

FOR LEASE

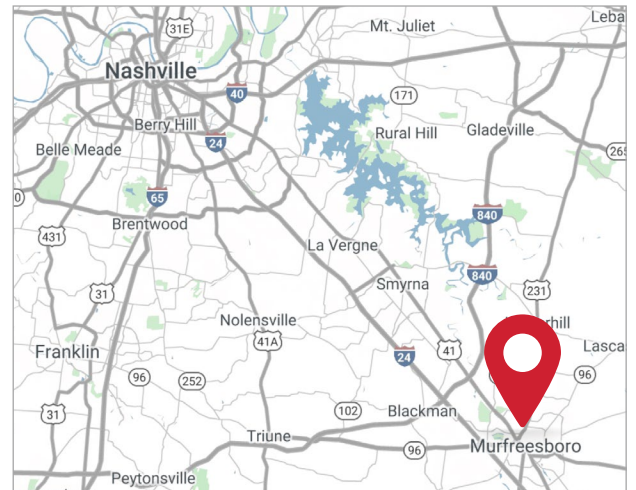
1,790 SF Retail Space in Murfreesboro



PROPERTY SUMMARY

ADDRESS	1641 Memorial Blvd N, Murfreesboro, TN 37219
AVAILABLE	Suite B
SIZE	1,790 SF
LEASE RATE	\$40.00 NNN
TRAFFIC COUNT	Memorial Blvd - 35,611 CPD

1641 Memorial Blvd, Suite B, is a prime retail space in Murfreesboro, TN, anchored by Starbucks. Located in a high-traffic area, the property offers access points from Memorial Blvd and Sulphur Springs Rd, ensuring excellent visibility and accessibility. Situated beside Northfield Blvd traffic and Memorial Blvd traffic signal, the location benefits from strong regional connectivity.



SITE PLAN



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LOCATION HIGHLIGHTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	9,593	72,946	140,737
2029 POPULATION PROJECTION	9,977	77,676	151,691
2024 HOUSEHOLDS	4,339	29,170	55,757
2029 HOUSEHOLD PROJECTION	4,541	31,342	60,633
2024 AVG. HOUSEHOLD INCOME	\$73,799	\$95,214	\$95,488
DAYTIME POPULATION			141,000

Data pulled 6/2/2025 from 2024 Esri.

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