



GREAT COMMERCIAL OUTPARCEL

Build to Suit/Ground Lease

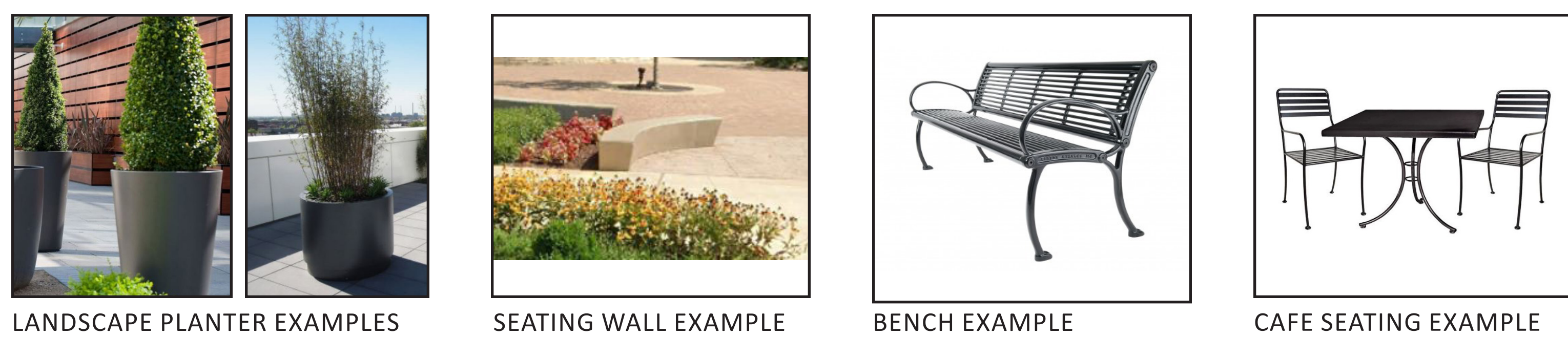
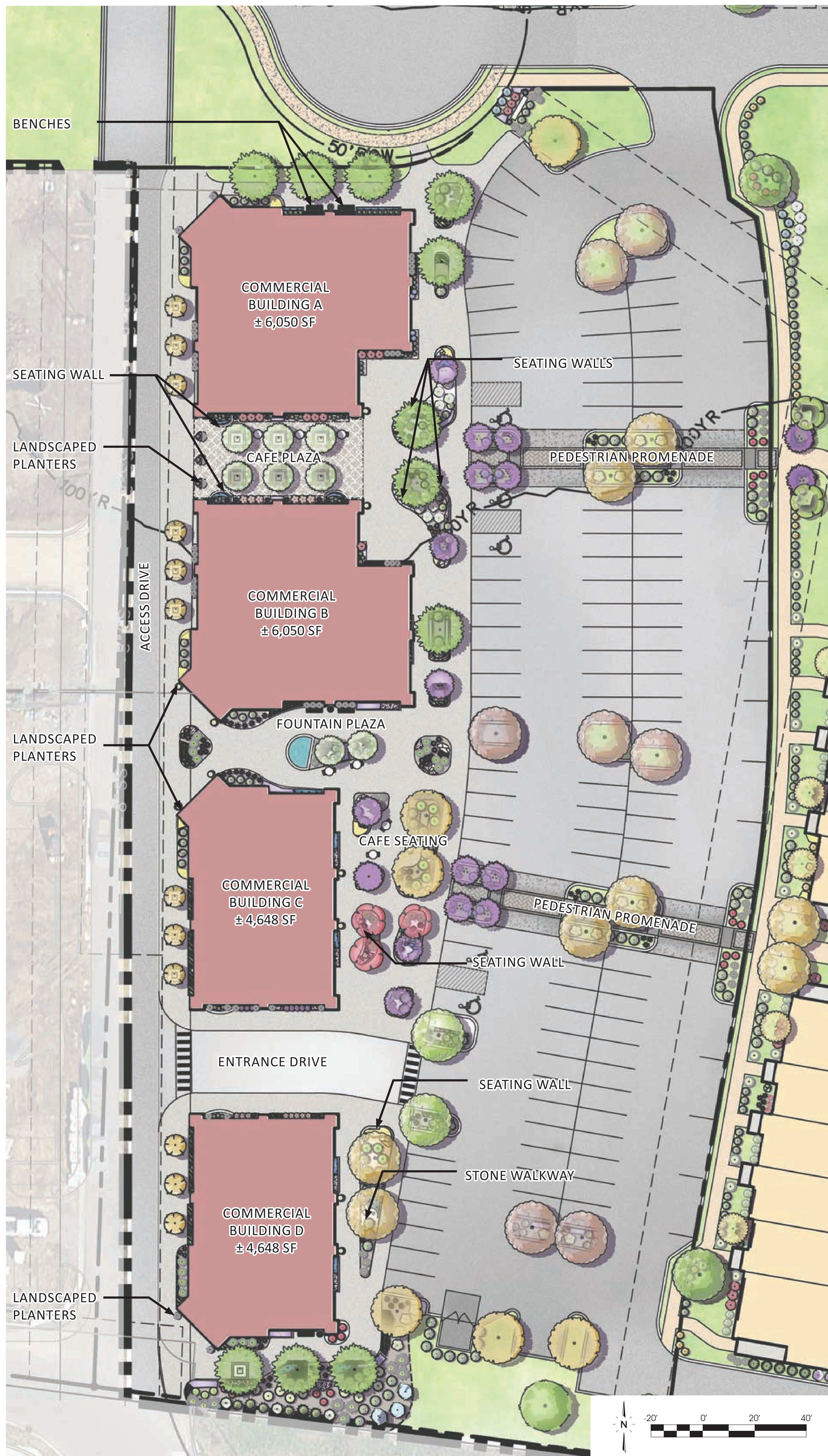
**Veterans Pkwy & Carolina Court
 Murfreesboro, TN**

ParkTrust
 COMMERCIAL

John Harney
 615.542.0715 Cell
 615.234.5020 Office
 john@parktrust.com
 TNLIC# 221569

- Lot 1 - 0.78 Ac – Build to Suit or Ground Lease
- Pad Ready – All Utilities
- Zoned Commercial Retail Use
- Direct Access to traffic light at Veterans Pkwy
- Adjacent to Kroger & 1 Block off Franklin Rd
- Contact Broker for Details

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129



LAND DATA

ZONING:	PLANNED COMMERCIAL DISTRICT
TOTAL LAND AREA:	± 16.44 ACRES
TOTAL PCD AREA:	± 3.59 ACRES

■ PROPOSED PCD BUILDINGS ■ DETENTION
■ ROADWAY ■ OPEN SPACE



PERSPECTIVE LOOKING NORTH ALONG EXISTING KROGER ACCESS DRIVE



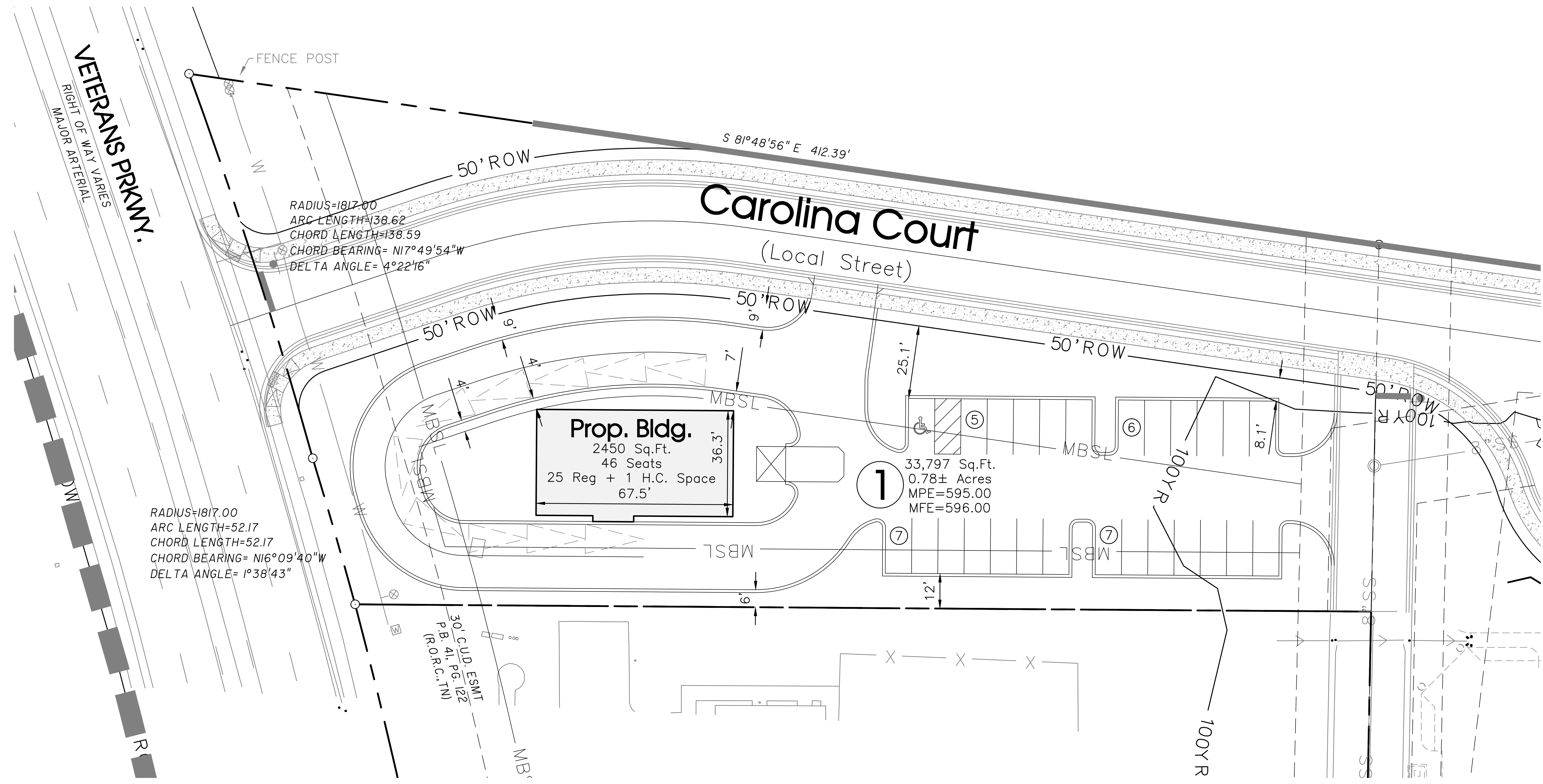
PERSPECTIVE LOOKING SOUTH ALONG EXISTING ACCESS DRIVE BEHIND VETERINARY CLINIC



PERSPECTIVE LOOKING SOUTHWEST INTO PLAZAS



PERSPECTIVE LOOKING EAST THROUGH PLAZA TOWARDS PEDESTRIAN PROMENADE



VETERANS PRKWAY
 MAJOR ARTERIAL
 RIGHT OF WAY VARIES

FENCE POST

Carolina Court
 (Local Street)

Prop. Bldg.
 2450 Sq.Ft.
 46 Seats
 25 Reg + 1 H.C. Space
 67.5'

1
 33,797 Sq.Ft.
 0.78± Acres
 MPE=595.00
 MFE=596.00

RADIUS=1817.00
 ARC LENGTH=52.17
 CHORD LENGTH=52.17
 CHORD BEARING= N16°09'40"W
 DELTA ANGLE= 1°38'43"

RADIUS=1817.00
 ARC LENGTH=138.62
 CHORD LENGTH=138.59
 CHORD BEARING= N17°49'54"W
 DELTA ANGLE= 4°22'16"

30' C.U.D. ESMT
 P.B. 41, P.G. 122
 (R.O.R.C. TN)

S 81°48'56" E 412.39'

50' ROW

50' ROW

50' ROW

50' ROW

50' ROW

MBSL

MBSL

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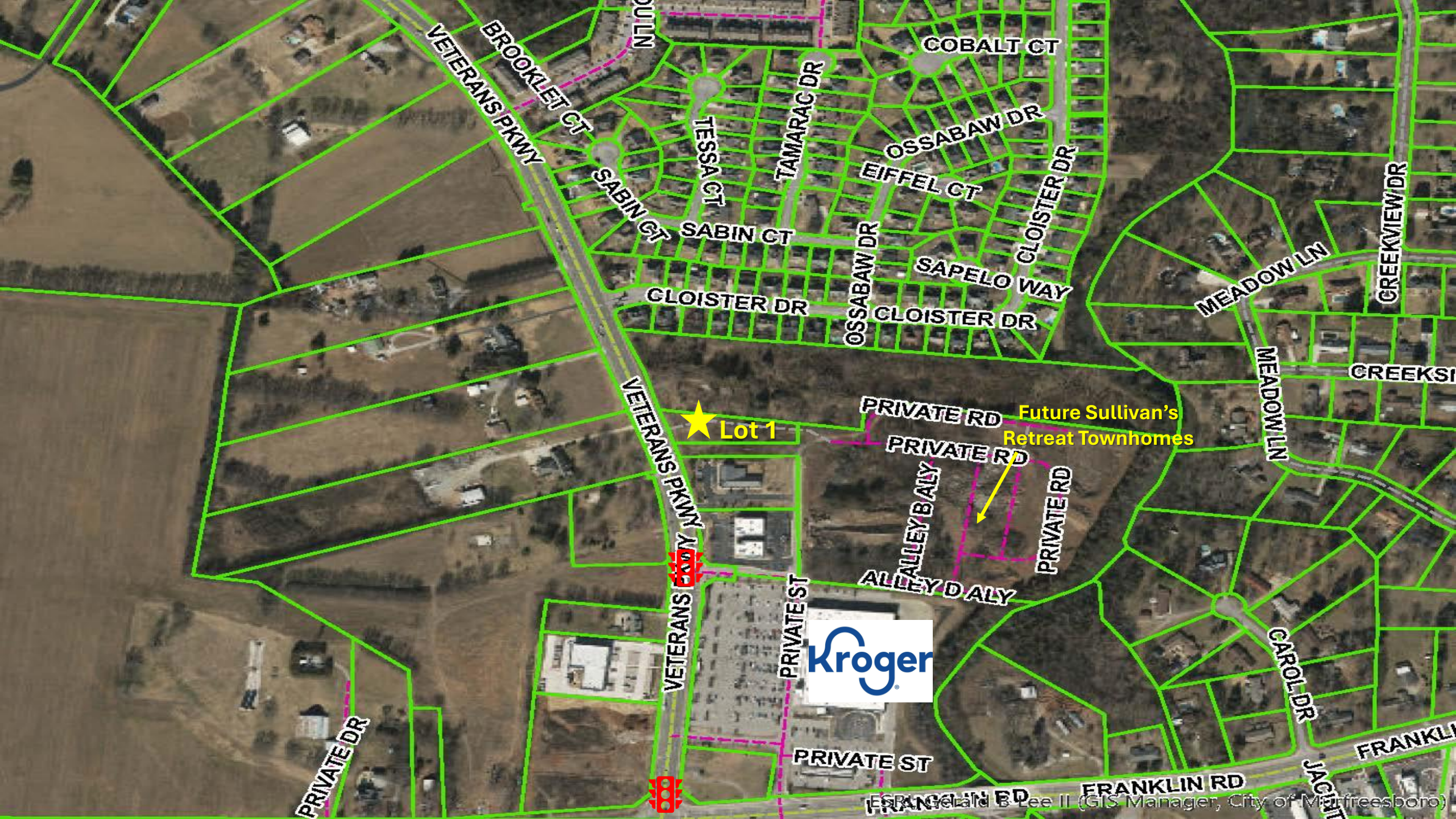
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VETERANS PKWY

BROOKLET CT

DUNLIN

TESSA CT

TAMARAC DR

COBALT CT

OSSABAW DR

EIFFEL CT

SABIN CT

SABIN CT

OSSABAW DR

SAPELO WAY

CLOISTER DR

CLOISTER DR

CLOISTER DR

MEADOW LN

CREEKVIEW DR

VETERANS PKWY

★ Lot 1

PRIVATE RD

Future Sullivan's Retreat Townhomes

PRIVATE RD

ALLEY B ALY

PRIVATE RD

ALLEY D ALY

Kroger

PRIVATE ST

PRIVATE ST

CAROL DR

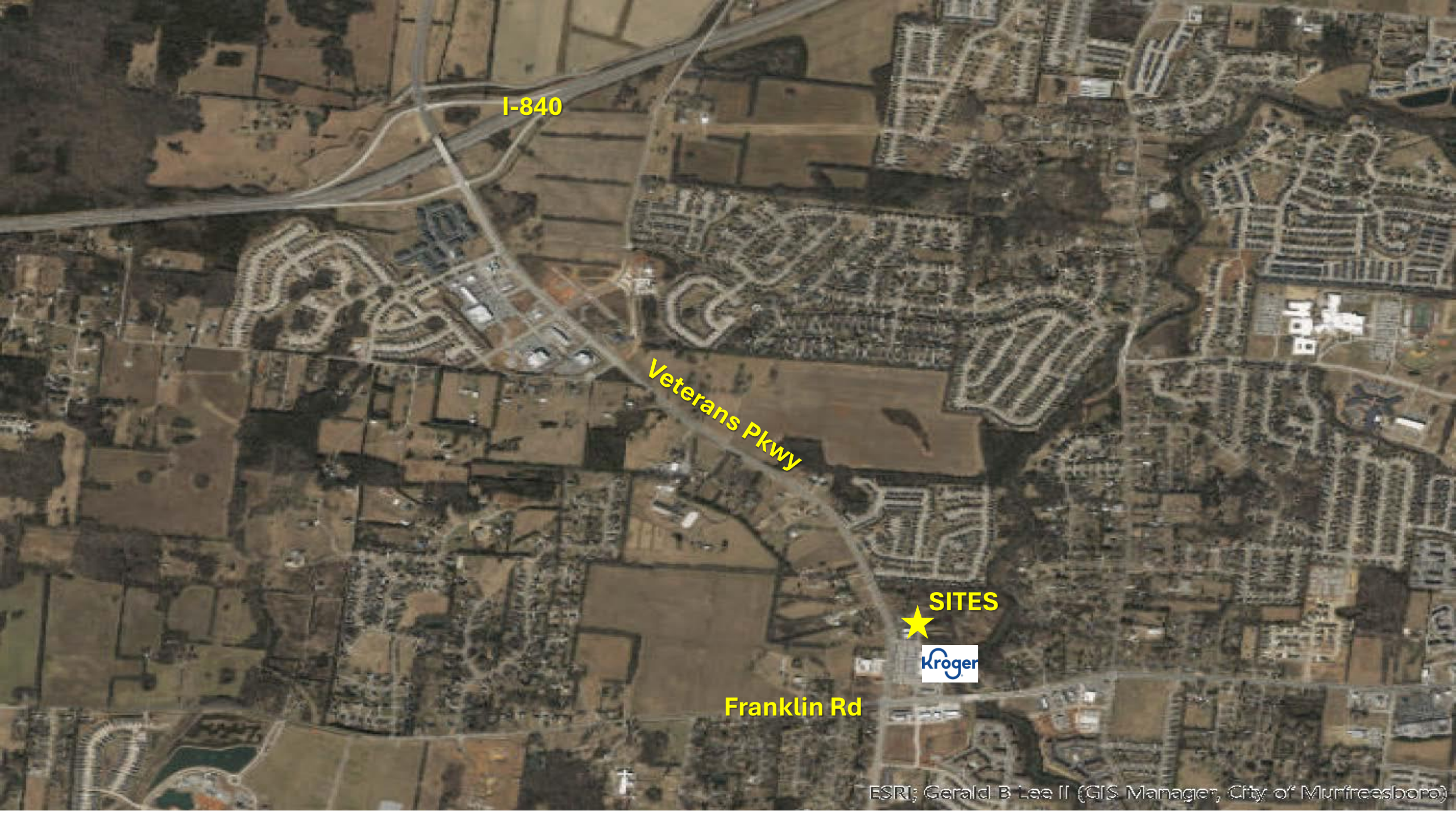
FRANKLIN RD

FRANKLIN RD

JACINTO

PRIVATE DR

FRANKLIN RD



I-840

Veterans Pkwy

Franklin Rd

SITES



Demographic Summary Report

4442 Veterans Pkwy, Murfreesboro, TN 37128

Building Type: **General Retail** Total Available: **6,330 SF**
 Secondary: **Freestanding** % Leased: **94.35%**
 GLA: **112,000 SF** Rent/SF/Yr: **\$32.00**
 Year Built: **2016**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,920	59,891	104,979
2024 Estimate	6,797	52,189	91,266
2020 Census	5,513	47,439	81,603
Growth 2024 - 2029	16.52%	14.76%	15.03%
Growth 2020 - 2024	23.29%	10.01%	11.84%
2024 Population by Hispanic Origin	397	3,822	6,431
2024 Population	6,797	52,189	91,266
White	5,143 75.67%	36,616 70.16%	65,148 71.38%
Black	687 10.11%	7,235 13.86%	12,000 13.15%
Am. Indian & Alaskan	5 0.07%	52 0.10%	98 0.11%
Asian	328 4.83%	2,633 5.05%	4,259 4.67%
Hawaiian & Pacific Island	6 0.09%	31 0.06%	66 0.07%
Other	628 9.24%	5,624 10.78%	9,694 10.62%
U.S. Armed Forces	35	242	466
Households			
2029 Projection	2,695	21,821	38,392
2024 Estimate	2,322	19,123	33,550
2020 Census	1,887	17,586	30,271
Growth 2024 - 2029	16.06%	14.11%	14.43%
Growth 2020 - 2024	23.05%	8.74%	10.83%
Owner Occupied	1,736 74.76%	11,402 59.62%	21,185 63.14%
Renter Occupied	586 25.24%	7,720 40.37%	12,365 36.86%
2024 Households by HH Income	2,323	19,124	33,551
Income: <\$25,000	128 5.51%	1,216 6.36%	2,288 6.82%
Income: \$25,000 - \$50,000	172 7.40%	2,606 13.63%	4,792 14.28%
Income: \$50,000 - \$75,000	438 18.85%	3,452 18.05%	6,337 18.89%
Income: \$75,000 - \$100,000	430 18.51%	3,885 20.31%	6,014 17.92%
Income: \$100,000 - \$125,000	317 13.65%	2,589 13.54%	4,777 14.24%
Income: \$125,000 - \$150,000	233 10.03%	1,859 9.72%	3,323 9.90%
Income: \$150,000 - \$200,000	415 17.86%	2,333 12.20%	3,902 11.63%
Income: \$200,000+	190 8.18%	1,184 6.19%	2,118 6.31%
2024 Avg Household Income	\$117,138	\$104,238	\$103,514
2024 Med Household Income	\$99,621	\$89,723	\$88,961



RUTHERFORD COUNTY, TN

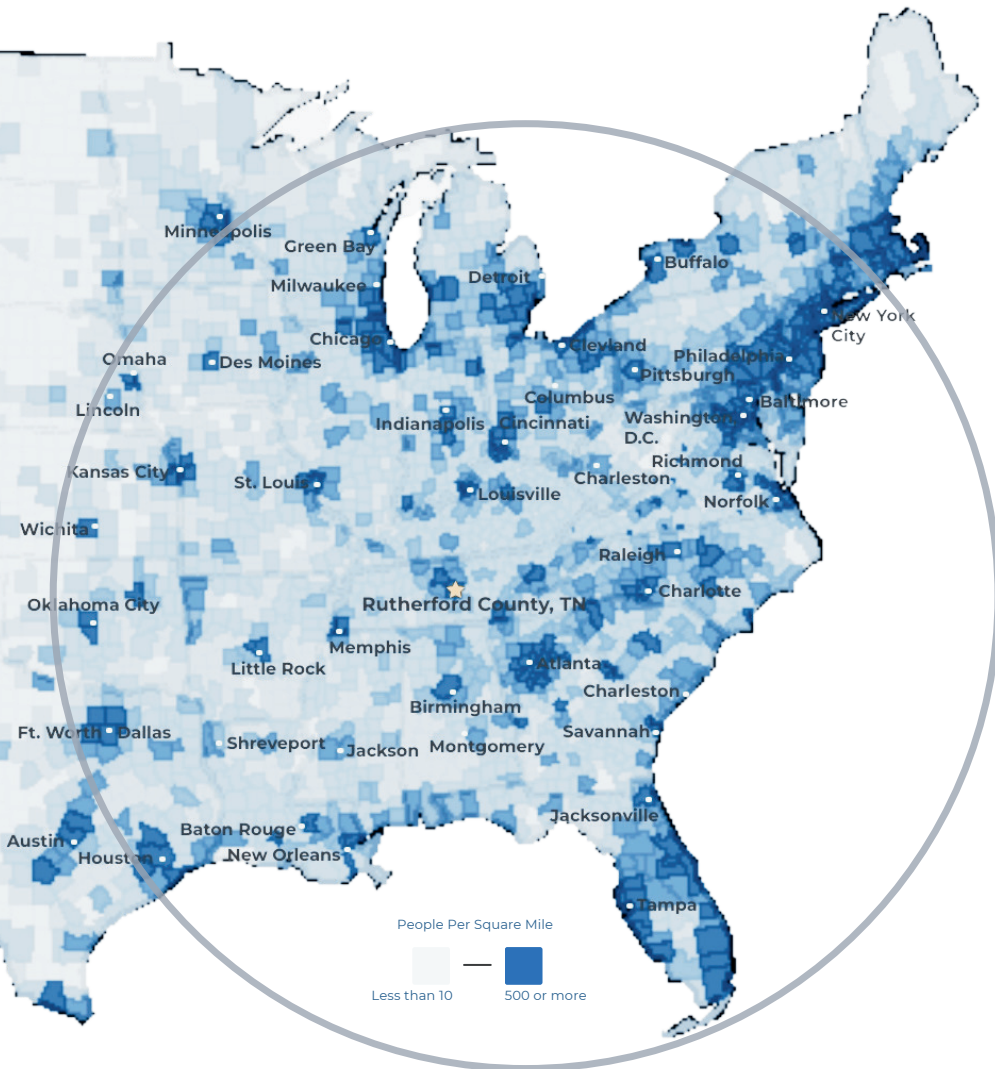
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America
- SmartAsset 2022
- #1** largest suburb
of Nashville, TN
- #1** largest university in
Middle Tennessee
- Nashville Business Journal
- #4** metro for economic
strength
- Policom 2022
- 4th** best small city to buy
a home in the U.S.
- WalletHub 2021
- 8th** fastest growing
midsize city in the U.S.
- Census 2020
- 50%** of U.S. Population lives
with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

3 major
interstates

1.6 million residents
within a 45 min
drive

12 million people
within a 2.5 hour
drive

#1 elementary, middle
and high schools in
Tennessee

30 minutes to Nashville
attractions

5 hospital expansions
since 2018 serving
infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

2023 RUTHERFORD COUNTY QUICK FACTS

Population

369,868

Median Home Price

\$415,000

3 Colleges

25,000 students

Median Age

34

Median HH Income

\$81,505

College Degrees

43% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.2%	3.3%	3.9%
Labor Force Participation Rate	69.5%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of April 2024

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.

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