

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

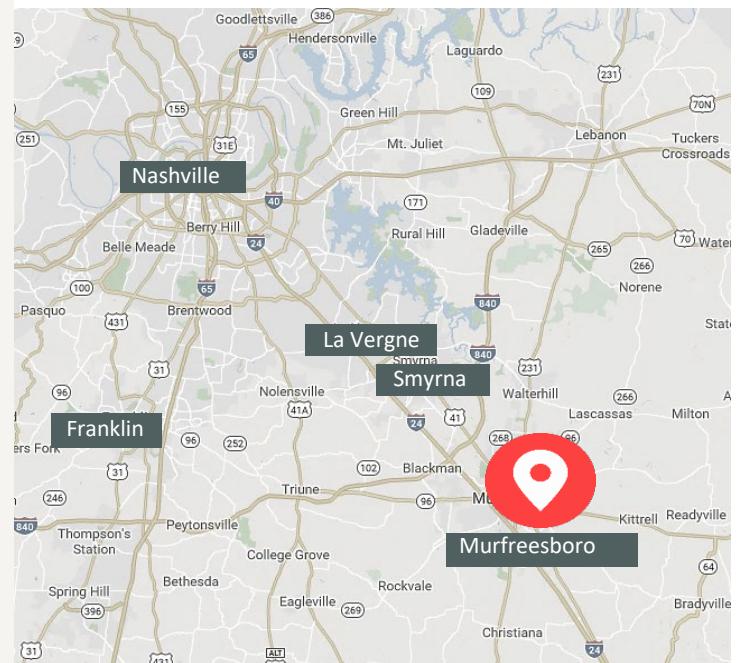


## HIGHLIGHTS

- 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



**Paul M. Myers, CCIM, SIOR**

Senior Vice President

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Exclusively listed by: Charles Hawkins Co.

760 Melrose Avenue Nashville, TN 37221

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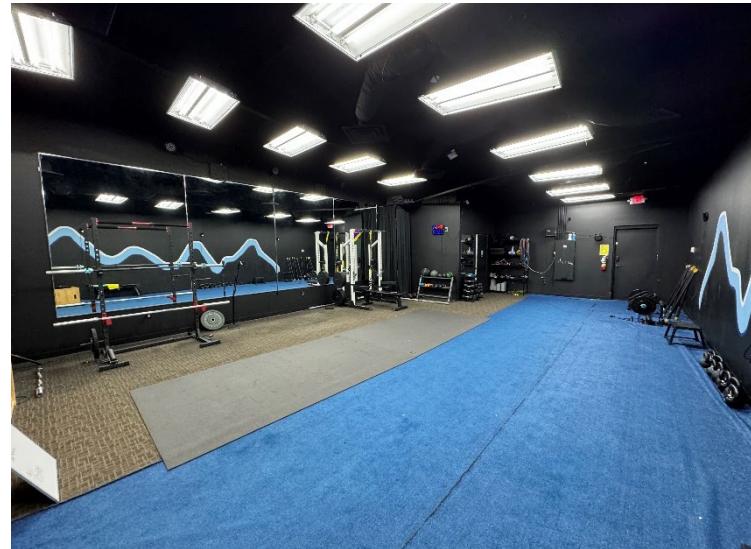
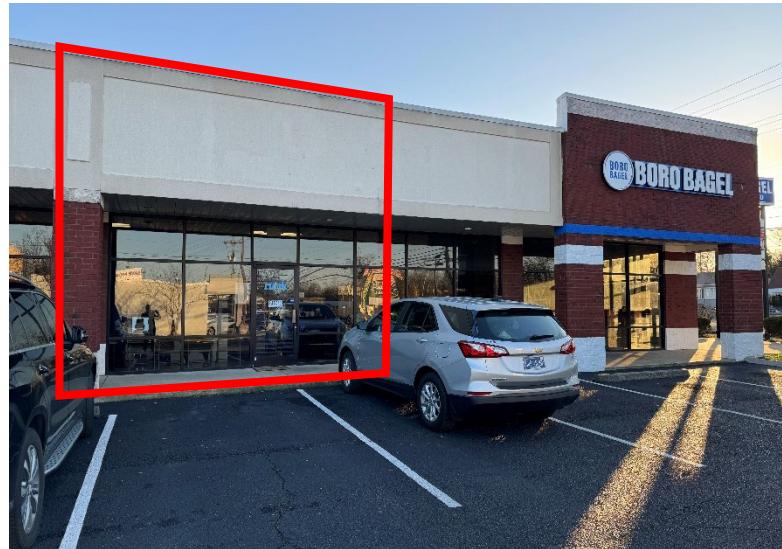
charleshawkinsco.com

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

**4<sup>th</sup>** best small city to buy a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** 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

**4<sup>th</sup>** best small city to buy a home in the U.S.  
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