

For Sale

1.8 acre lot, pad-ready,
Kroger shadow development site

1965 Madison Square Blvd | LA VERGNE, TN 37086



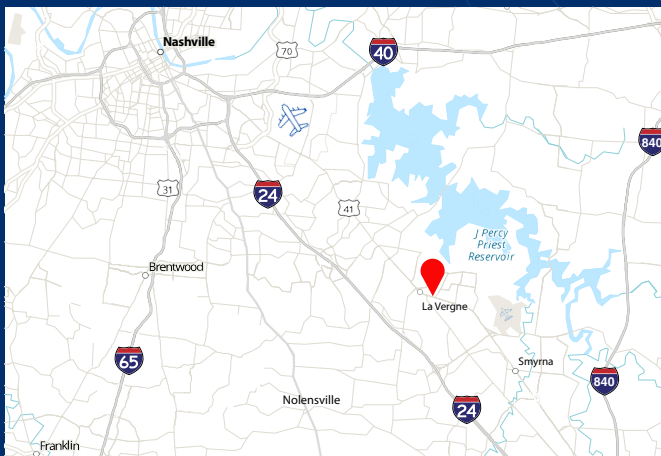


Property Details



1965 Madison Square Blvd | LA VERGNE, TN 37086

1965 Madison Square Blvd is a 1.8-acre pad-ready lot zoned for General Commercial use. The property features a flat, graded topography, making it ready for development. Situated 7 minutes from I-24 in the rapidly growing city of La Vergne, TN, just 20 miles southeast of Nashville, the lot benefits from its proximity to Kroger and other well-known national retailers.



PROPERTY HIGHLIGHTS



1.8 Acres



36,780 VPD on Murfreesboro Road



Zoned NCD – Neighborhood Commercial



Kroger shadow development site



Graded and leveled



Flat topography



Proven retail corridor



Utilities on site



Area Details



54,597

2024 POPULATION
WITHIN A 3-MILE RADIUS



9.44%

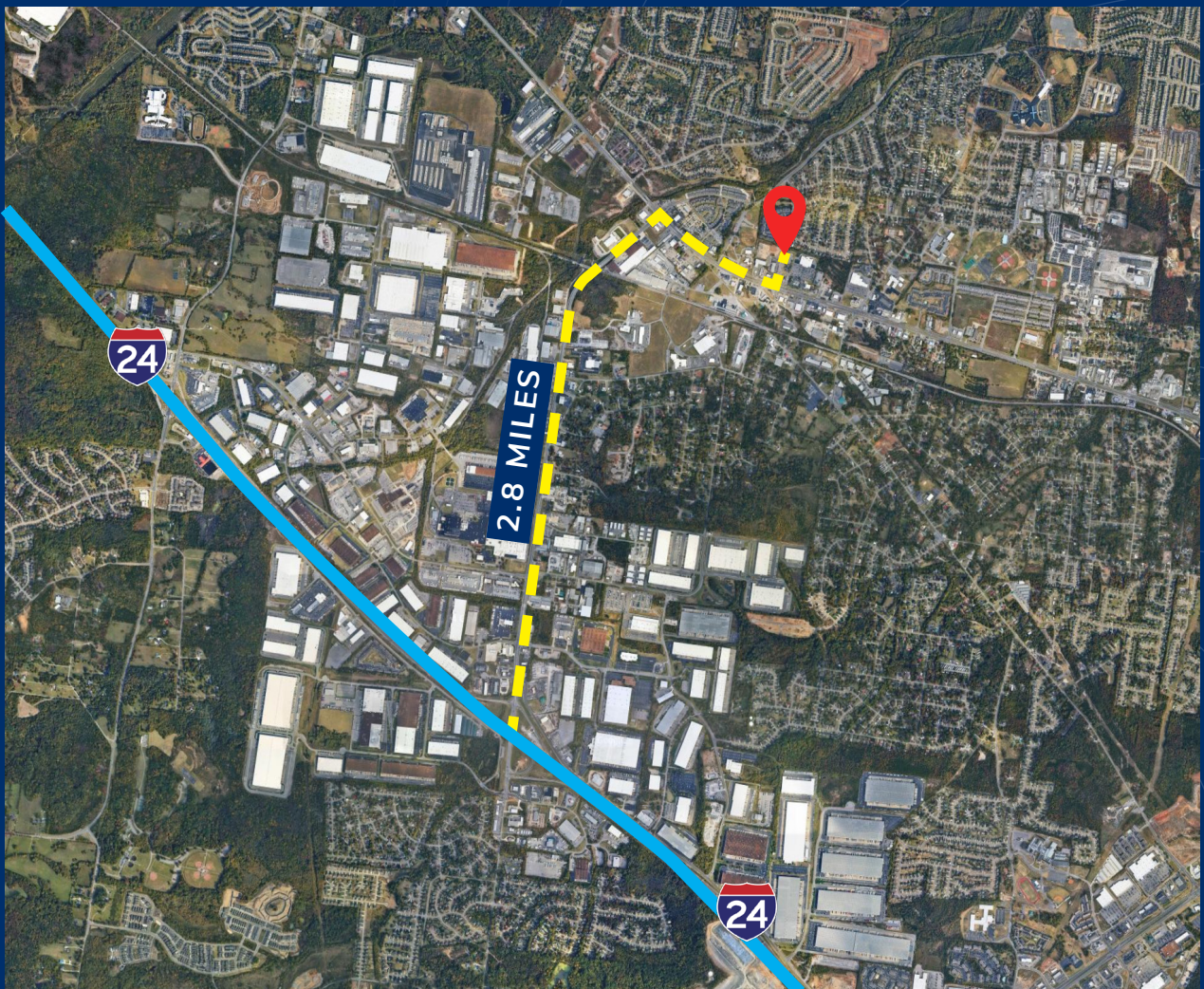
2024-2029
POPULATION GROWTH
WITHIN A 3-MILE RADIUS



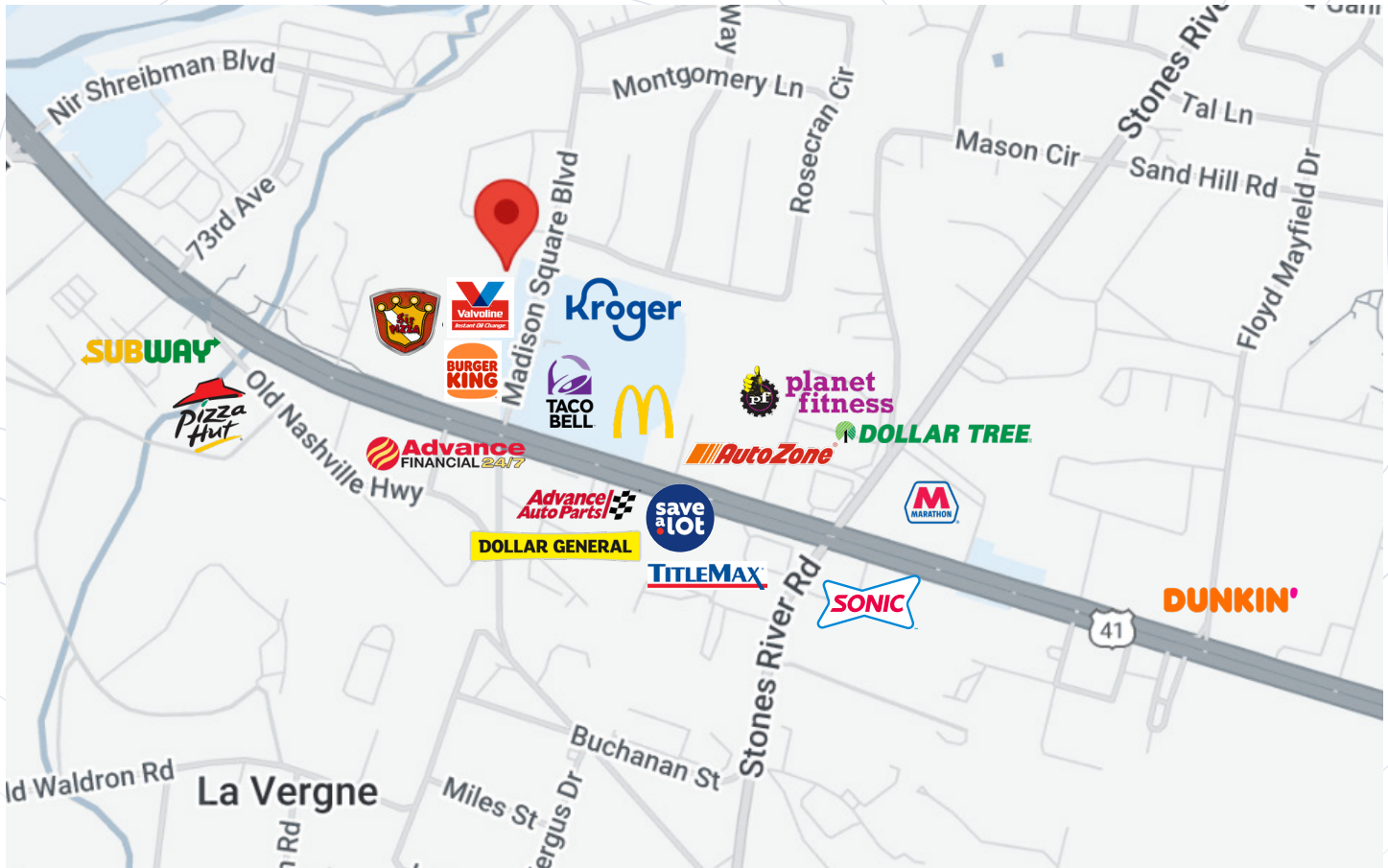
18,007

HOUSEHOLDS WITHIN
A 3-MILE RADIUS

7 MINUTES TO I-24



Retail Neighbors



For more information, contact:

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