

# CLASS A RETAIL IN MURFREESBORO

Up to 10,437 SF Available

FOR LEASE

Newly Delivered Construction



# OPPORTUNITY

Now available, this newly completed Class A retail opportunity offers modern construction with multiple small shop bays ready for occupancy. Spaces can be delivered in vanilla box condition or with a negotiable TI package to meet tenant needs. The building features roll-up doors for convenient loading, prominent pylon signage, and excellent visibility along a high-traffic corridor—creating a turnkey opportunity for retailers seeking quality new construction in a strong trade area.

Pylon Signage Available

Roll-Up Doors for Ease of Delivery

Negotiable TI Package

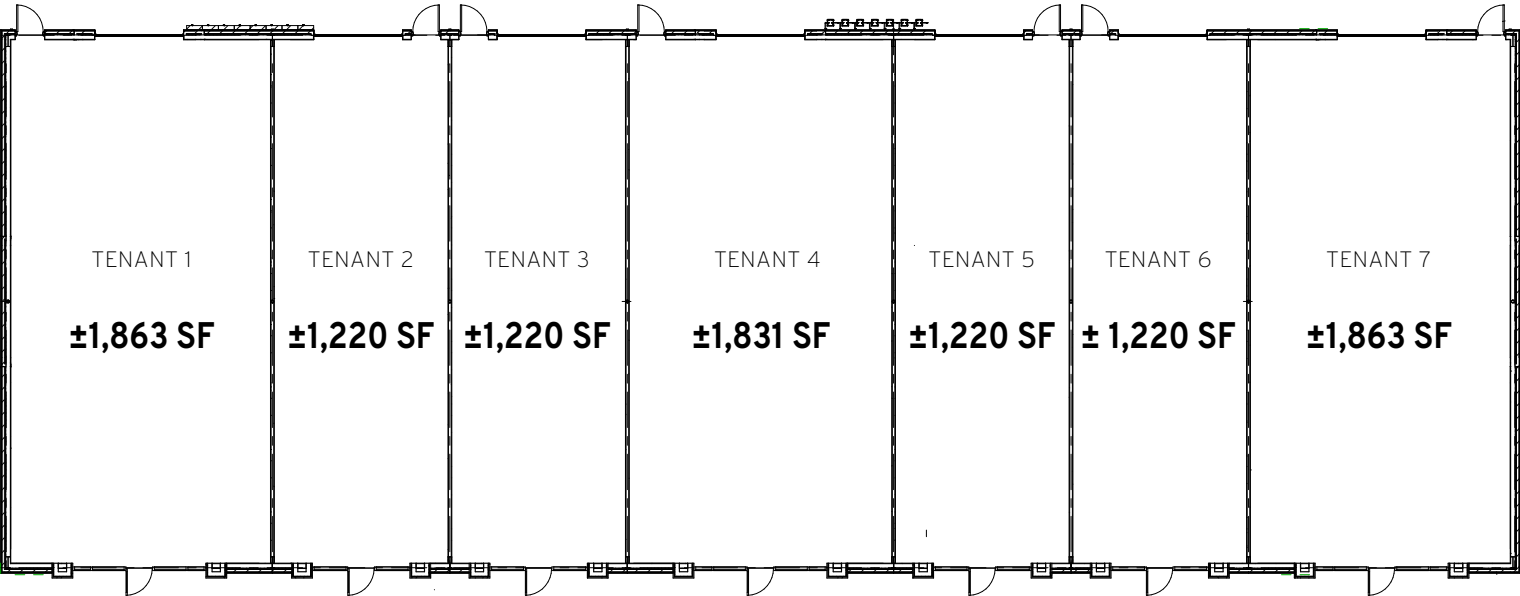
## PROPERTY SUMMARY

ADDRESS	2216 Martin Luther King Blvd., Murfreesboro, TN
AVAILABLE	1,220 to 10,437 SF
STATUS	Construction Complete
DELIVERY	Vanilla Shell Condition
LEASE RATE	\$45 NNN <i>Estimated NNN \$5/SF</i>



# PROPOSED SUITES

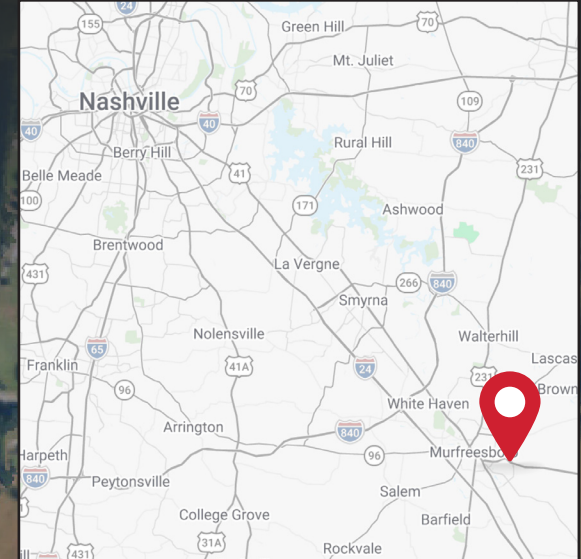
Can be combined for up to 10,437 SF



# LOCATION

Murfreesboro ranks among the fastest-growing cities in the Southeast, supported by steady job growth, rising household incomes, and direct access to I-24 just 45 minutes from Nashville. The surrounding trade area includes Walmart, Tractor Supply, and several national QSR operators, with MTSU less than five minutes away. Continued residential expansion and commercial investment along the corridor are driving sustained traffic and consumer demand.

MTSU Campus  
2 Miles



**RICHLAND FALLS APARTMENTS**

**FIFTH THIRD BANK**

**COOK-OUT**

**LANDMARK APARTMENTS**

**WAFFLE HOUSE**

**TSC**

**Culver's**

**Jockey Mikes SUBS**

**SUTHERFORD BLVD**

**ALDER TERRACE**

**TENNESSEE PARK APARTMENTS**

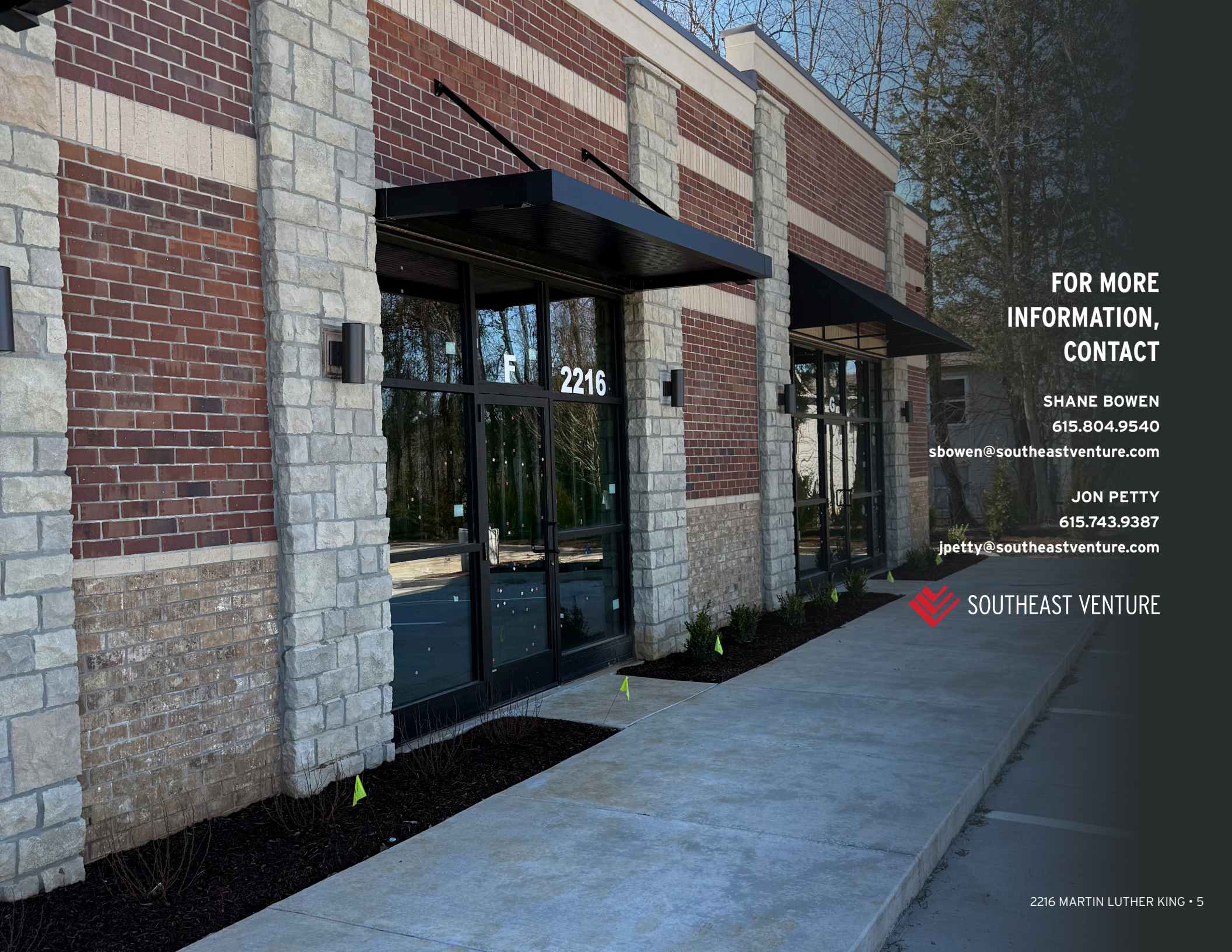
**DR. MARTIN LUTHER KING JR BLVD.**

**Walmart**

**DOLLAR TREE**

**FARMHOUSE APARTMENTS**





**FOR MORE  
INFORMATION,  
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