



FOR LEASE
CH Zoning

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 Description

- 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

Availability

SUITE	TENANT	SF
1715-L	Available	1,219
OUTPARCEL		
0-1	Available	0.992 AC

Traffic Counts

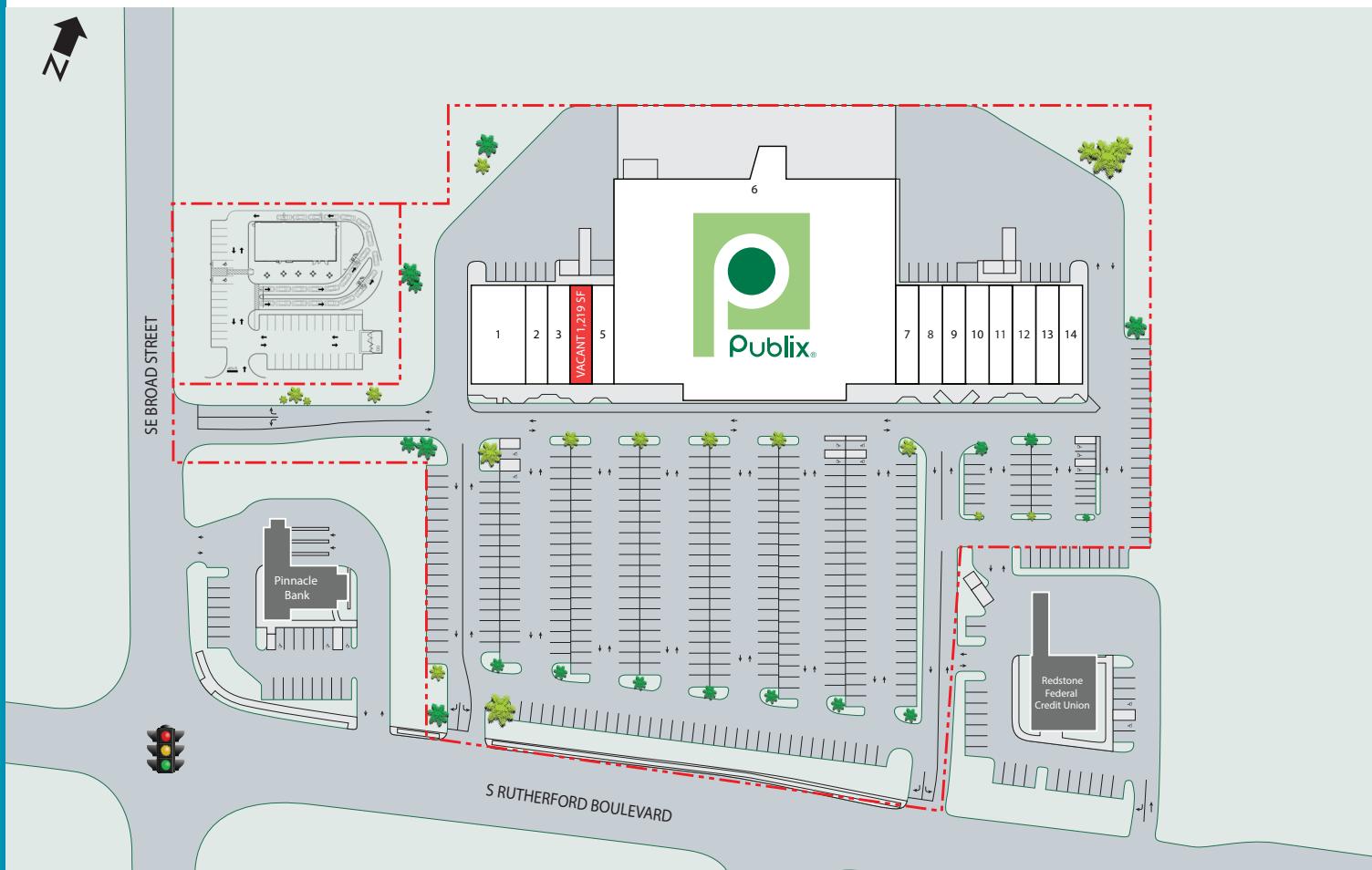
- Average Daily Traffic:
 - S Rutherford Blvd: 25,757
 - SE Broad St: 10,118

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



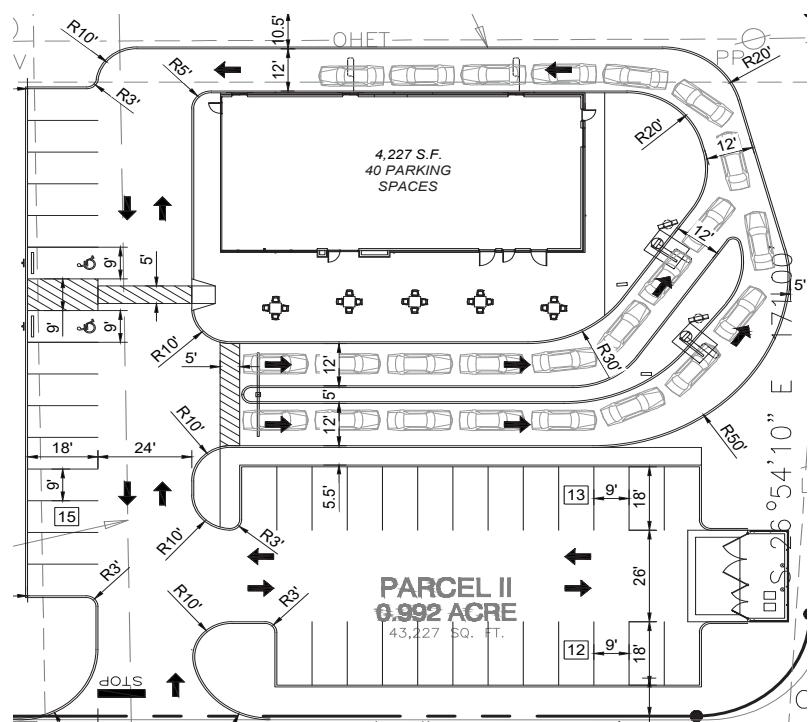
AVAILABLE IMMEDIATELY



OUTPARCEL EXAMPLE LAYOUT

0.992 ACRE
OUTPARCEL FOR
GROUND LEASE OR BTS

UP TO 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



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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