

1540 WARRIOR DR
13.05-ACRES



116,494
(AADT 2023)

WARRIOR DRIVE

NEW SALEM HWY / HWY 99
39,245 (AADT 2023)

RETAIL FOR LEASE ADJACENT NEW COSTCO

Planned 142,000 SF Retail Development on ±13.05 Acres

1540 WARRIOR DRIVE, MURFREESBORO, TN 37128

AREA DEVELOPMENT



1540 WARRIOR DR
13.05-ACRES

M.I. ROSE
CRAFT BEER & BURGERS

CINTAS

Freddy's
FROZEN CUSTARDS

The
OUTPOST
ARMORY

US Community
CREDIT UNION

INTERSTATE
24

116,494
(AADT-2023)

BEASIE RD

COSTCO
WHOLESALE

U-HAUL

RaceTrac

WARRIOR DRIVE

Wawa

MARCO'S
PIZZA

Speedway

SMOOTHIE KING
GATEWAY
URGENT CARE

SUBWAY

SONIC

NEW SALEM HWY / HWY 99
39,245 (AADT 2023)

DUNKIN'

Thompson CAT
LazydaysRV

OUTPOST
ARMORY
GUN, SEAL, EXPLOSIVE

CINTAS

GREENWAY
BRIDGE

BEASIE ROAD

24
116,494
(AADT 2023)

1540 WARRIOR DR
13.05-ACRES

ML ROSE

Freddy's
STEAKBURGERS

US Community
CREDIT UNION

EXIT 80

COSTCO
WHOLESALE

U-HAUL

STONES RIVER GREENWAY
(17 MILES OF TRAILS,
BRIDGES, AND BOARDWALKS)

NEW SALEM HWY / HWY 99
39,245 (AADT 2023)

WARRIOR DRIVE

RaceTrac

Wawa

CASON LANE
TRAILHEAD
(PAVILION, BARK
PARK, PLAYGROUND,
GREENWAY)

SUBWAY

Speedway

W. Spooner Kwik
URGENT CARE

SONIC

DUNKIN'

THE BANKS
APARTMENTS
328 UNITS

LOCATION RELATIVE TO I-24

CONTINUATION OF WARRIOR DRIVE

BEASIE ROAD

1540 WARRIOR DR
13.05-ACRES

LAND ACQUIRED
BY COSTCO
SUMMER 2024



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EXIT 80



STONES RIVER GREENWAY
(17 MILES OF TRAILS,
BRIDGES, AND BOARDWALKS)

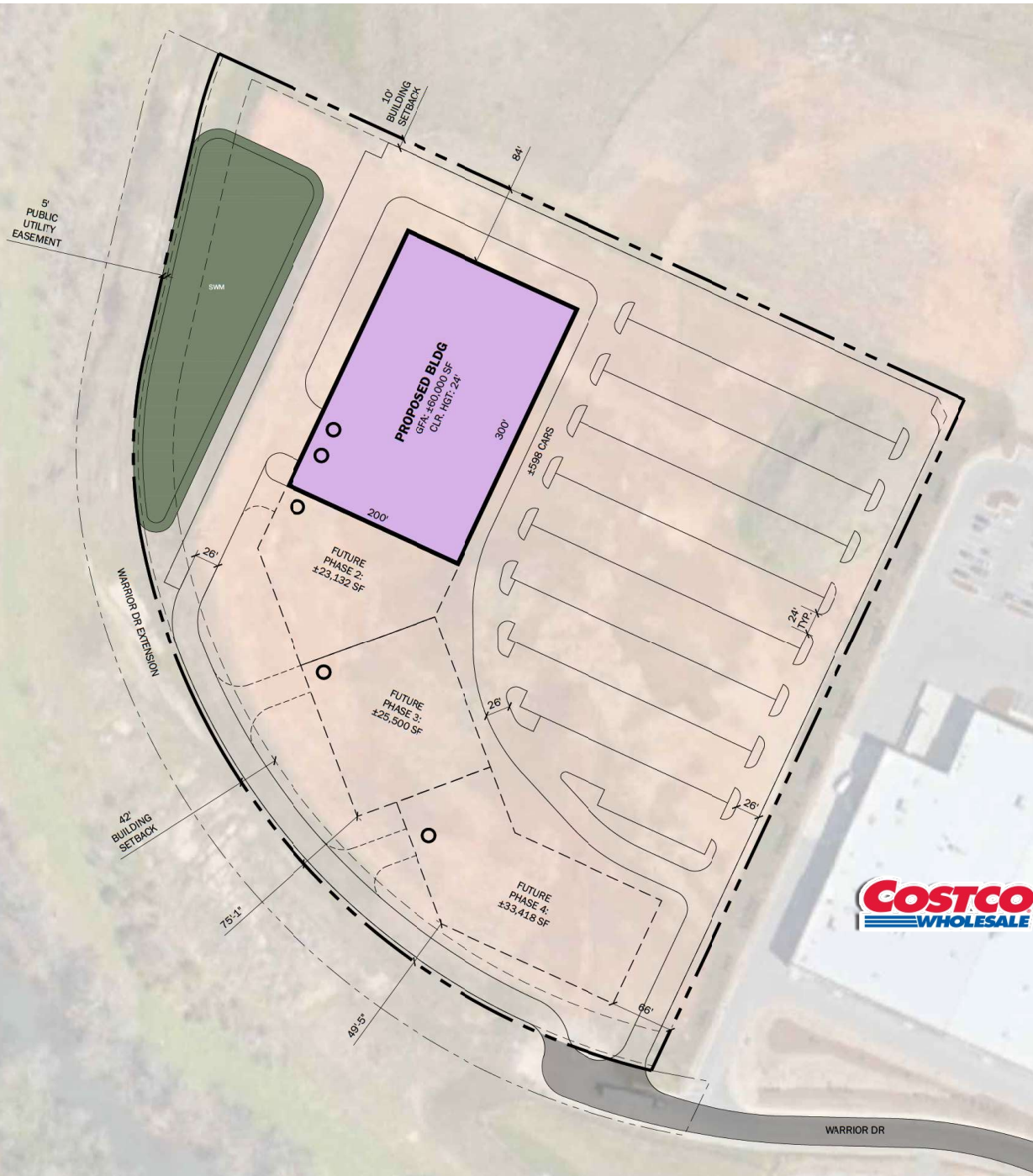
WARRIOR DRIVE

NEW SALEM HWY / HWY 99
39,245 (AADT 2023)

CASON LANE
TRAILHEAD
(PAVILION, BARK
PARK, PLAYGROUND,
GREENWAY)



POTENTIAL SITE DESIGN



DEVELOPMENT STANDARDS

Zoning

Jurisdiction	Murfreesboro	
Zoning Designation	GI	
Max Building Coverage	NA	
Max F.A.R.	NA	
Max Height	75 FT	
Building Setbacks	Front	42 FT
	Side	10 FT
	Rear	20 FT
Parking Standards	Min Stall Size	10X18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking	Office	1/300 SF
	Retail	1/300 SF
	Warehouse	1.5/2 EMP.

PROJECT DATA

Site Summary

Gross Site Area	568,658 SF	13.05 AC
Stormwater Management	44,023 SF	@ 8%
Net Site Area	524,635 SF	12.04 AC
Total Building Area(s)	Gross Floor Area	60,000 SF
	Footprint	60,000 SF
Coverage	Coverage (Gross)	11%
	Coverage (Net)	11%
Floor Area Ratio	FAR (Gross)	0.11
	FAR (Net)	0.11

Proposed Building

Building Area(s)	Footprint	60,000 SF
Cars Required	@5% Office	200 Stalls
Cars Provided	@ 9.97/1,000 SF	598 Stalls
	Req. Accessible	12 Stalls
Drive-in Doors		2

VIEWING DUE EAST



24
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EXIT 80

BEASIE ROAD

**NEW SALEM HWY
/HWY 99
39,245 (AADT 2023)**

LAND ACQUIRED BY
COSTCO SUMMER 2024

**COSTCO
WHOLESALE**

WARRIOR DR

**1540 WARRIOR DR
13.05-ACRES**

VIEWING DUE SOUTH



NEW SALEM HWY / HWY 99
39,245 (AADT 2023)

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CASON LANE
TRAILHEAD
(PAVILION, BARK
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EXIT 80

BEASIE ROAD

INTERSTATE
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VIEWING TO THE SOUTHEAST



EXIT 80

BEASIE ROAD

NEW SALEM HWY / HWY 99
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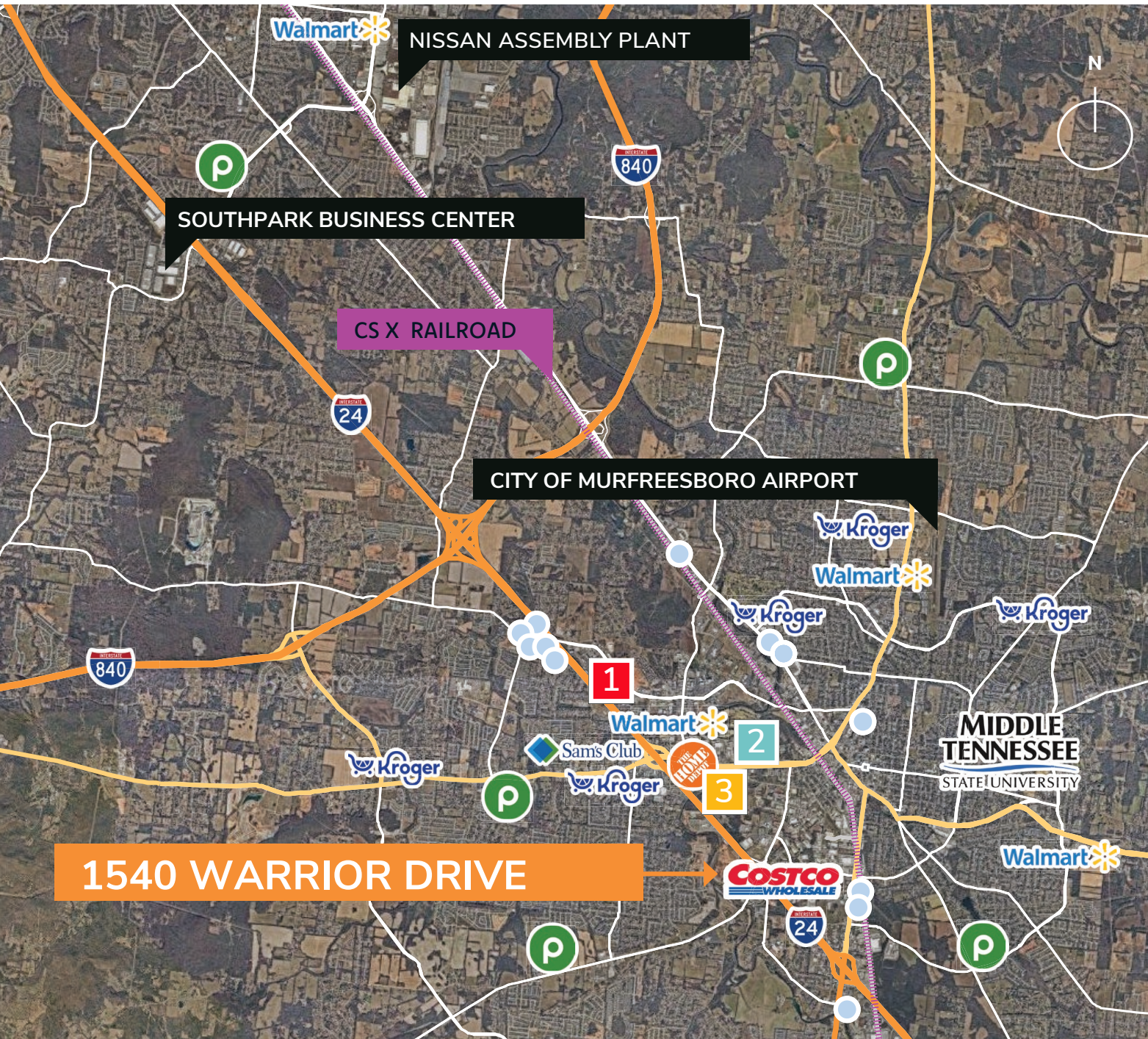
WARRIOR DR

LAND ACQUIRED BY
COSTCO SUMMER 2024

1540 WARRIOR DR
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OPTIMAL LOCATION



1 THE AVENUE LIFESTYLE CENTER:

- Burlington
- Best Buy
- Dick's Sporting Goods
- Belk
- World Market
- Michaels
- Petco
- Havertys
- Old Navy
- H&M
- Barnes & Noble

2 STONES RIVER TOWN CENTRE:

- Dillard's
- JCPenney
- AMC
- PetSmart
- Books-A-Million

3 TOWNE CENTRE:

- Target
- T.J. Maxx
- Lowe's Home Improvement

● MAJOR AUTO DEALERSHIP

BENEFITS



Significant Developable Square Footage



Building Height Potential of up to 75 Feet



Campus-style development potential



Half a mile from Exit 80, I-24



Located Within Opportunity Zone



Located adjacent to Murfreesboro's Public Greenway system

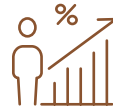
DEMOGRAPHICS

DEMOGRAPHIC	3-MILE RADIUS	5-MILE RADIUS
Population (2024)	65,374	157,530
Population Growth (2024-2029)	14.04%	14.43%
Median Age	34.3	33.4
Households (2024)	26,181	61,296
Household Growth (2024-2029)	13.64%	14.03%
Median Household Income	\$71,876	\$72,036
Average Household Income	\$86,347	\$89,495
Owner-Occupied Housing	46.82%	49.54%
Renter-Occupied Housing	53.18%	50.46%

MURFREESBORO MARKET OVERVIEW

Murfreesboro ranked #4 best
small city to buy a home in the
U.S.

WALLETHUB 2021



41.63%

POPULATION GROWTH
SINCE 2010



373,520

CURRENT
POPULATION OF
RUTHERFORD COUNTY



#3

BOOMTOWN
IN AMERICA



\$82K

2023 MEDIAN
HOUSEHOLD INCOME



#1

LARGEST UNIVERSITY IN
MIDDLE TENNESSEE



#4

METRO FOR
ECONOMIC STRENGTH

Providing commercial real estate advisory & brokerage services by leveraging *EXPERIENCE, RELATIONSHIPS* and *MARKET KNOWLEDGE*.

FOR INQUIRIES, CONTACT:

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RETAIL FOR LEASE
ADJACENT NEW COSTCO

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1540 WARRIOR DRIVE, MURFREESBORO, TN 37128

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