



# NEW RETAIL SPACES FOR LEASE

## 3416 S CHURCH ST

MURFREESBORO, TN 37129



## ABOUT THE PROPERTY

**Brand new construction with two available spaces of 1,800 SF each (3,600 SF total). Strategically located near the high-traffic intersection of S Church St/Hwy 231 and Joe B. Jackson Pkwy, adjacent to Super Walmart. Excellent visibility with approx. 35,000 vehicles per day (VPD) and direct exposure from two turning lanes into Walmart. Easy access to I-24 via two nearby routes. Ideal for retail, service, or professional office use.**

Full Property Address	3416 S Church Street Murfreesboro TN, 37217
Space Available	Suite 1: 1,800 SF Suite 2: 1,800 SF
\$/ SF	\$38 / SF NNN
Parking Ratio	4.44 / 1000
Average Daily Traffic	Approx 35,000 VPD

## 3 MILE KEY FACTS



TOTAL HOUSEHOLDS  
27,429



AVERAGE HH INCOME  
\$90,476



2024 POPULATION  
65,485



## CONTACT:

SHAWN HANIFF | MANAGING BROKER | (615) 319-5122 | SHANIFF@CWPROPERTIESLLC.COM

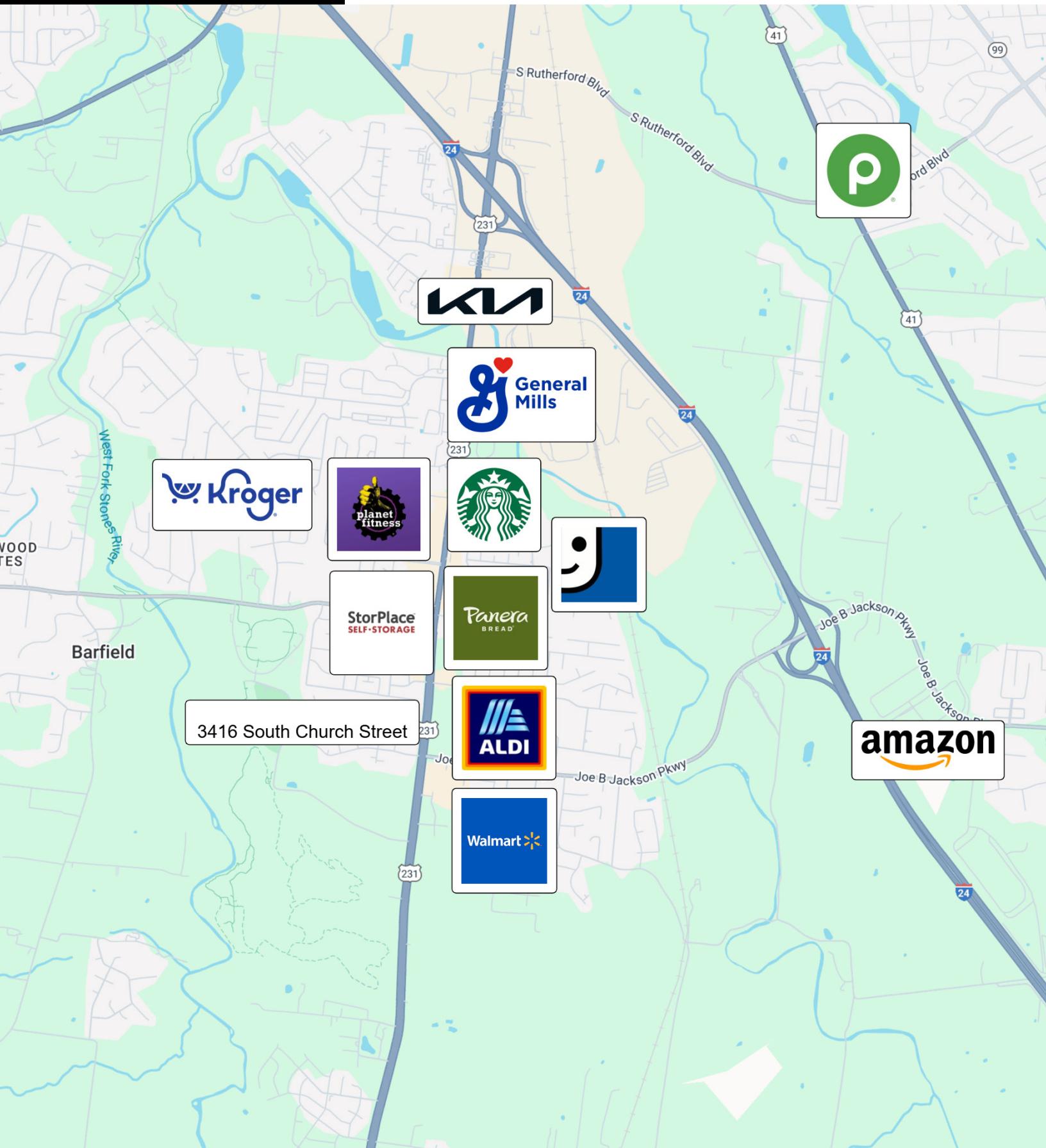
COMMONWEALTH PROPERTIES, LLC. | (615) 292-4062 | 1019 16TH AVE S. | NASHVILLE, TN 37272



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