



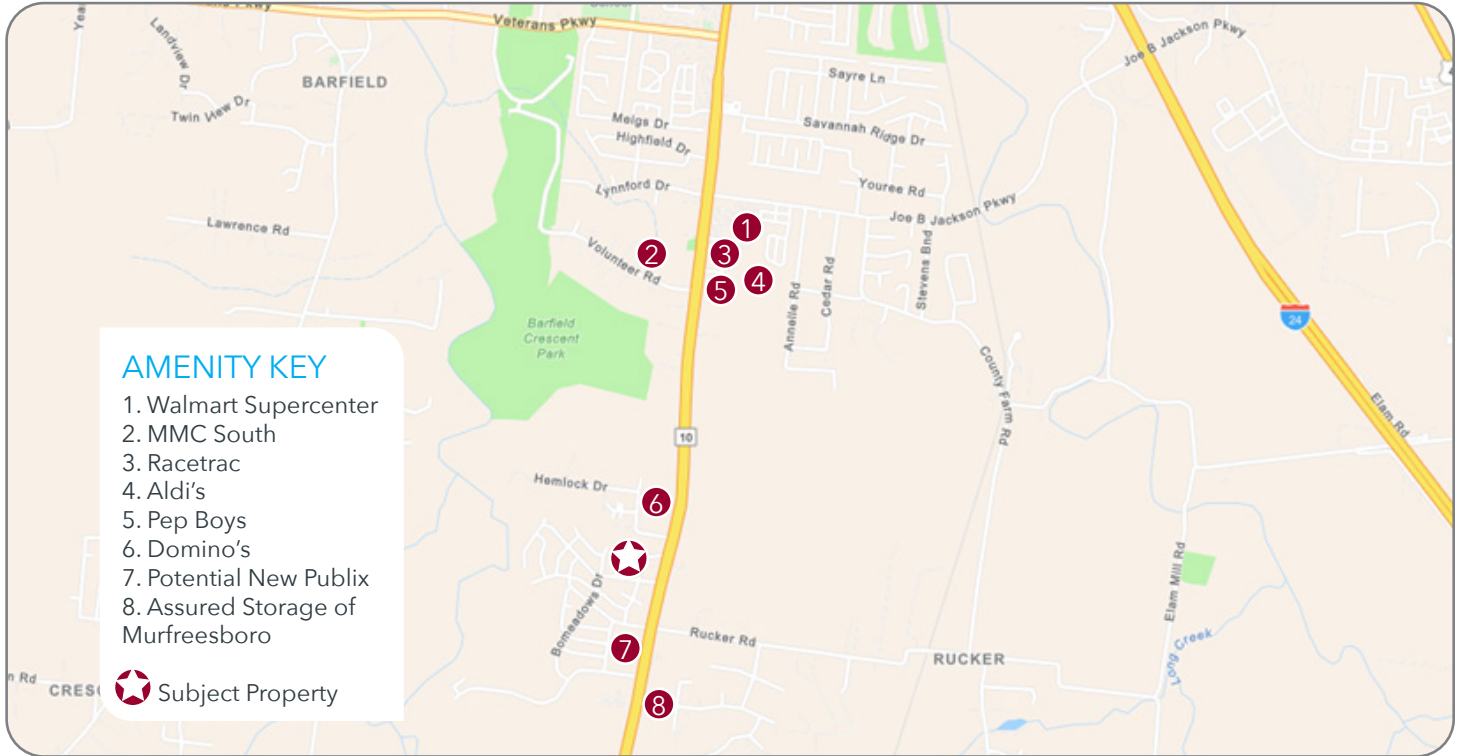
PROPERTY SUMMARY

Lee & Associates is pleased to present to the market a prime retail development opportunity on Shelbyville Highway in Murfreesboro, TN. The subject property is a 2.42-acre outparcel to a 400+ home subdivision in its final phase of development, built by Century Communities. Zoned CS(Commercial Services), this site offers developers and owner-users a myriad of opportunities, including general retail, WSR, coffee shop, daycare, car wash, and others. Please reach out to Gaines B. Hanks and the Lee & Associates team for pricing and additional information.

PROPERTY HIGHLIGHTS

- ±2.42 Acre retail development opportunity
- Outparcel to newly constructed subdivision by Century Communities
- Utilities available on site | Topography typical of area
- Zoned CS (Commercial Services)
- Ideal for general retail, QSR's, daycare, convenience store, car wash and more
- Near newly proposed Publix
- Ability to subdivide for multiple uses
- Survey available upon request

AREA MAP



AMENITY KEY

1. Walmart Supercenter
2. MMC South
3. Racetrac
4. Aldi's
5. Pep Boys
6. Domino's
7. Potential New Publix
8. Assured Storage of Murfreesboro

 Subject Property





	3 MILES	5 MILES	10 MILES
2024 Population	21,893	55,709	201,882
2029 Population Projection	25,313	64,172	231,191
Annual Growth 2020-2024	4.0%	3.3%	2.3%
Annual Growth 2024-2029	3.1%	3.0%	2.9%
Average HH Income	\$97,991	\$102,383	\$92,976
Median HH Income	\$87,874	\$90,915	\$76,265

CONTACT US





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