



OUTPARCEL
0.992 AC

AVAILABILITIES

	SUITE	SF
4	1715 - L	1,219
10	1741 - Q	1,350
	Outparcel	0.922 AC

Kensington Place

1731 South Rutherford Blvd, Murfreesboro, TN 37130

Property Highlights

- + ± 70,588 SF
- + Publix-Anchored
- + Ample Parking
- + Located in rapidly growing Murfreesboro, nearby MTSU (the largest university in TN)
- + Monument Signage Available



5-MILE DEMOGRAPHICS

2024 Population	117,597
2024 Households	46,649
Average Household Income	\$89,087
Average Owner Occupied Home Value	\$423,518

TRAFFIC COUNTS

South Rutherford Blvd
27,748 VPD

Southeast Broad St
10,711 VPD

Publix

The Gold Standard of Grocery

Kensington Place is anchored by a Publix, the second largest traditional grocer by market share in the state of Tennessee and the undisputed customer service leader. In 2022, the private company showcased its power and brand loyalty with \$54.5 billion in sales, a 13.6% increase over 2021. Today, Publix has nearly 1,400 locations with plans to continue to add more stores throughout the Southeast.

Shop Space For Lease

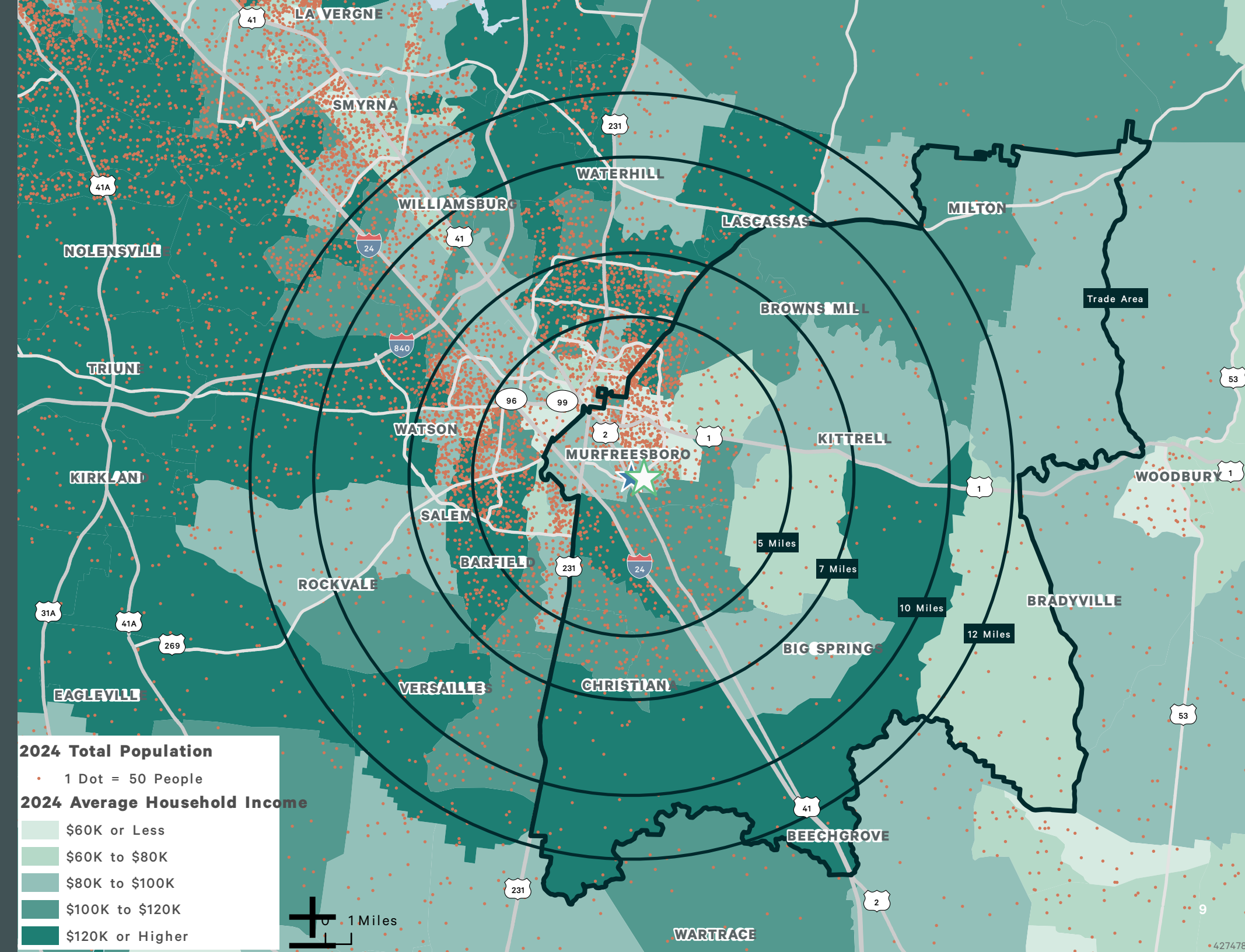
For Shop Space Inquiries Contact - Nick Goss | +1 812 455 6282 | nick.goss@cbre.com

	SUITE	TENANT	SF
1	1715 - A	CenterWell Senior Primary Care by Humana	5,400
2	1715 - J	Edward Jones	1,132
3	1715 - K	The UPS Store	1,440
4	1715 - L	AVAILABLE	1,219
5	1715 - M	Fantastic Sams	1,200
6	1741 - S	Publix	46,624
7	1741 - N	Results Physiotherapy	2,000
8	1741 - O	Majestic Nails	1,212
9	1741 - P	Brow Bar	1,680
10	1741 - Q	AVAILABLE	1,350
11	1741 - R	Elite Barber Shop	1,650
12	1741 - T	Oscars Taco Shop	1,499
13	1741 - S	Radical Escape Room	2,182
14	1741 - Z	Papa Johns	2,000



Demographics

	5 MILE	7 MILES	10 MILES	TRADE AREA
POPULATION				
2024 Population - Current Year Estimate	117,597	185,992	237,294	73,642
2029 Population - Five Year Projection	127,647	202,816	260,568	79,511
2020 Population - Census	109,273	169,833	212,744	69,476
2010 Population - Census	90,317	127,806	159,648	57,379
2020-2024 Annual Population Growth Rate	1.74%	2.16%	2.60%	1.38%
2024-2029 Annual Population Growth Rate	1.65%	1.75%	1.89%	1.55%
HOUSEHOLDS				
2024 Households - Current Year Estimate	46,649	72,220	89,918	27,725
2029 Households - Five Year Projection	51,009	79,235	99,326	30,165
2010 Households - Census	35,247	48,910	60,060	21,061
2020 Households - Census	42,862	63,315	80,129	25,285
2020-2024 Compound Ann HH Growth Rate	2.01%	2.39%	2.75%	1.68%
2024-2029 Annual Household Growth Rate	1.80%	1.89%	2.01%	1.70%
2024 Average Household Size	2.43	2.51	2.59	2.54
HOUSEHOLD INCOME				
2024 Average Household Income	\$89,087	\$98,268	\$101,964	\$91,153
2029 Average Household Income	\$111,620	\$118,839	\$116,040	\$104,698
2024 Median Household Income	\$68,437	\$78,114	\$81,755	\$70,464
2029 Median Household Income	\$78,258	\$87,316	\$92,511	\$80,836
2024 Per Capita Income	\$35,412	\$39,170	\$38,703	\$34,474
2029 Per Capita Income	\$40,723	\$43,632	\$44,318	\$39,867
HOUSING UNITS				
2024 Housing Units	49,711	76,563	95,157	29,340
2024 Vacant Housing Units	3,062	4,343	5,239	1,615
2024 Occupied Housing Units	46,649	72,220	89,918	27,725
2024 Owner Occupied Housing Units	22,774	40,023	54,609	16,036
2024 Renter Occupied Housing Units	23,975	31,197	35,309	11,689
EDUCATION				
2024 Population 25 and Over	75,923	121,216	155,173	46,267
HS and Associates Degrees	42,404	66,642	86,860	27,719
Bachelor's Degree or Higher	28,457	48,931	48,931	15,785
PLACE OF WORK				
2024 Businesses	4,805	5,768	6,250	1,801
2024 Employees	58,125	70,468	61,137	22,660



Trade Area

As visualized with the image to the right, Kensington Place benefits from a trade area that stretches well beyond a conventional radius of shoppers. This sheer critical mass allows the owner to control the retail tenor of this significant trade area. CBRE's Dimension research details the following trade area dynamics:

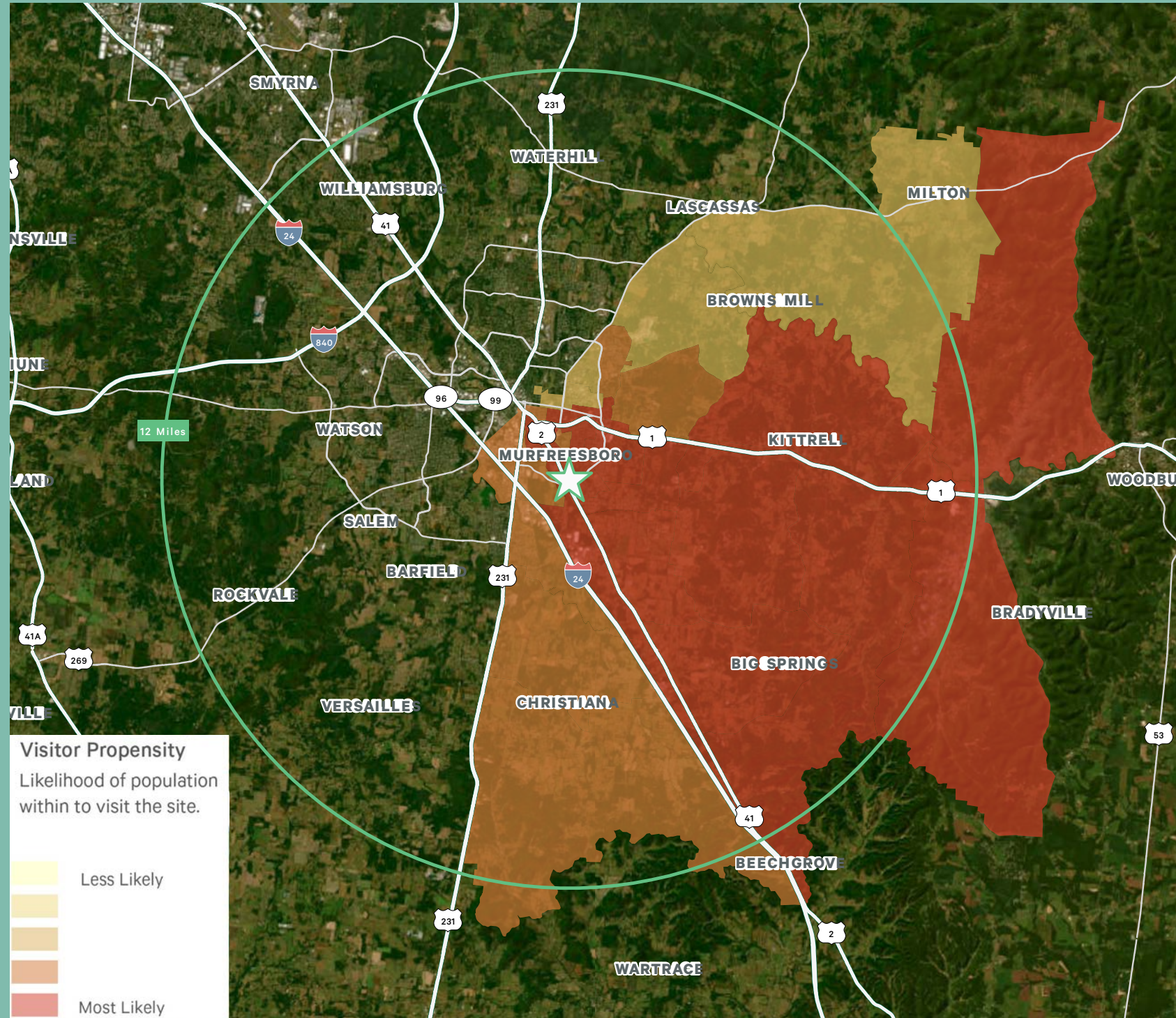
73,642 Trade Area Population

\$91,153 Average Household Income

1.1M Annual Visits

12+ Mile Customer Drawing Power

25 Minutes of Avg Linger Time



Nearby Retailers





For Shop Space Inquiries

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