



2042-2050 Lascassas Pike  
Murfreesboro, TN 37130

## Retail For Lease

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## Rutherford Crossing

### Site Features

- Kroger-anchored 89,899 SF neighborhood shopping center
- Located at the signalized corner of N Rutherford Blvd & Lascassas Pike with combined traffic counts of 37,911 VPD
- Within 2 miles of MTSU (Middle Tennessee State University with 20,600+ students)
- Six (6) suites available with 1,400-2,800 SF for lease
- Signalized entrance off of N Rutherford Boulevard

**Lease Rate: Contact Agent**

### Demographics (2024)

**Colliers**

Accelerating success.

615 3rd Avenue S, Suite 500  
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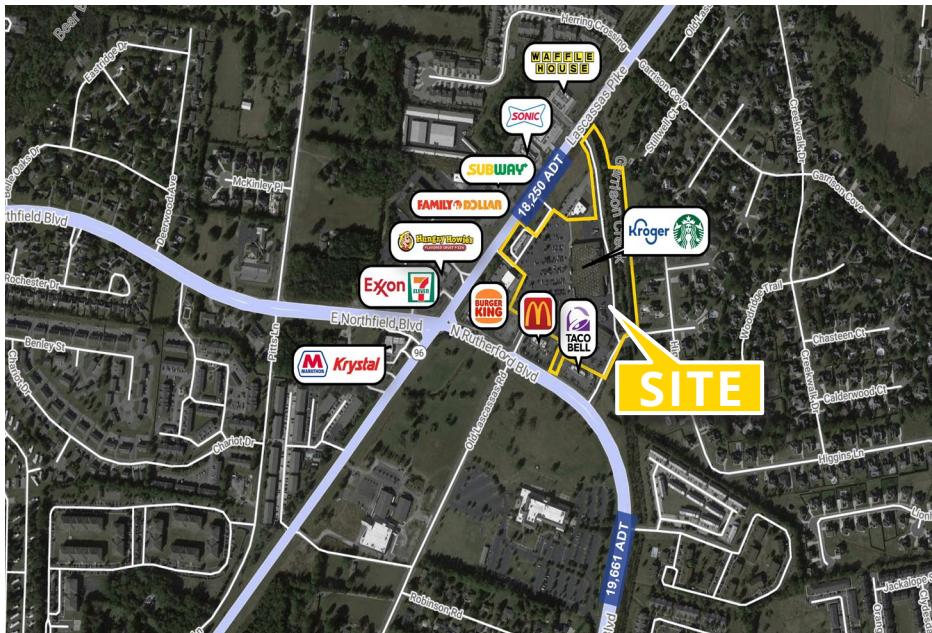
	1 Mile	3 Miles	5 Miles
Population	13,767	63,693	103,228
Households	5,601	26,033	41,414
Average Household Income	\$109,974	\$90,433	\$95,112
Household Retail Expenditure	\$193.4 M	\$790.6 M	\$1.31 B



Drawing Key	
<span style="background-color: red; display: inline-block; width: 15px; height: 15px;"></span>	- Available
<span style="background-color: darkblue; display: inline-block; width: 15px; height: 15px;"></span>	- Anchor
<span style="background-color: white; display: inline-block; width: 15px; height: 15px;"></span>	- Leased
<span style="background-color: lightgray; display: inline-block; width: 15px; height: 15px;"></span>	- Not Included
<span style="background-color: gray; display: inline-block; width: 15px; height: 15px;"></span>	- Phase II

## Tenant Roster

Suite	Tenant	SF
1	Kroger	63,214
2	Murfreesboro Medical	1,400
3	Nails So Happy	2,800
4	AVAILABLE	1,400
5	Great Clips	1,400
6	World Finance	1,719
7	AVAILABLE	1,766
8	AVAILABLE	1,400
9	AVAILABLE	1,400
10	China Panda	1,400
11	AVAILABLE	1,400
12	Delicias Columbiana	1,400
13	Better Life Massage	1,400
14	AVAILABLE	1,400
15	Rutherford Cleaners	1,400
OP	KROGER FUEL	



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