



FOR LEASE

2992 - 2994 S. CHURCH STREET  
MURFREESBORO, TN 37127



## DEMOGRAPHICS



**HOUSEHOLD INCOME**

3

\$99,754

5

\$102,632

10

\$105,141



**HOME VALUE**

\$400,513

\$402,186

\$493,481



**POPULATION**

51,397

106,389

234,438

# PROPERTY HIGHLIGHTS

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- ±7,521 SF Anchor Space Available
- Flexible use potential for retail, medical, fitness, and office
- Rear dock-high loading with roll-up door for receiving
- Includes a kitchenette, private office, and two restrooms
- 100% Fully Sprinklered Building
- Building and pylon signage opportunities on S. Church Street
- Excellent visibility with traffic counts approaching ±50,000 VPD
- Ample on-site retail parking of up to 4.99/1,000
- Minutes from the new Buc-ee's Travel Center, Wawa, and the I-24 / Joe B. Jackson Parkway interchange
- Benefits from strong commuter, residential, and interstate traffic
- Located in a rapidly growing retail corridor with strong visibility
- Minutes from MTSU and Ascension St. Thomas Rutherford Hospital
- Surrounded by national retailers and destination businesses
- CH Zoning allows for a broad range of commercial uses

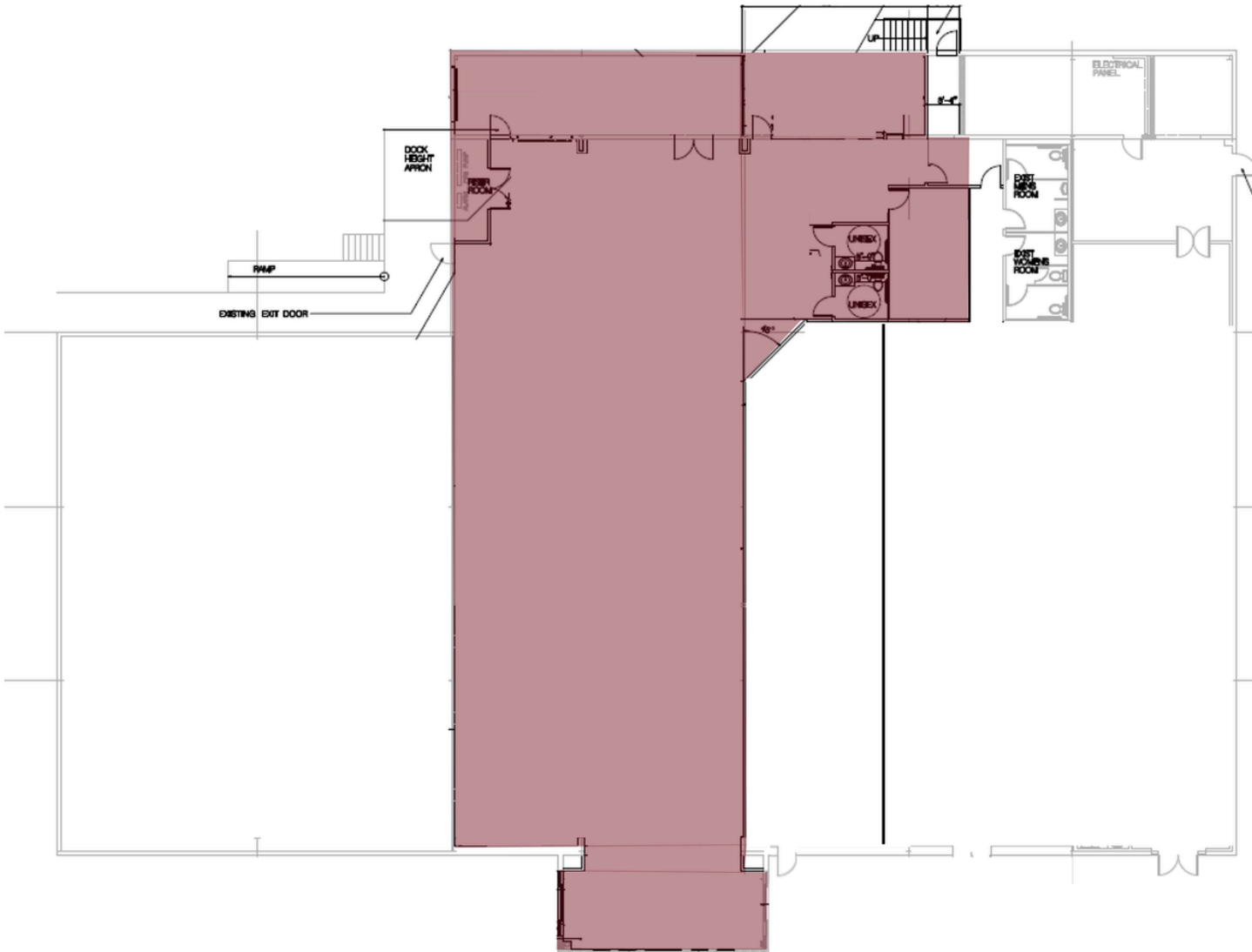


**2992 S. Church Street** offers a rare opportunity to establish a presence along one of Murfreesboro's most active commercial corridors. The property features excellent visibility, strong traffic counts, and convenient access within a rapidly growing trade area supported by expanding residential development, national retailers, and increasing consumer demand.

Strategically located near Indian Hills Golf Course, Middle Tennessee State University, Ascension St. Thomas Rutherford Hospital, and the I-24 / Joe B. Jackson Parkway interchange, the property benefits from proximity to major employment centers and regional traffic generators, including the new Buc-ee's Travel Center and expanding Wawa locations. Surrounded by established retail, healthcare, and service users, this location offers exceptional access to both local consumers and regional travelers.



# Floor Plans



Suite A - 7,521 SF



For more information, contact:



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