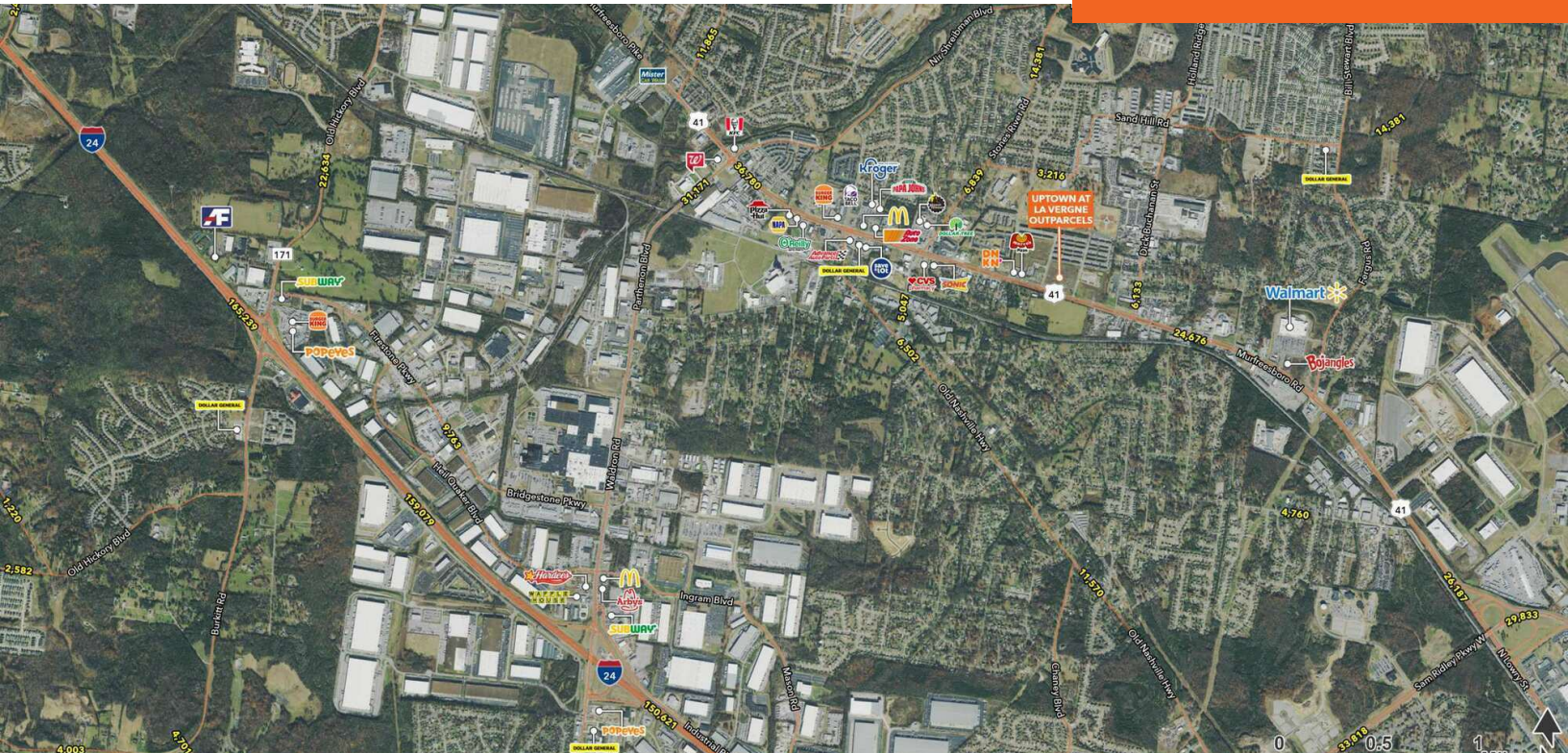


UPTOWN AT LA VERGNE OUTPARCELS

5309 MURFREESBORO ROAD, LA VERGNE, TN 37086

FOR LEASE




LOCATION DESCRIPTION

La Vergne is located 20 miles southeast of Nashville in northern Rutherford county and is part of the Nashville MSA. Both I-24 and Route 41 pass through the community. This area is experiencing significant residential growth due to proximity to Nashville.

PROPERTY HIGHLIGHTS

- New Aldi grocery store is now open and operating
- New Chipotle now open and operating
- Panda Express and Fifth Third Bank under construction (Opening late 2025)
- 0.67 +/- to 1.5 +/- acre parcels available - Common area detention pond serving all parcels
- Signalized intersection on high traffic corridor (Murfreesboro Road 24,676 VPD)
- Over 2,000 units are under construction in a 5-mile radius



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	7,029	54,636	130,972
2024 Total Households	2,436	18,400	45,745
2024 Average Household Income	\$70,829	\$90,372	\$94,513
2024 Total Daytime Population	6,746	59,566	116,145



JUSTIN SCHAD, CCIM

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FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
Outparcel 1	Available	1.5 Acres
Outparcel 2	Panda Express	1.3 Acres
Outparcel 3	Aldi	2.4 Acres
Outparcel 4	Available	1.5 Acres
Outparcel 5	Fifth Third Bank	0.75 Acres
Outparcel 6	Chipotle	0.95 Acres
Outparcel 7	Pending	0.66 Acres
Outparcel 8	Pending	0.67 Acres



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