

1,219 SF available  
+ 1 Acre Outparcel

# KENSINGTON PLACE

1715-1741 S. Rutherford Blvd  
Murfreesboro, TN 37130





# PROPERTY OVERVIEW

- Within the last 12 years, the surrounding population has increased by roughly 28%, measuring at 221,231
- 34% of people who live within 10 miles have a Bachelor's degree or higher, with an average age of 34
- 4,636 total residential units built 2015-present within 20 mile radius
- 1,808 total residential units proposed or under construction within 20 mile radius
- Located in rapidly growing Murfreesboro, just 3 miles from Middle Tennessee State University (the largest university in TN), with an enrolment of 21,568 in 2022
- 3 points of egress/ingress entry on South Rutherford and Southeast Broad Street
- Directly adjacent to Black Fox Elementary School & Stepping Stone Academy Preschool
- Black Fox Elementary - 67 full time teaches, 840 students (223)
- Stepping Stone - 14 teachers, care for children aged 6 weeks - 5 years, certified 3 star facility by state of TN (2023)
- Average Daily Traffic:
  - S Rutherford Blvd: 25,757
  - SE Broad St: 10,118
- SF Availability: 1,219 sf





# HIGHLIGHTS

## Property Discription

- 70,607 SF Publix grocery anchored center
- Co-Tenancy: Publix, CenterWell, Edward Jones, The UPS Store, Fantastic Sam's, Results Physiotherapy, Majestic Nails, Randstad Staffing, Oscar's Taco Shop, Papa John's

## Traffic Counts

- Average Daily Traffic:
  - S Rutherford Blvd: 25,757
  - SE Broad St: 10,118

## Availability

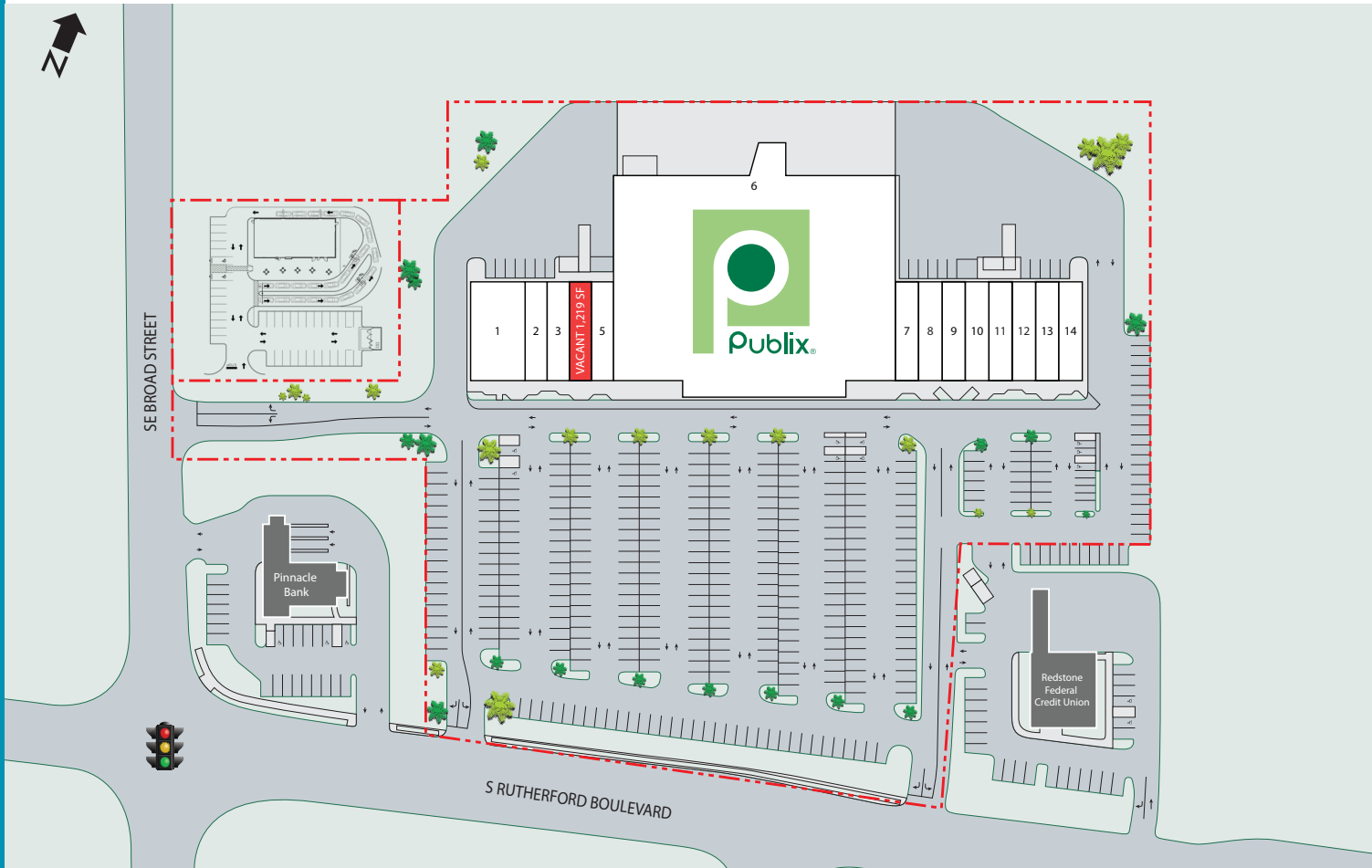
SUITE	TENANT	SF
1715-L	Available	1,219
<b>OUTPARCEL</b>		
0-1	Available	0.992 AC

## Demographics 2022

	2-miles	5-miles	10-miles
Population	22,246	115,671	221,348
Ave. HH Income	\$61,300	\$74,169	\$86,653
Businesses	790	6,059	8,003
Employees	10,029	54,553	68,448



# SITE PLAN



	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 Sam's	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	Randstad Staffing	1,350
11	1741-R	Elite Barber Studio	1,650
12	1741-T	Oscar's Taco Shop	1,499
13	1741-S	Radical Escape Room	2,182
14	1741-Z	Papa John's	2,000
		OUTPARCEL	
	0-1	AVAILABLE	0.992 AC



AVAILABLE IMMEDIATELY





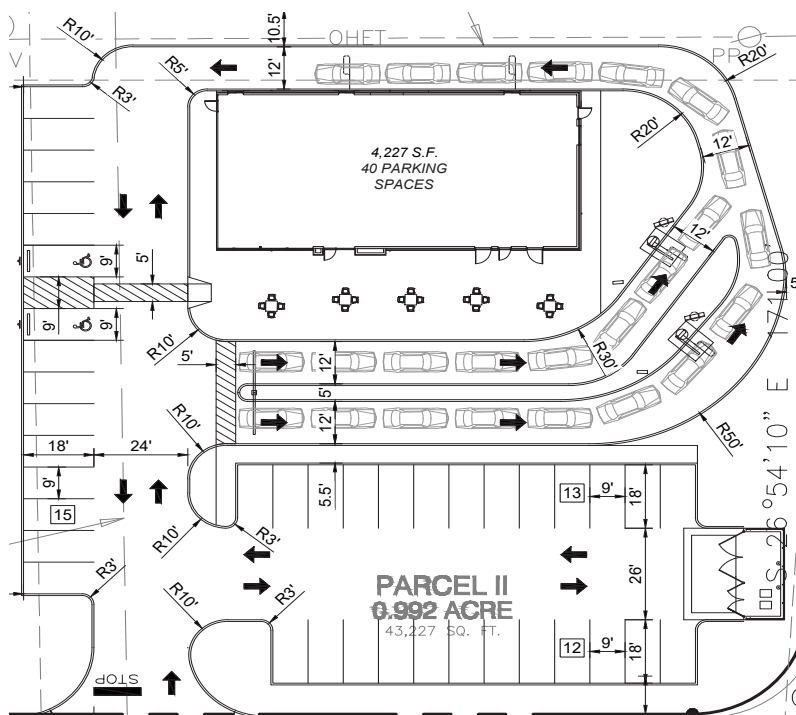
AVAILABLE IMMEDIATELY



## OUTPARCEL EXAMPLE LAYOUT

0.992 ACRE  
OUTPARCEL FOR  
GROUND LEASE OR BTS

UP TP 4,200 SF WITH DRIVE-  
THRU & 40 PARKING SPACES





# RUTHERFORD COUNTY HIGHLIGHTS

Rutherford County is considered one of the most desirable communities to call home in Middle Tennessee. With a population of 352,182 as of 2021, it is the second fastest growing county in Tennessee and 30th in the United States. This is largely due to its strategic location along Interstate 24 and being just 15 miles Southeast of Metropolitan Nashville. Rutherford County communities include Murfreesboro, Smyrna, La Vergne and Eagleville, and is home to corporate giants Nissan, Delek, Amazon, Ingram, Whirlpool, General Mills, State Farm, Bridgestone-Firestone, McNeilus Corporation and Verizon Wireless. The recent population growth and above average income levels in the area have made the county a hotbed for growth in Middle Tennessee. Murfreesboro has grown over five times faster than the national average. It is the sixth largest city in the state with rapidly growing employment, retail and housing infrastructure.

## DOWNTOWN MURFREESBORO



## MIDDLE TENNESSEE STATE UNIVERSITY





# NEARBY AMENITIES

- |                   |                      |                |                   |
|-------------------|----------------------|----------------|-------------------|
| 1 Circle K        | 6 Speedway           | 11 Applebee's  | 17 Culvers        |
| 2 McDonald's      | 7 CNG Wine & Spirits | 12 Cookout     | 18 Waffle House   |
| 3 Subway          | 8 Zaxby's            | 13 Starbucks   | 19 Wingstop       |
| 4 Vaseline        | 9 Walmart            | 14 Taco Bell   | 20 Total Fitness  |
| 5 Take 5 Car Wash | 10 Dairy Queen       | 15 Nachos      | 21 Kickboxing     |
|                   |                      | 16 Jet's Pizza | 21 Tractor Supply |



## Location Highlights



**DIRECT ACCESS**  
to I-41



**5 MINUTES EAST**  
from strategic Interstate 24



**5 MINUTES WEST**  
from I-70 S

For more information, please contact:

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