



RETAIL PROPERTY FOR LEASE

# MARKETPLACE AT SAVANNAH RIDGE

Hwy 231 and Joe B Jackson Blvd, Murfreesboro, TN 37128

**MICHAEL GALPIN**

615.627.3971

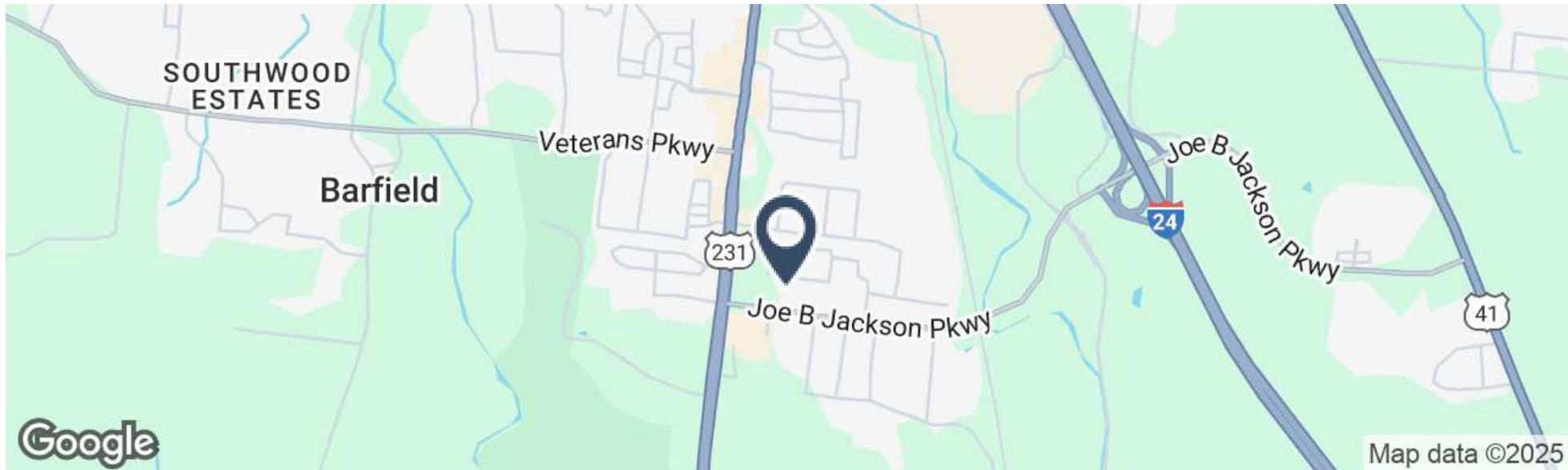
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**Baker Storey McDonald  
Properties**

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### PROPERTY DESCRIPTION

Located at the signalized intersection of Hwy 231 (Memorial Blvd) and Joe B.Jackson Blvd, this evolving retail destination sits directly across from the Walmart Supercenter, offering exceptional visibility and access in South Murfreesboro.

### PROPERTY HIGHLIGHTS

- Development features  $\pm$ 70,000 SF of inline retail and outparcels ranging from 0.8 – 1.7 acres with up to 10,000 SF available for retail/restaurant use
- Anchored by Aldi (opened April 2022), with phased future outparcels planned through 2025
- High traffic counts: ~28,800 VPD on Hwy 231 southbound; ~10,500 VPD projected on Joe B.Jackson Blvd
- Direct connectivity to I-24 via Joe B.Jackson Parkway enhances regional accessibility



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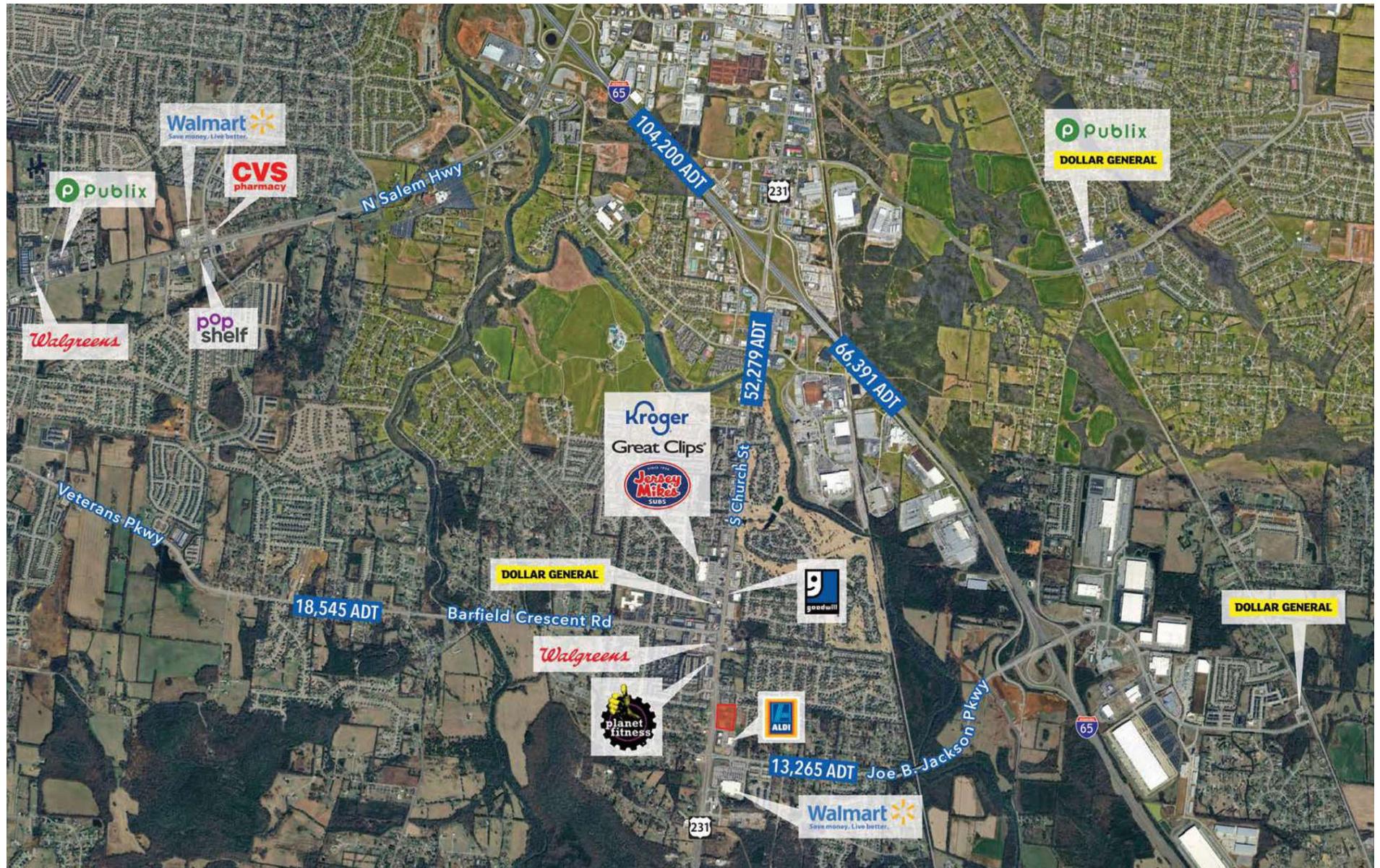
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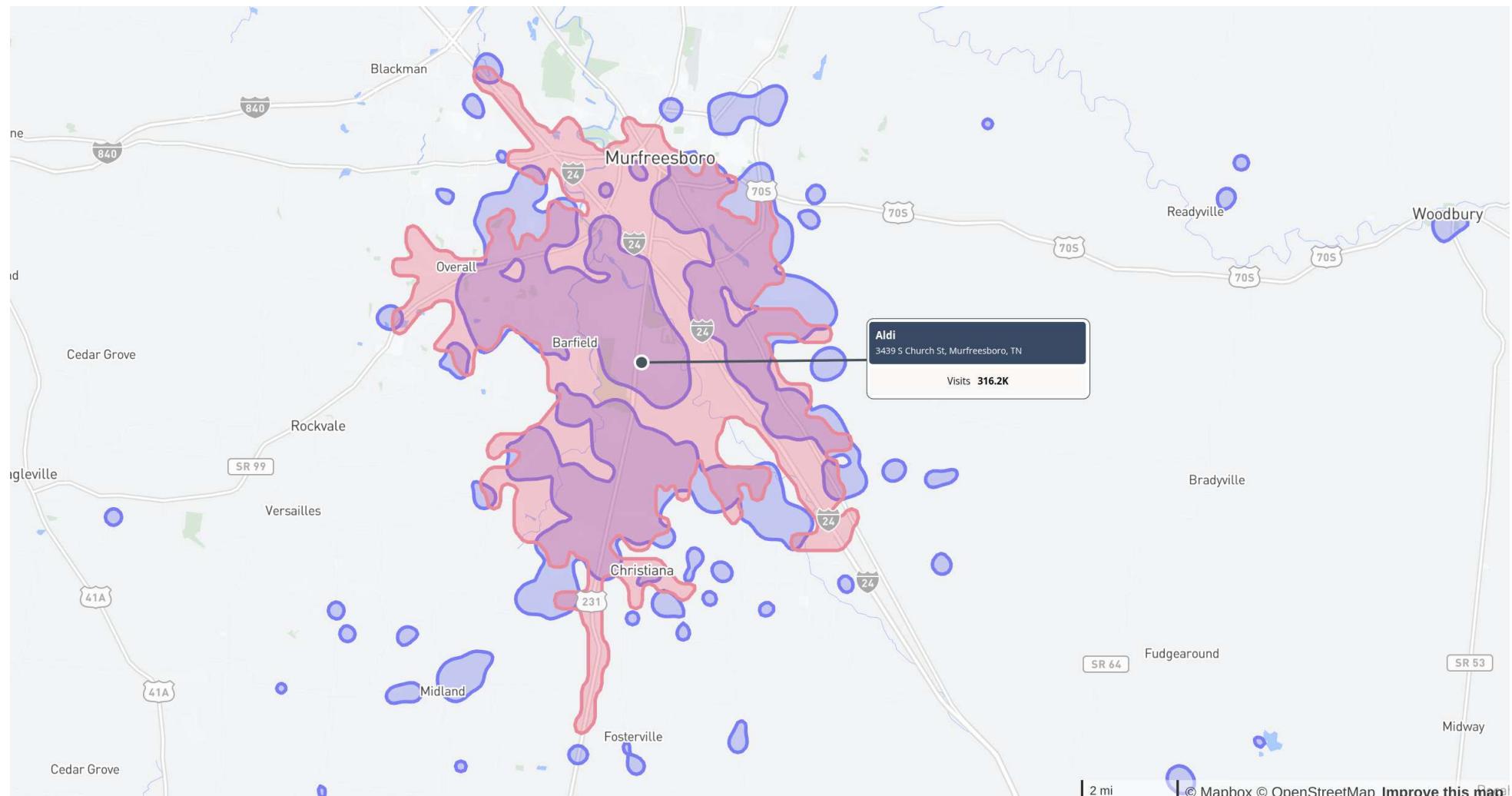
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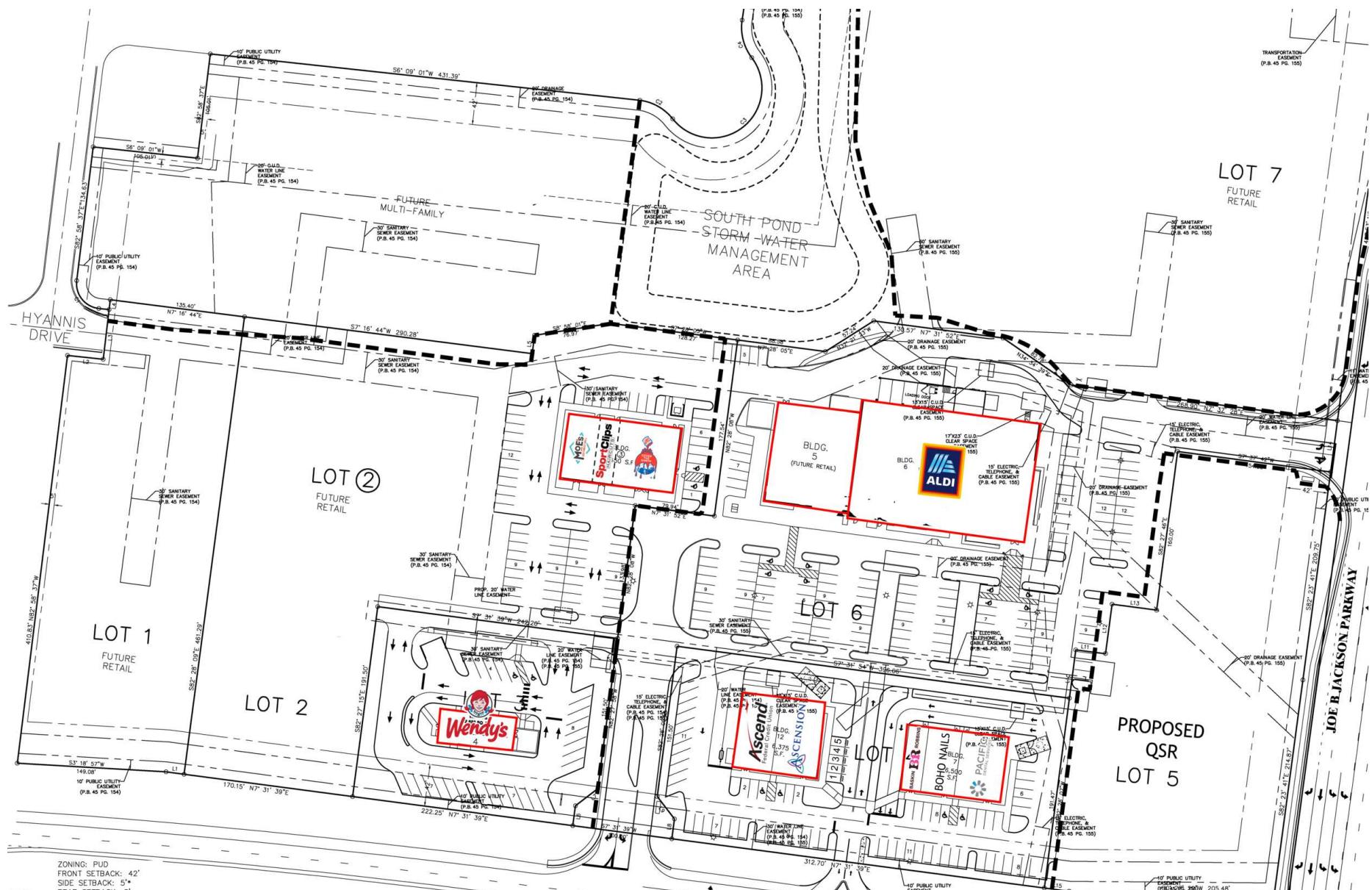
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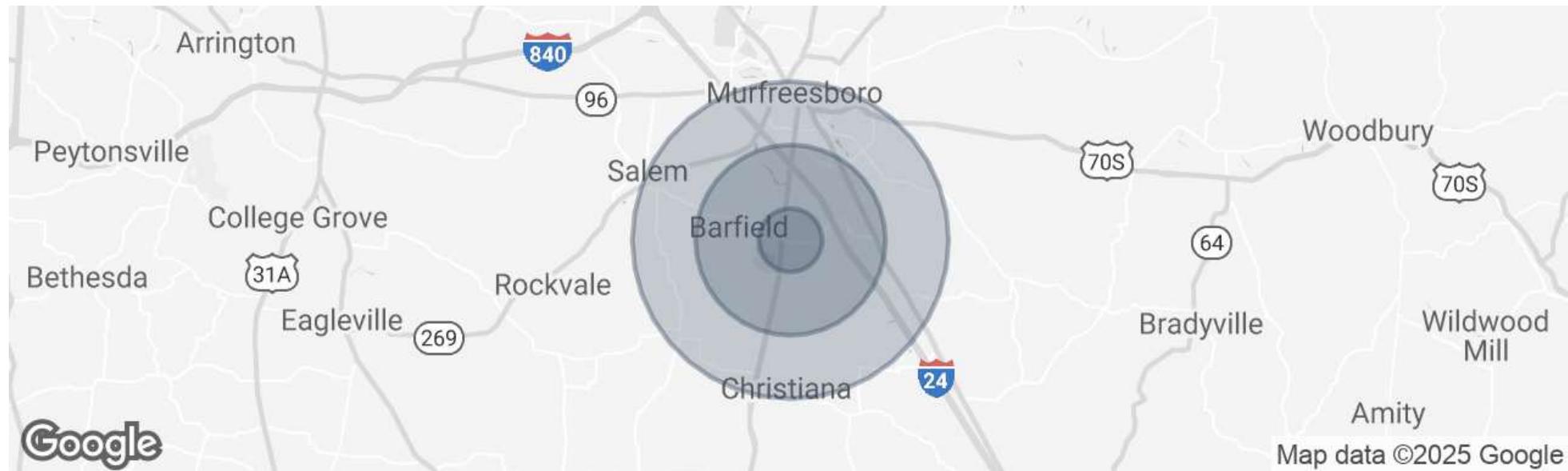
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,952	26,430	86,064
Average Age	39	38	36
Average Age (Male)	38	37	35
Average Age (Female)	40	39	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,641	10,005	32,191
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$108,746	\$104,248	\$96,399
Average House Value	\$398,211	\$402,840	\$396,940

*Demographics data derived from AlphaMap*

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