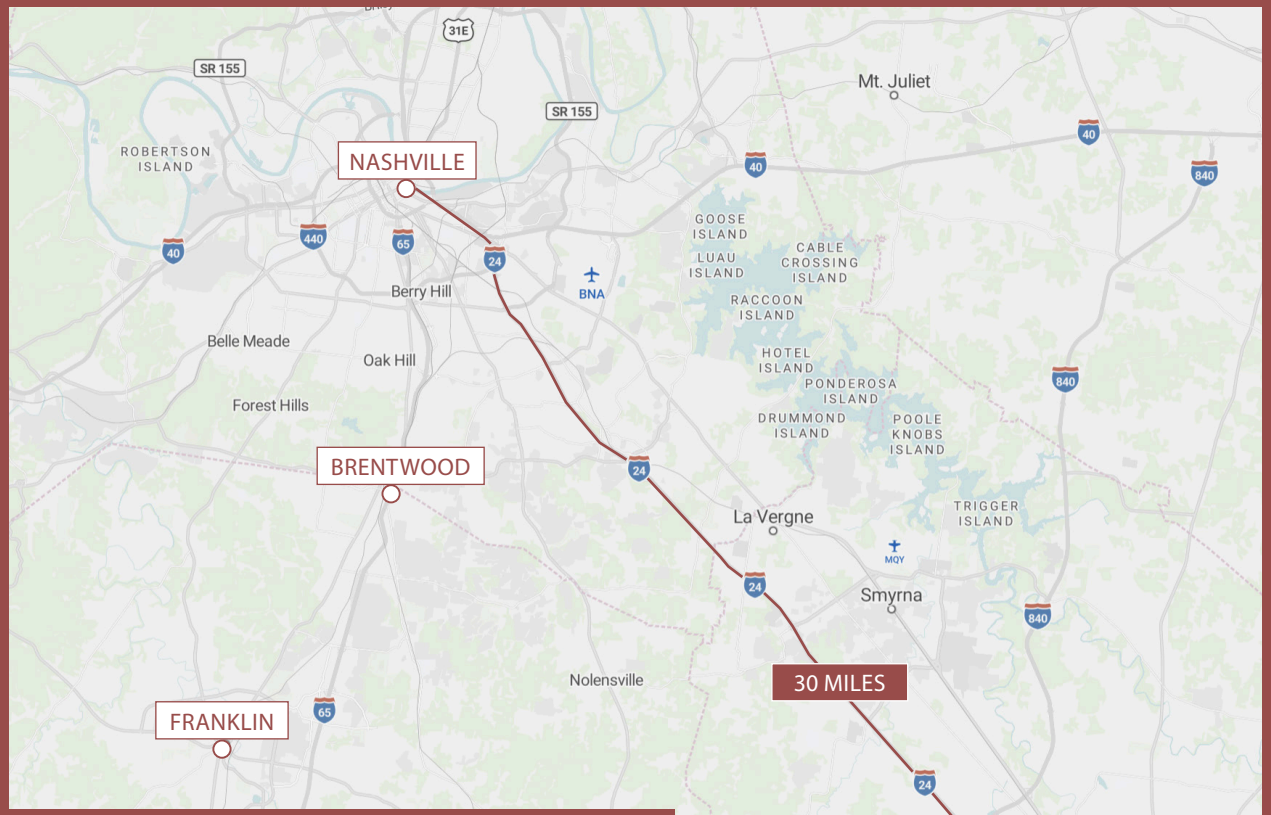
THE EXCHANGE

MURFREESBORO, TN

THE EXCHANGE

Introducing an exciting new development in Murfreesboro, Tennessee. Situated on the bustling Medical Center Parkway, this project is set to redefine the commercial landscape of the area. With a new-to-market grocer as its anchor, this development offers a unique opportunity for both residents and visitors to enjoy a convenient shopping experience. In addition to the retail space, the project also features 232 thoughtfully designed multi-family units, catering to the growing demand for high-quality housing options. Combining accessibility, modern amenities, and a prime location, this development is poised to become a focal point in the community.

THE EXCHANGE



	1 MILES	3 MILES	5 MILES
2026 Total Population	6,278	65,593	160,683
2026 Daytime Population	18,160	85,239	163,138
2026 Average Household Income	$104,929	$107,042	$115,426
2026 Total Households	3,147	26,783	63,157

THE EXCHANGE OVERVIEW

The Exchange will be one of the only communities in suburban Nashville with immediate adjacency to a super-regional lifestyle center. The Avenue, receives an estimated 7M visits annually.

THE AVENUE

100+
RESTAURANTS/SHOPS

700+
HOTEL ROOMS

811K SF
RETAIL

CLARI PARK

880
MULTI FAMILY UNITS

335
LUXURY TOWNHOMES

+ 200K SF
RETAILERS

TRADE AREA OVERVIEW

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Retailers at The Exchange will be within less than 5-minute walkable proximity to 1,215 residential units.

16,920 SF
TOTAL RETAIL SF

232
TOTAL MULTI FAMILY UNITS

583
TOTAL PARKING SPACES

1.79 AC
FUTURE PHASE 2

MULTIPLE PATIO OPPORTUNITIES

DEVELOPMENT OVERVIEW

THE EXCHANGE

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