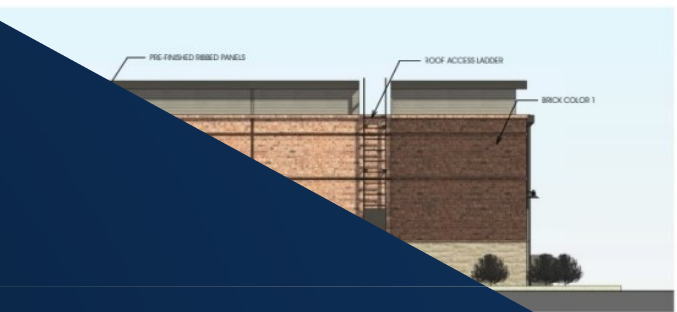




ATION



EAST ELEVATION

SCALE 3/16" = 1'-0"



# Retail Space Available For Lease

Adjacent to Publix  
(Build to suit)  
From 1,400 to 4,000 sq.ft. available

204 Battalion Blvd.  
Murfreesboro, TN 37128

For more info, contact:  
SKparkproperties@gmail.com | 615-970-1964

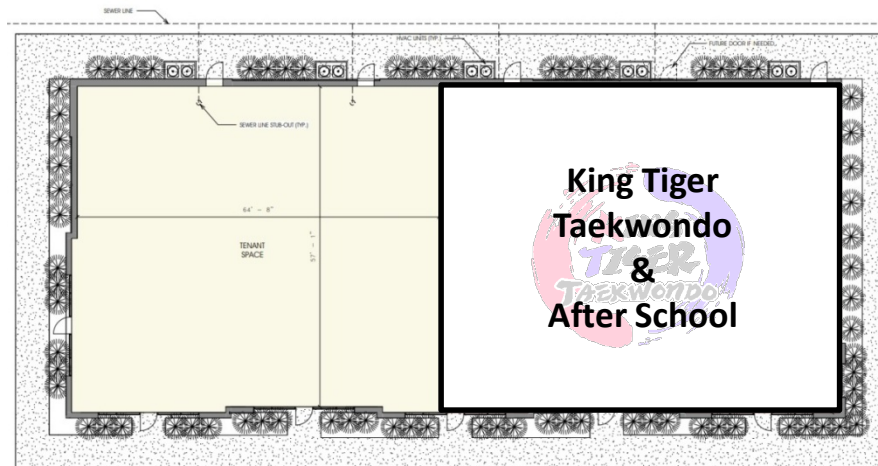
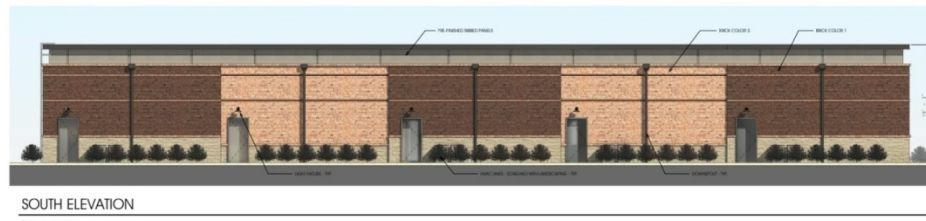
# Property Detail

<b>Estimated Completion Date</b>	Q4 2025 (No Vape, Tobacco, or Liquor store)
<b>Total Square Footage</b>	8,220 SF
<b>Available Square Footage</b>	1,600 up to 4,000 SF
<b>Asking Rent</b>	\$33 psq (NNN)
<b>Anchor</b>	Adjacent to Publix
<b>Co-Tenants</b>	-King Tiger Martial Art, -Dentist Office
<b>Daily Traffic Count(VPD)</b>	Franklin Rd.: 16,957

\*Offer subject to change base on demand.

# Demographics

Demographics	HHI	Population
3 miles	\$92,154	41,666
5 miles	\$90,466	72,617
10 miles	\$86,083	243,443



**204 Battalion Blvd.  
Murfreesboro, TN 37128**

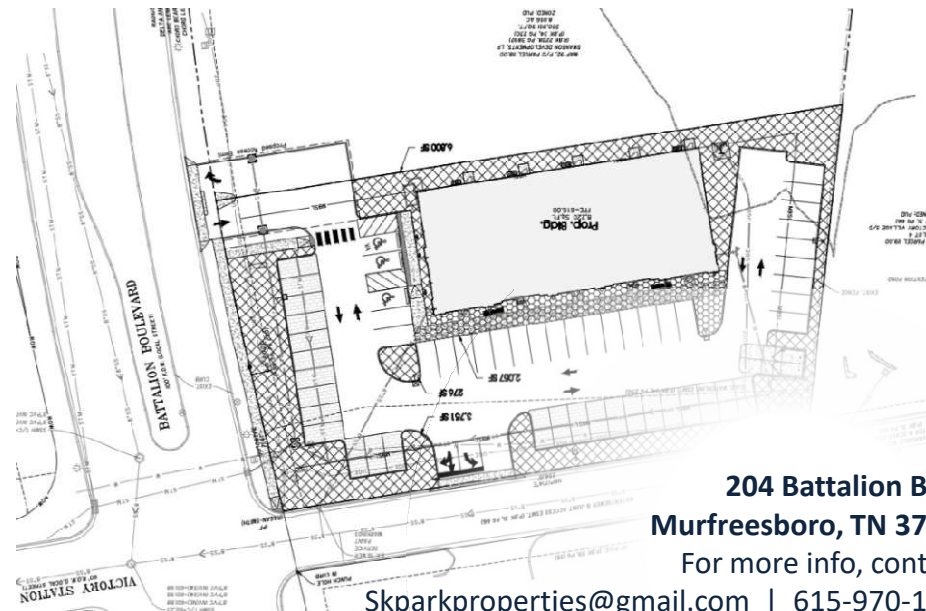
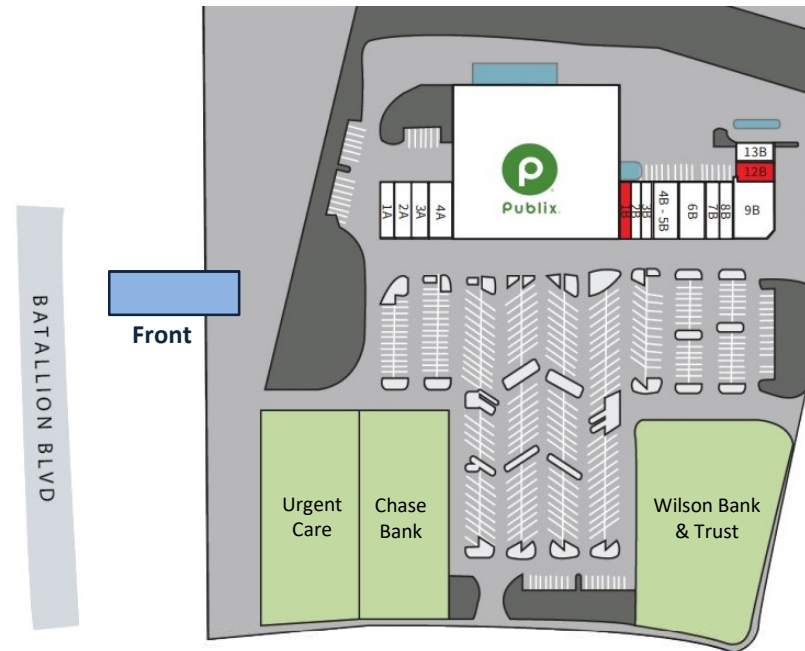
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## Location & Benefit

- Located at a **densely populated** residential area
- **Over 20% population growth** since 2020
- 10 public schools, 12 Daycares in 4 miles of radius (high child population and **more potential customer**)
- **No competition** near the area
- **Cooperative** Martial Arts tenants
- Plans to establish an **educational environment** (no Vape, Tabacco, or Liquor store in the building)

## Local Retailers

Three Publix, Two Kroger, Costco, Sam's Club, ALDI, Koji Express, Texas Roadhouse, Waffle House, McDonalds, Pizza Hut, Dairy Queen, Hardee's, Taco Bell, Sonic, O'Charley's, Burger King, Dunkin Donuts, Wendy's, Autozone, Auto Parts, CVS, Kohl's



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