

FOR LEASE

±1,905 SF Retail Suite

Prime Retail Location Serving Middle Tennessee
State University

2962 South Rutherford Blvd, Ste E, Murfreesboro, TN 37130



HIGHLIGHTS

- Prime retail location servicing the MTSU campus
- Type: Retail (built out as office)
- ±1,905 SF
- Retail Space in Alexander Sq. Shopping Center
- Walmart Shadow Center
- Lease Rate: \$23.50/SF NNN
- Est. Operating Expenses \$4.50 /SF
 - ± Est. Total Monthly Rent: \$4,445.00 per mo.
- Parking: 215 spaces (13 spaces per 1000 SF)
- Zoning: (CH) Commercial Highway
- Traffic Counts: >27,000 cars daily
- Former Star Physical Therapy Location



CURRENT TENANTS

Nacho's Mexican Restaurant
Little Caesar's Pizza
Best Weigh Weight Loss Center
Cricket Mobile
El Hornito Bakery

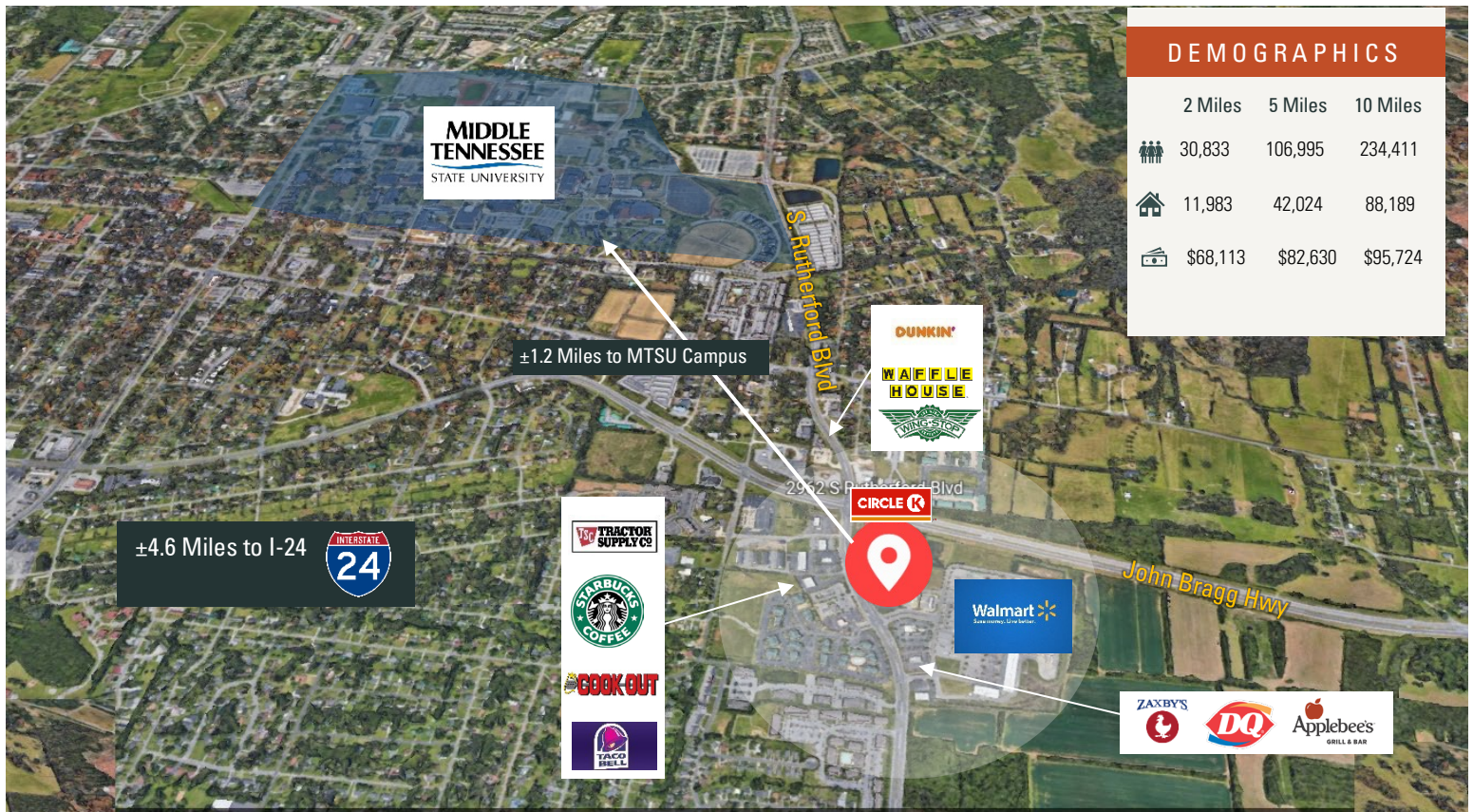
Paul M. Myers, CCIM, SIOR
Senior Vice President
C: 615.398.4848
pmyers@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Lease
 ±1,905 SF Available
 Retail Space

2962 S. Rutherford Blvd, E
 Murfreesboro, TN 37130
 Rutherford County

**CHARLES
 HAWKINS CO.**



Paul M. Myers, CCIM, SIOR
 Senior Vice President
 C: 615.398.4848
 pmyers@charleshawkinsco.com

Exclusively listed by:
 Charles Hawkins Co.
 2920 Berry Hill Dr., Ste 100
 Nashville, TN 37204
 T: 615.256.3189

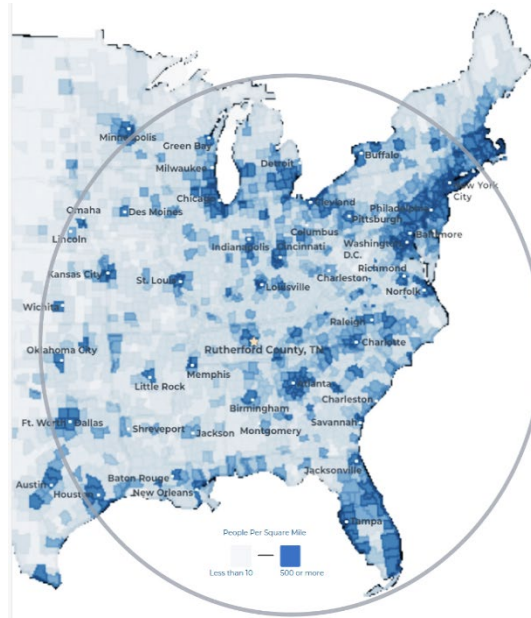
For Lease
±1,905 SF Available
Retail Space

2962 S. Rutherford Blvd, E
Murfreesboro, TN 37130
Rutherford County

CHARLES
HAWKINS CO.

RUTHERFORD CO. INFORMATION

Graphics Provided by Rutherford Co. Chamber of Commerce

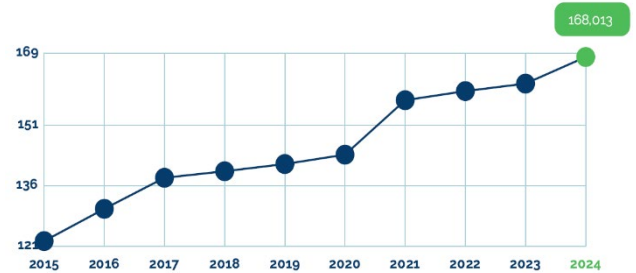


- #8** Best Midsize City Real Estate
- WalletHub 2025
- #1** largest suburb of Nashville, TN
- #1** largest university in Middle Tennessee
- Nashville Business Journal
- #3** metro for economic strength
- Policom 2024
- 4th** most populous county in Tennessee
- WGNS Radio 2025
- 5th** U.S. City on an Economic Upswing
- CoworkingCafe 2025
- 50%** of U.S. Population lives with 650 mile radius

RUTHERFORD COUNTY QUICK FACTS

Population 383,258	Median Home Price \$435,000	3 Colleges 25,000 students
Median Age 34	Median HH Income \$83,871	College Degrees 43% hold Associate or above

Population Growth (in thousands)



LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	7,000	Asurion	1,250
Amazon	2,700	The Kroger Co	1,216
Ascension Saint Thomas	2,326	General Mills	1,000
Ingram	1,822	Schneider Electric	979
Taylor Farms	1,700	Murfreesboro Medical Clinic	924
Vantiva Supply Chain Solutions	1,300	National HealthCare Corp.	820

1

Retail



6,674
Jobs

865
Establishments

2

Health Care and Social Services



6,493
Jobs

662
Establishments

11,558

8,448

8,674

6,086

6,674

2020

2021

2022

2023

2024

3

Education



5,643
Jobs

130
Establishments

4

Accommodation and Food Services



5,356
Jobs

473
Establishments

Paul M. Myers, CCIM, SIOR
Senior Vice President
C: 615.398.4848
pmyers@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Lease
±1,905 SF Available
Retail Space

2962 S. Rutherford Blvd, E
Murfreesboro, TN 37130
Rutherford County

CHARLES
HAWKINS CO.

Labor Force

Murfreesboro has a labor force of 99,158 people, with an unemployment rate of 3.1%.

99,158

Labor Force

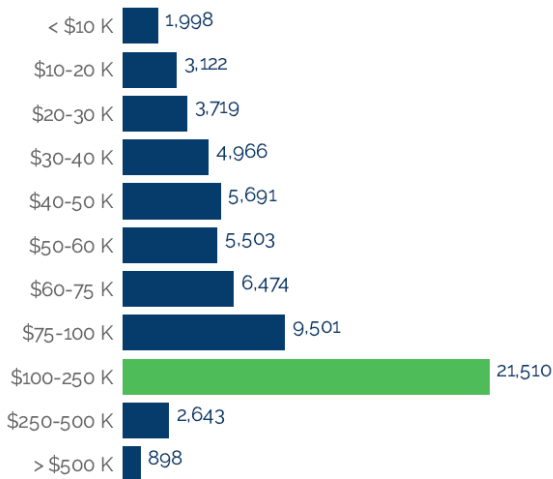
3.1%

Unemployment Rate

▲ 0.6%

Unemployment Rate
Change (1 year)

Income Distribution



\$79,051

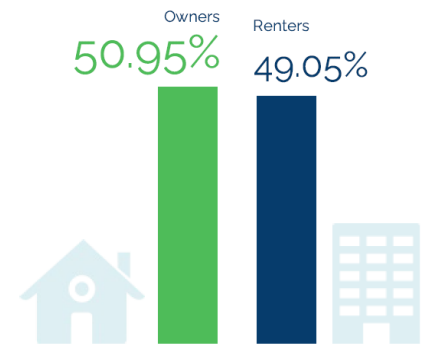
Median Household Income

6% less than the county

14% more than the state

1% less than the nation

Owners vs. Renters



Transportation

Residents spend an average of 25 minutes commuting to work. Murfreesboro is served by 17 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.



25min

Commute Travel Time



1 + 17(+50 miles)

Airports in Community



Interstate

In Community



Freight Rail

In Community

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.

LA VERGNE
TENNESSEE

La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.

Paul M. Myers, CCIM, SIOR
Senior Vice President
C: 615.398.4848
pmyers@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189