

Publix #1164 - Publix at North Murfreesboro

3415 Memorial Boulevard
Murfreesboro, TN 37129
Lat 35.912, Long -86.386

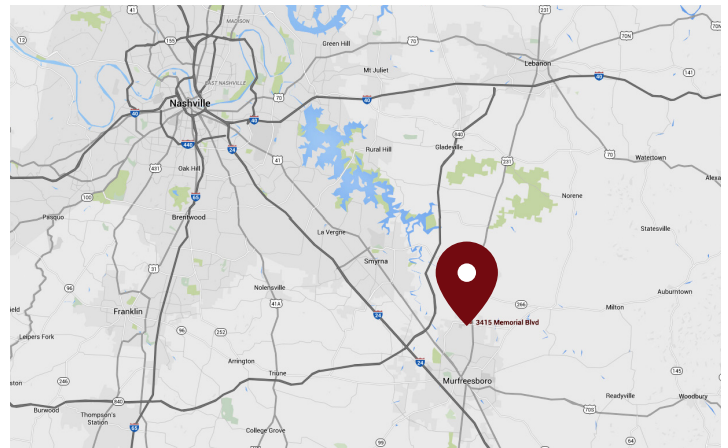
FOR LEASE



RETAIL PAD AND ±1.09 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located in Murfreesboro, TN, a 30 Minute Drive from Downtown Nashville
- Positioned Across Memorial Boulevard from the VA Hospital (347 Beds)
- Situated in Rutherford County, the Largest Suburb in the Nashville MSA, which is the Second Fastest Growing County in Tennessee and Home to Many Major (1,000 + employees) Employers like Nissan, Amazon, Saint Thomas Health, Verizon Wireless and General Mills
- Tremendous Population Growth with over a 40 Percent Increase since the 2000 Census, Making it a Hotbed for New Residents and Businesses
- 1.09 Acre Outparcel Available for Ground Lease
- Pad Available for Future Retail Shops or OP Opportunity



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,548	36,712	85,443
Daytime Population	5,654	34,957	89,561
Total Households	1,691	13,718	32,429
Avg. HH Income	\$137,361	\$106,328	\$81,445

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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SITE PLAN



Suite	Tenant	Size
1/2	Fisher Dental	2,400
3	Mathnasium	1,200
4	Yummy Yum Thai	1,200
5	VIP Nails & Spa	1,200
6	Supercuts	1,200
7	Publix	45,600
8/9	Licker & Whine Pet Supply	2,400
OP6	AVAILABLE	1.09 Acres
Pad 1	*Future Retail Shops or OP Opportunity*	

TOTAL 55,200



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	177,248
Sunday	172,325
Friday	138,881

OF VISITS

TOP 3 HOURS

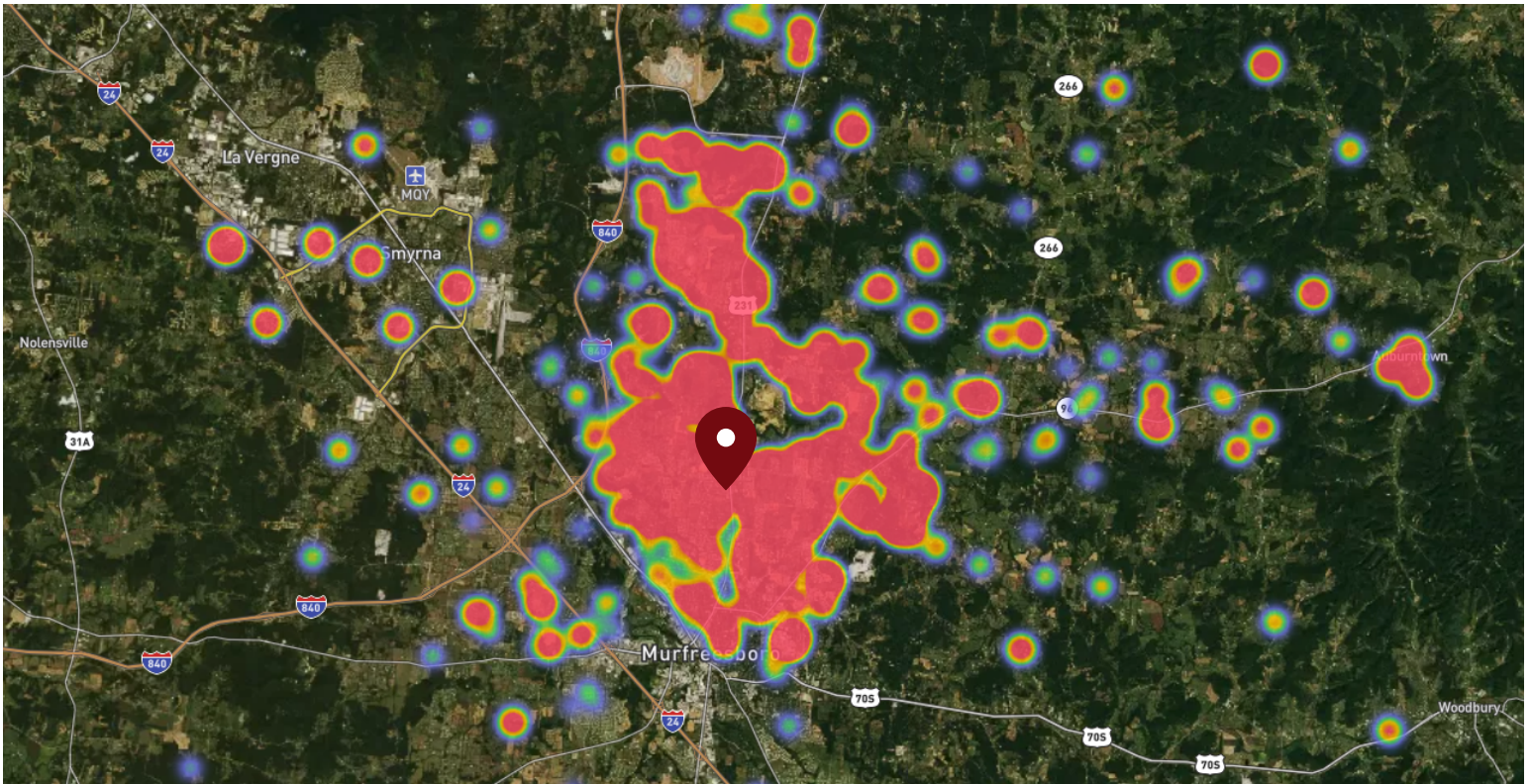


4-5 PM	216,205
5-6 PM	200,069
3-4 PM	190,419

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2020 - April 30, 2021

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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