

CHARLES HAWKINS CO.

FOR LEASE

±1,300 SF Available

Retail Strip Center in a High Traffic Corridor

1520 Memorial Blvd, Ste 101-A
Murfreesboro, TN 37129

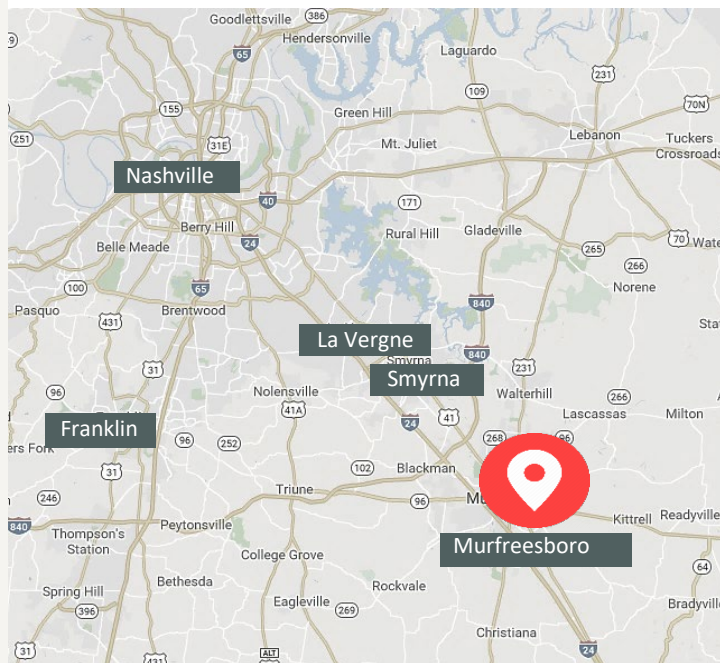


HIGHLIGHTS

- Lease Rate: \$19.00 per Square Foot NNN
- Opex: \$4.50 per Square Foot
- Boro Bagel Anchored Retail Center
- Prior Workout Facility
- Pylon and Building Signage Available
- High Traffic Corridor in Murfreesboro
- Traffic Count: More than 40,000 cars daily

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
	43,096	141,919	257,483
	16,921	54,053	93,973
	\$65,311	\$79,576	\$86,510



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Exclusively listed by: Charles Hawkins Co.
760 Melrose Avenue Nashville, TN 37221
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For Lease
 ±1,300 SF Available
 Retail Restaurant Space

1520 Memorial Blvd, Suite 101-A
 Murfreesboro, TN 37129
 Rutherford County

**CHARLES
 HAWKINS CO.**

PHOTOS / AERIAL



#3 Boomtown in America
 - SmartAsset 2022

#1 largest suburb
 of Nashville, TN

#1 largest university in
 Middle Tennessee
 - Nashville Business Journal

#4 metro for economic
 strength
 - Policom 2022

4th best small city to buy
 a home in the U.S.
 - WalletHub 2021

8th fastest growing
 midsize city in the U.S.
 - Census 2020

50% Of U.S. Population lives
 within 650 mile radius

RUTHERFORD COUNTY INSIGHTS

3 major
 interstates

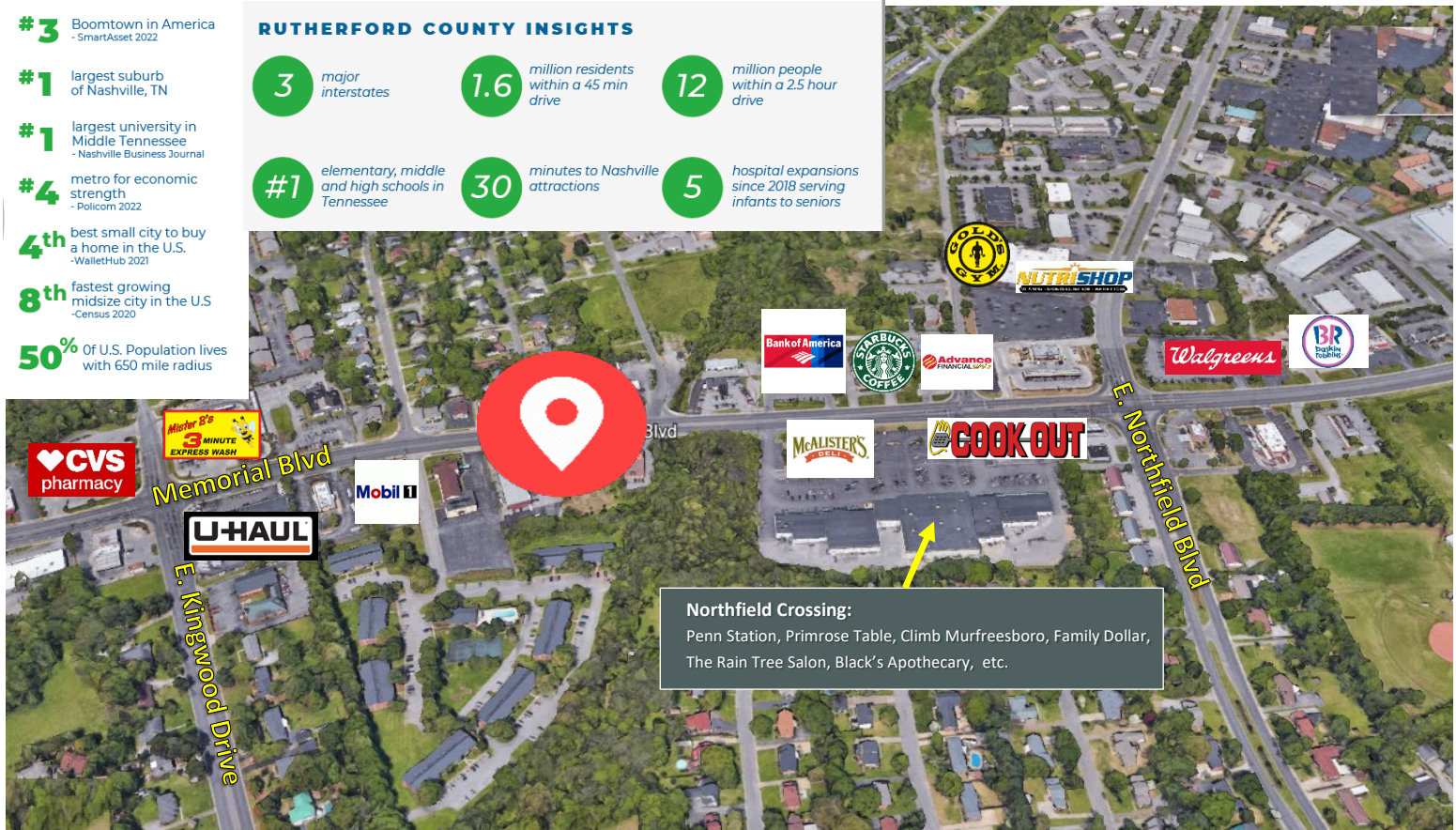
1.6 million residents
 within a 45 min
 drive

12 million people
 within a 2.5 hour
 drive

#1 elementary, middle
 and high schools in
 Tennessee

30 minutes to Nashville
 attractions

5 hospital expansions
 since 2018 serving
 infants to seniors



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