



ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

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FOR LEASE



MURFREESBORO MEMORIAL CENTER

2113 MEMORIAL BLVD, MURFREESBORO TN 37129

HIGHLIGHTS

- This four tenant center is located across from Walmart Super Center and Chick-Fil-A and adjacent to a Sprouts Grocery Center.
- The center is 9,650 SF with 1.45 acres and has Chipotle, Jersey Mikes and Seven Springs Orthopedics as tenants.
- Murfreesboro is located near Nashville, Tennessee and is one of the fastest growing cities in Tennessee.



Tenant	Square Feet
Chipotle	2,450
VACANT	1,760
Jersey Mike's	1,440
Seven Springs	4,000

PROPERTY FEATURES

CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	4
BUILDING SF	9,650
LAND ACRES	1.45
YEAR BUILT	2020
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	68
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

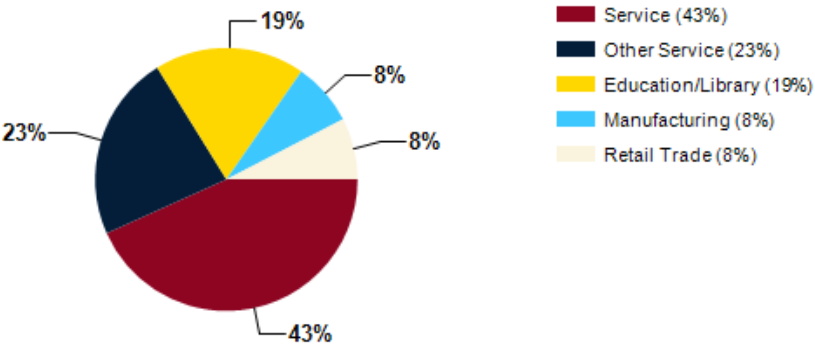
NEIGHBORING PROPERTIES

NORTH	Land
SOUTH	Commerical
EAST	Commerical
WEST	Commercial



- The property is located on Highway 231, a major thoroughfare in Murfreesboro, TN, known for high traffic volume and visibility.
- Nearby attractions include The Avenue Murfreesboro, a popular outdoor shopping center with a variety of retail stores and dining options.
- The property is in close proximity to Middle Tennessee State University, bringing a large student population to the area.
- Murfreesboro is one of the fastest-growing cities in Tennessee, offering a strong local economy and a growing population.
- The property is situated within a commercial district with a mix of retail, dining, and service businesses, providing a vibrant and diverse business environment.

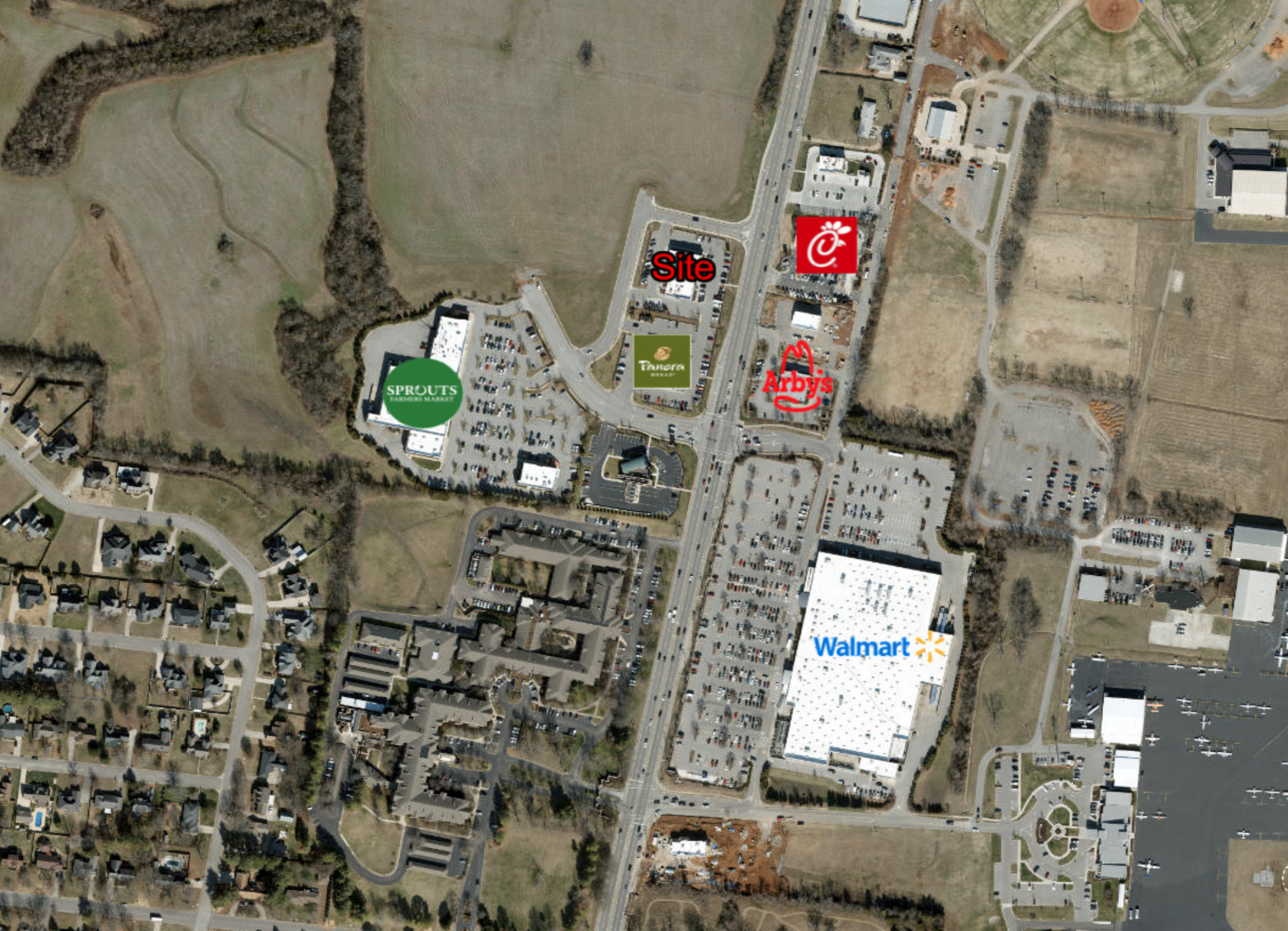
Major Industries by Employee Count

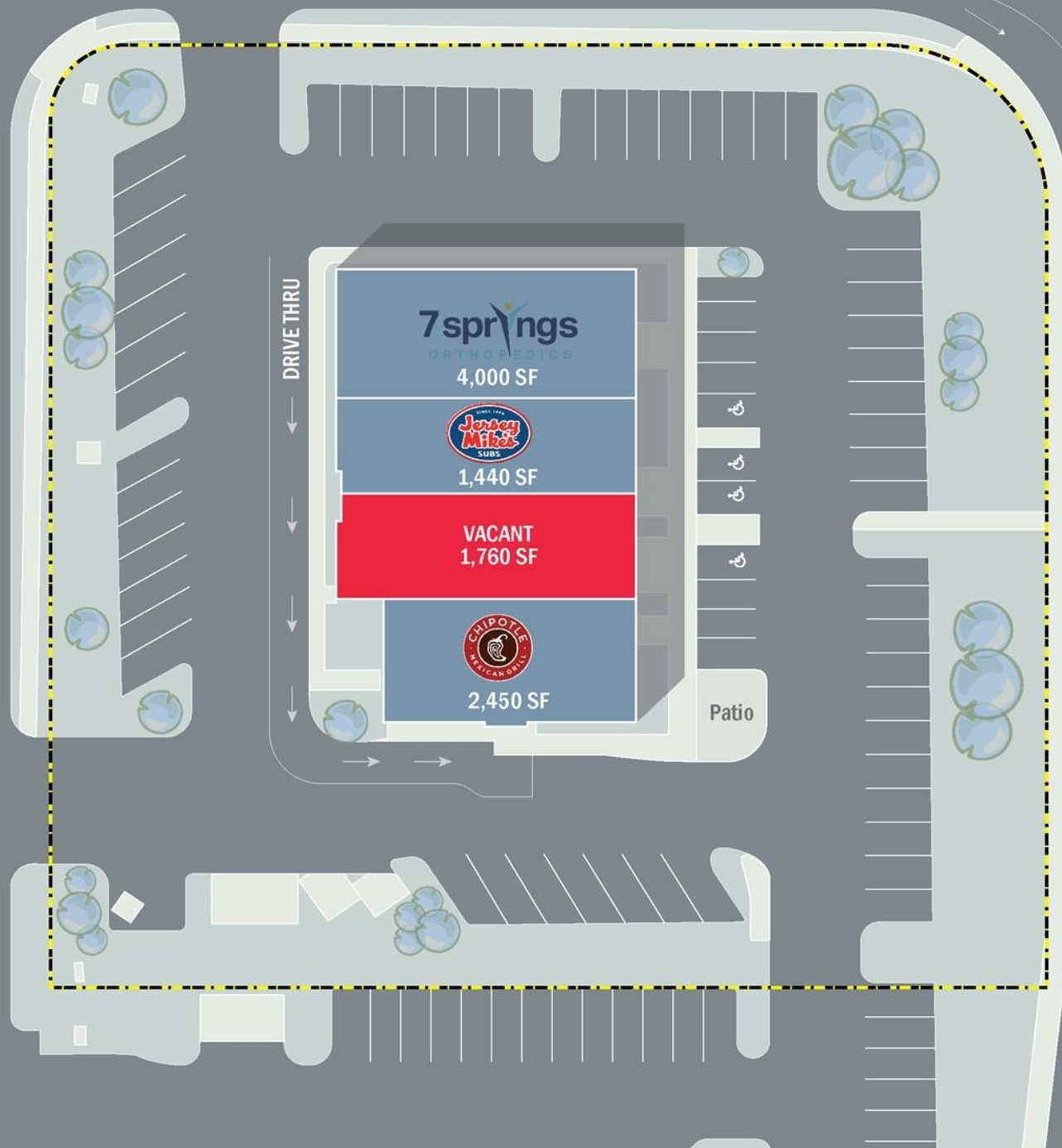


Largest Employers

Nissan Motor Company	8,000
Rutherford County Government and Schools	7,441
Amazon Fulfillment Center	2,700
City of Murfreesboro (includes schools)	2,388
Middle Tennessee State University	2,205
Ascension St. Thomas Rutherford	1,741
Ingram Content Group	1,700
Taylor Farms	1,700







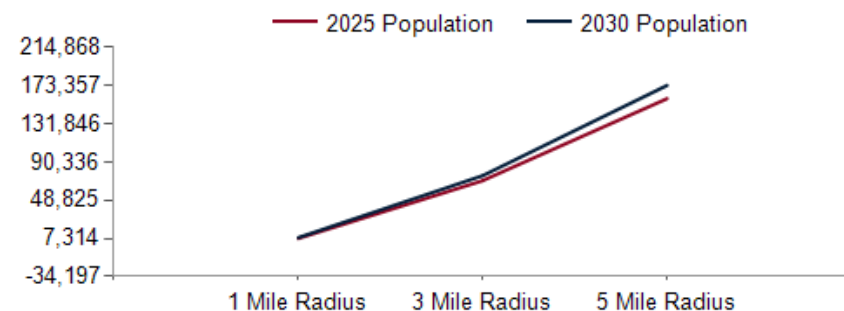
MEMORIAL BLVD

MEMORIAL BLVD

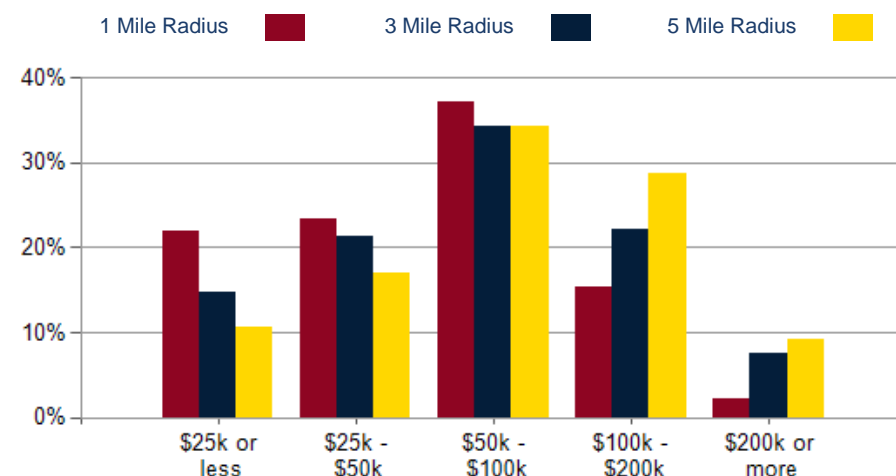
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,505	50,850	83,359
2010 Population	6,881	59,639	114,336
2025 Population	7,314	70,013	159,046
2030 Population	8,198	75,444	173,357
2025-2030: Population: Growth Rate	11.55%	7.55%	8.70%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	399	2,186	3,230
\$15,000-\$24,999	340	2,118	3,539
\$25,000-\$34,999	297	2,027	3,333
\$35,000-\$49,999	492	4,175	7,462
\$50,000-\$74,999	756	6,242	12,529
\$75,000-\$99,999	496	3,755	9,154
\$100,000-\$149,999	378	4,399	12,133
\$150,000-\$199,999	141	2,086	5,975
\$200,000 or greater	77	2,227	5,832
Median HH Income	\$54,363	\$63,212	\$78,155
Average HH Income	\$67,035	\$89,348	\$101,243

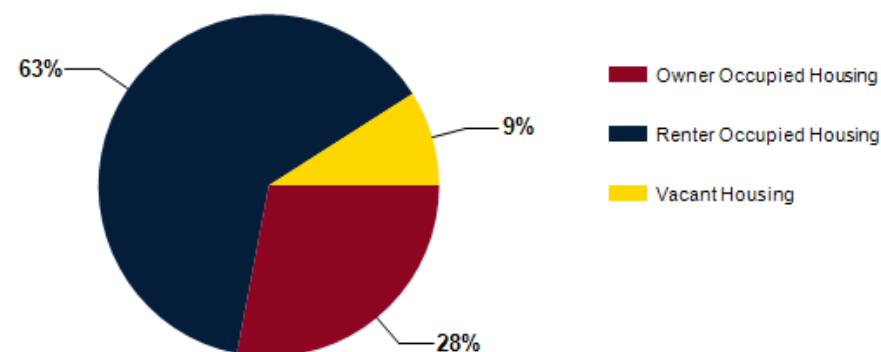
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,803	21,812	33,949
2010 Total Households	3,230	23,776	44,089
2025 Total Households	3,375	29,215	63,186
2030 Total Households	3,855	31,995	69,723
2025 Average Household Size	2.07	2.25	2.44
2025-2030: Households: Growth Rate	13.50%	9.15%	9.95%



2025 Household Income



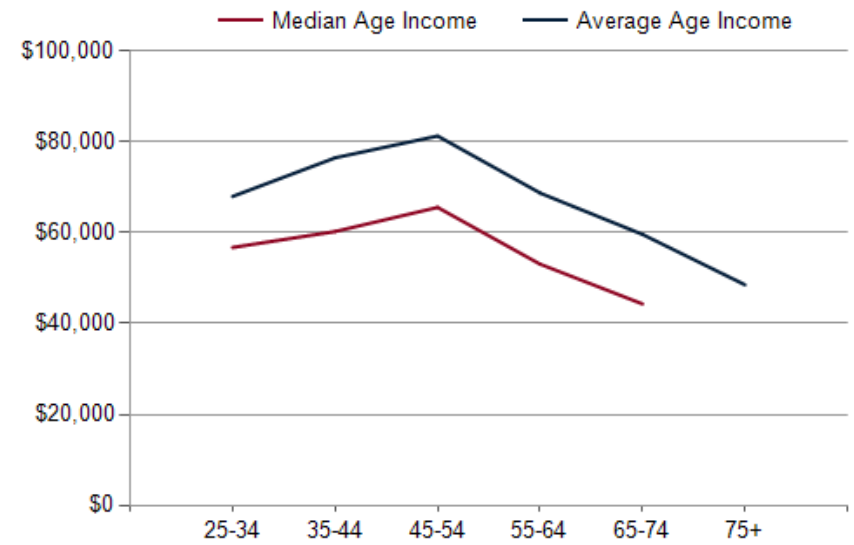
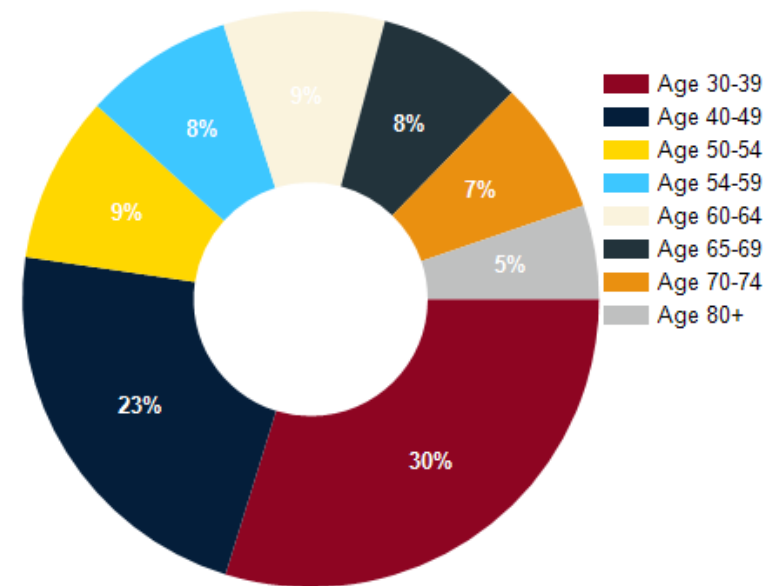
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	687	5,788	12,897
2025 Population Age 35-39	577	4,757	11,095
2025 Population Age 40-44	537	4,124	10,646
2025 Population Age 45-49	421	3,532	9,146
2025 Population Age 50-54	398	3,391	8,899
2025 Population Age 55-59	356	3,101	8,116
2025 Population Age 60-64	384	3,048	7,570
2025 Population Age 65-69	345	2,712	6,639
2025 Population Age 70-74	316	2,415	5,486
2025 Population Age 75-79	224	1,860	4,129
2025 Population Age 80-84	170	1,228	2,629
2025 Population Age 85+	147	1,117	2,117
2025 Population Age 18+	5,873	56,263	125,362
2025 Median Age	37	32	34
2030 Median Age	39	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,766	\$62,378	\$73,410
Average Household Income 25-34	\$67,986	\$81,762	\$92,067
Median Household Income 35-44	\$60,268	\$71,036	\$93,010
Average Household Income 35-44	\$76,502	\$96,276	\$113,144
Median Household Income 45-54	\$65,591	\$83,799	\$102,384
Average Household Income 45-54	\$81,312	\$112,711	\$125,930
Median Household Income 55-64	\$53,095	\$76,637	\$91,643
Average Household Income 55-64	\$68,756	\$105,659	\$116,379
Median Household Income 65-74	\$44,324	\$63,406	\$72,014
Average Household Income 65-74	\$59,638	\$90,709	\$96,108
Average Household Income 75+	\$48,529	\$80,196	\$75,545



Murfreesboro Memorial Center

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Exclusively Marketed by:

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