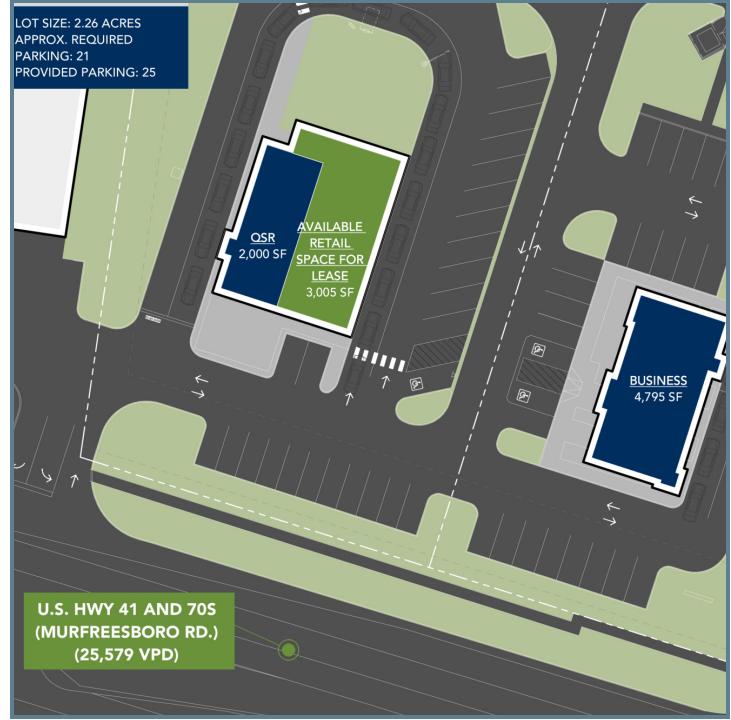


101 FLOYD MAYFIELD DR - COMING SOON!

LA VERGNE, TN 37086



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located along Murfreesboro Road in the growing city of La Vergne, TN, this new construction C-2 zoned commercial development, with projected completion in Q1 2027, offers excellent visibility and access with exposure to 25,000+ vehicles daily and ingress/egress from both Murfreesboro Road and Floyd Mayfield Drive. Anchored by a national coffee chain, with a national bank next door currently under development, the site is surrounded by strong national retailers including a brand new ALDI, Panda Express, & Chipotle, an established Walmart and Kroger, and Fifth Third Bank opening nearby in 2026. The property benefits from convenient access to I-24, I-40, and I-65 and strong demographics, supported by over 480 residential units within one mile and 128,000+ residents within five miles. Ongoing local investment, including a \$243M mixed-use development and the Uptown La Vergne project, further positions this location for sustained long-term demand.

PROPERTY HIGHLIGHTS

- 25,579 VPD on Murfreesboro Road with unrestricted access and frontage on a signalized corner, providing exceptional visibility and traffic flow
- C-2 commercial zoning, allowing for a wide range of commercial uses
- Anchored by a national coffee chain, with a national bank under development next door, and surrounded by strong national retailers including brand new ALDI, Panda Express, Chipotle, Walmart, Kroger, and Fifth Third Bank (opening 2026)
- Strong demographics with 128,379 residents within five miles and 4.5% projected population growth within one mile over the next three years
- Strategic regional connectivity with convenient access to I-24, I-40, I-65, RNA and Smyrna Airport

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1-2
Available SF:	1,500 - 3,005 SF
Lot Size:	2.26 Acres
Building Size:	5,005 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,279	44,751	128,957
Total Population	53,948	128,379	362,002
Average HH Income	\$81,300	\$85,970	\$96,633

TRAFFIC COUNTS

25,579 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	3.96%	3.22%	2.28%



Matthew Hill

Regional Director

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RENDERINGS



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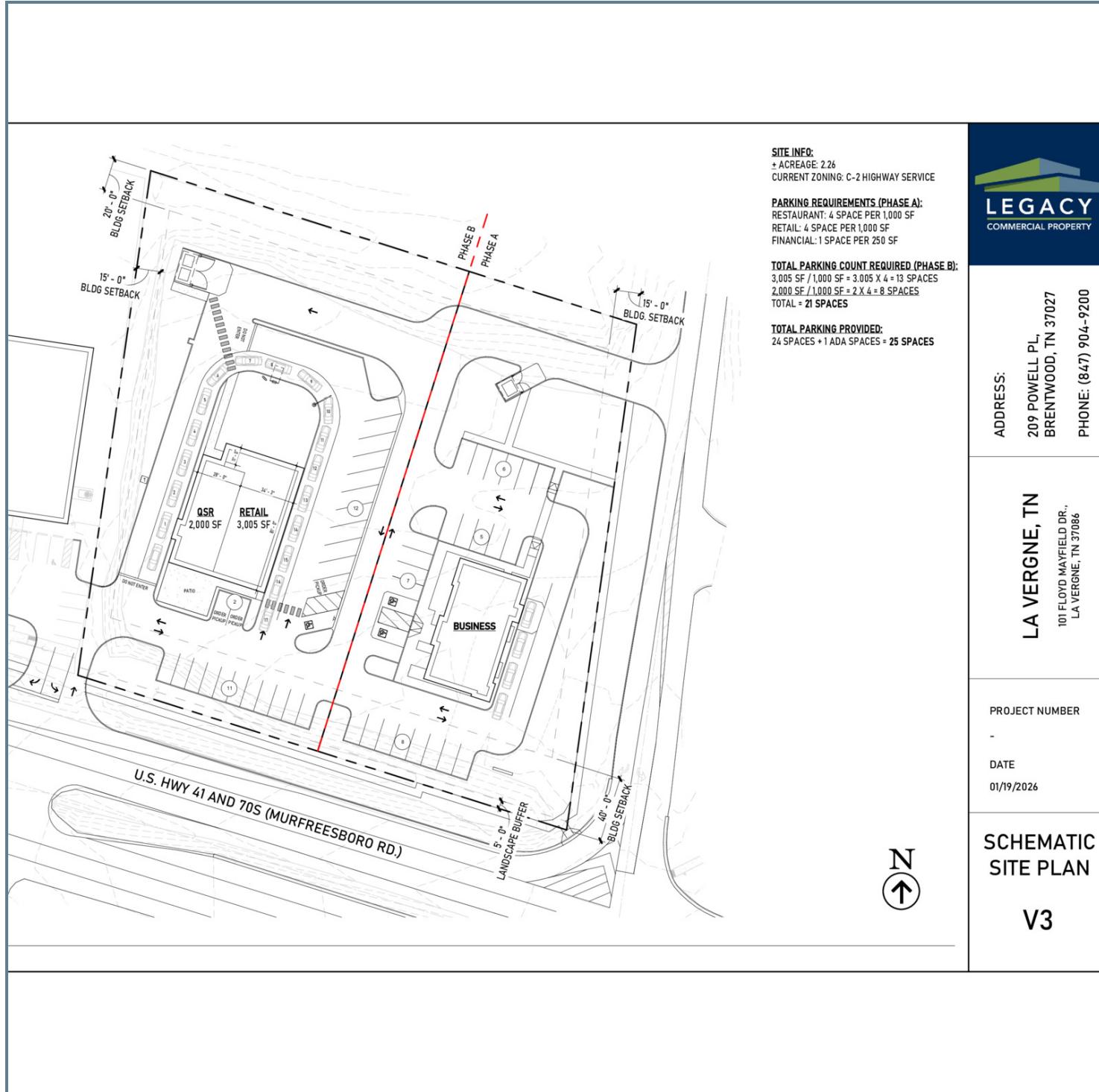
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SITE PLAN



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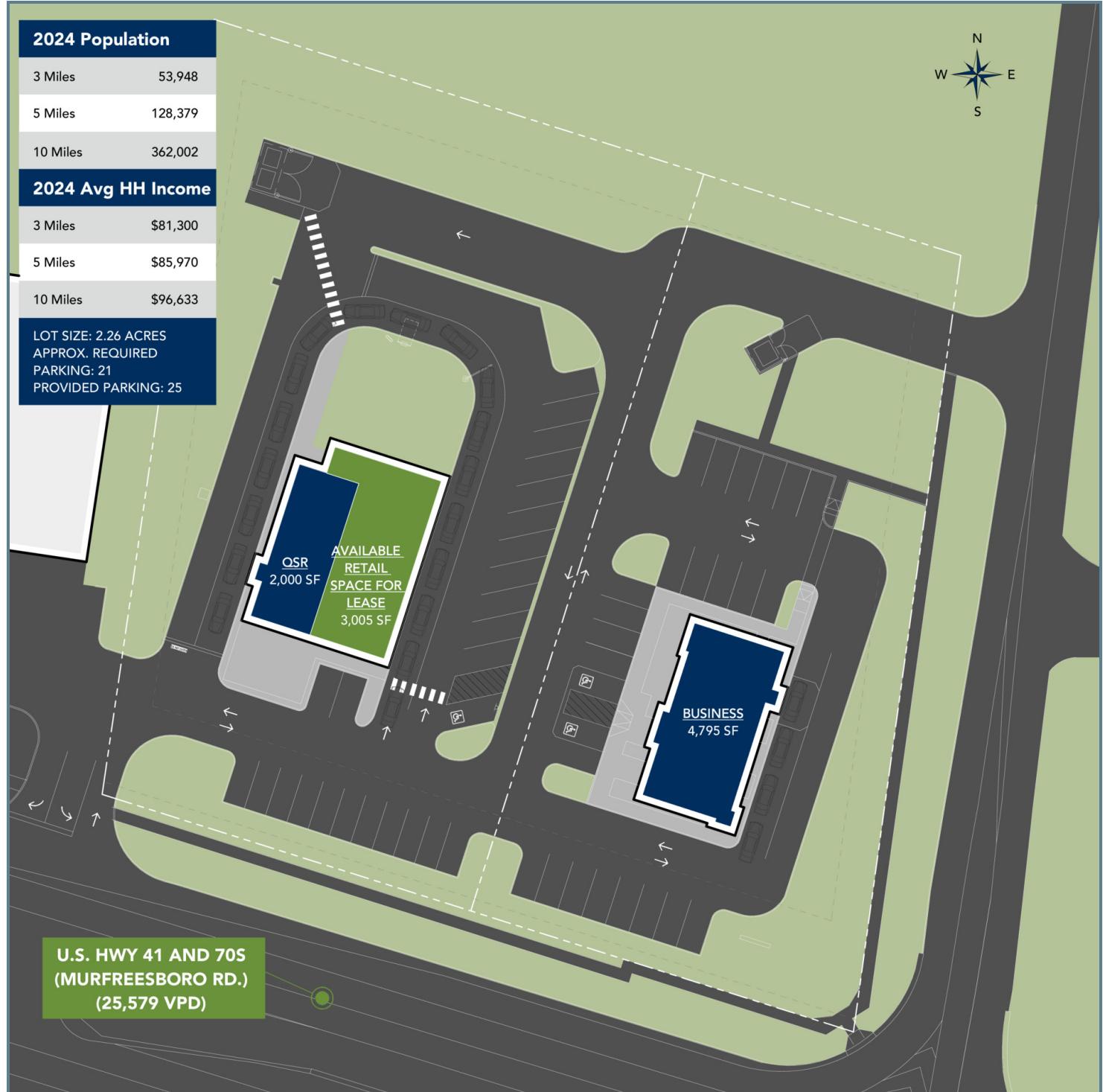
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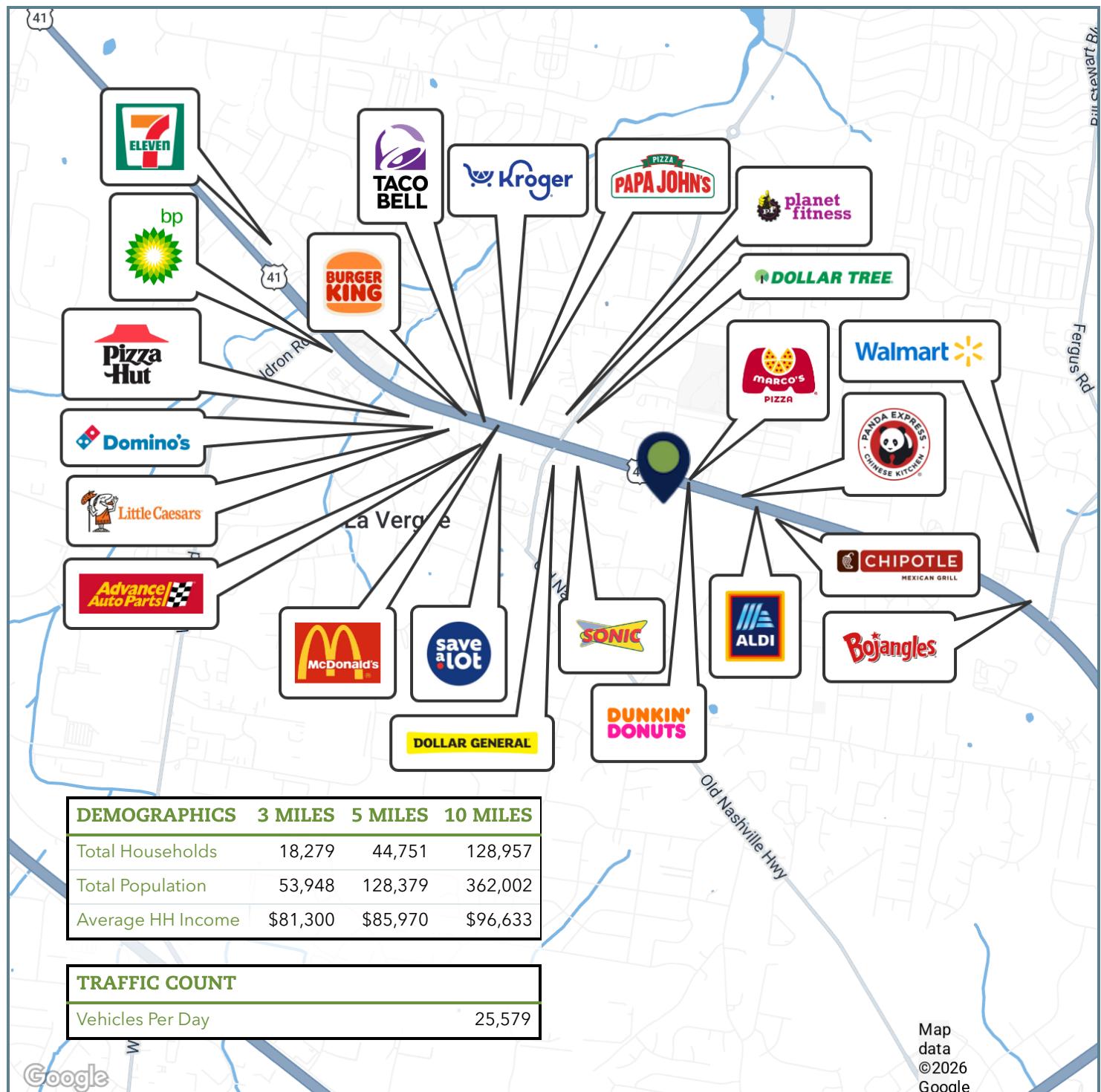
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RETAILER MAP



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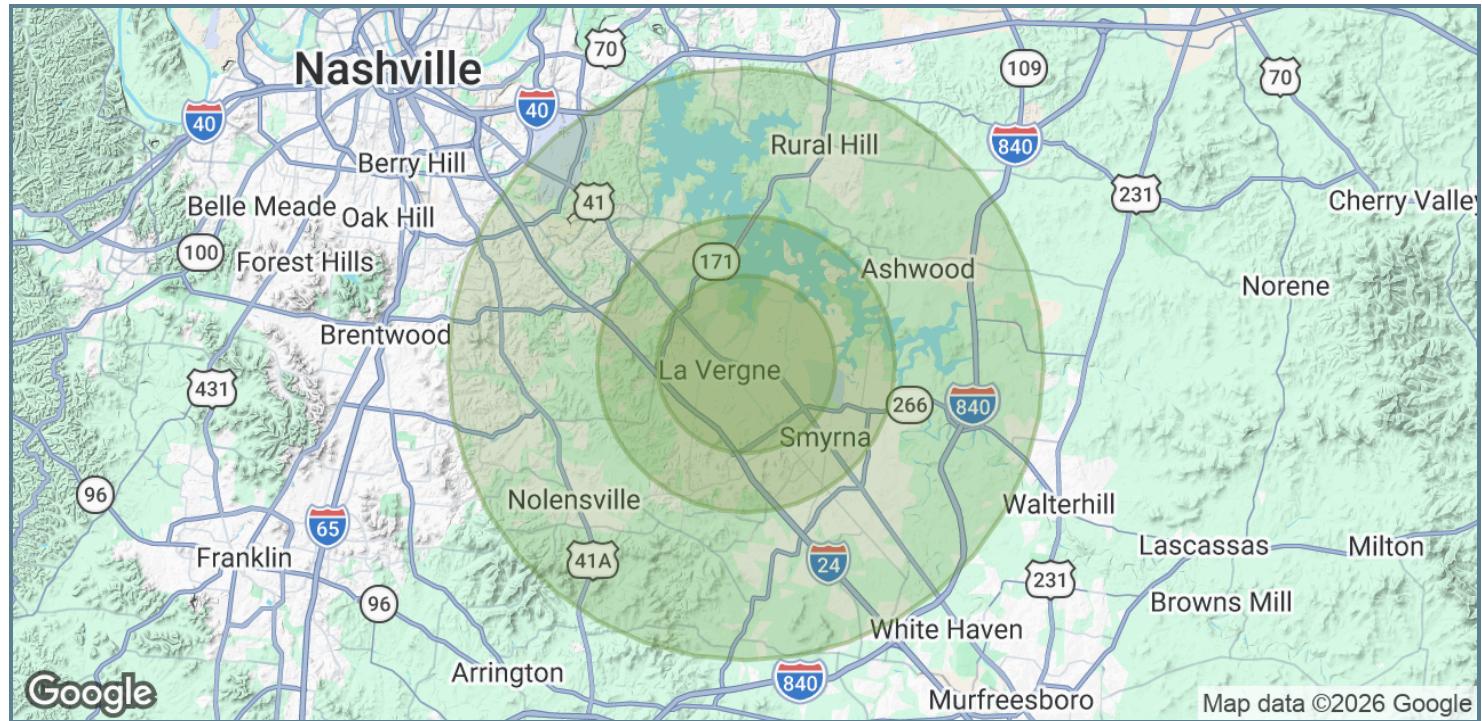
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LA VERGNE, TN 37086



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	53,948	128,379	362,002
Average Age	36	35	36
Average Age (Male)	34	34	35
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,279	44,751	128,957
# of Persons per HH	2.8	3	2.9
Average HH Income	\$81,300	\$85,970	\$96,633
Average House Value	\$272,750	\$330,249	\$357,597

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	3.96%	3.22%	2.28%



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



LEGACY

COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



DUTCH BROS
Coffee

CVS pharmacy

Lighthouse
AUTISM CENTER

ATI
PHYSICAL THERAPY

Davita

T-Mobile

State Farm



KeyBank

DUNKIN'

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

