

FOR LEASE

±2,400 SF FLEX SPACE (RETAIL/Office) IN A HIGH TRAFFIC CORRIDOR

CHARLES
HAWKINS CO.
Commercial Real Estate Services

REDUCED RATE



1520 MEMORIAL BLVD, STE 106
MURFREESBORO, TN

Paul M. Myers, CCIM, SIOR
Senior Vice President
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Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204
O: (615) 256 - 3189
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REDUCED RATE



FOR LEASE
FLEX SPACE (OFFICE/RETAIL)

REDUCED RATE: \$20.50 /SF NNN
Opex: \$4.50 /SF
Est. Monthly Rent: \$5,000.00 per mo.

SIZE	±2,400 SF Flex/Office/Retail
SIGNAGE	Pylon and Building Signage Available
LOCATION	High traffic corridor in Murfreesboro (over 40,000 cars daily)
TENANTS	Boro Bagel Curl Theory Salon Sakura Spa JOY International Market

Suite Specifications

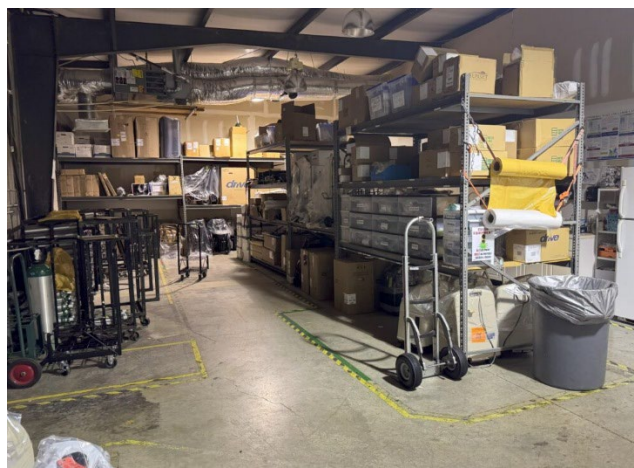
- ±2,400 SF Office/ retail
- ±1,200 SF Office
- ±1,200 SF Storage Area
- Reception area
- 2 Offices
- Conference area
- Storage warehouse
- File room
- (2) Restrooms

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1520 Memorial Blvd, Suite 106, Murfreesboro, TN 37129

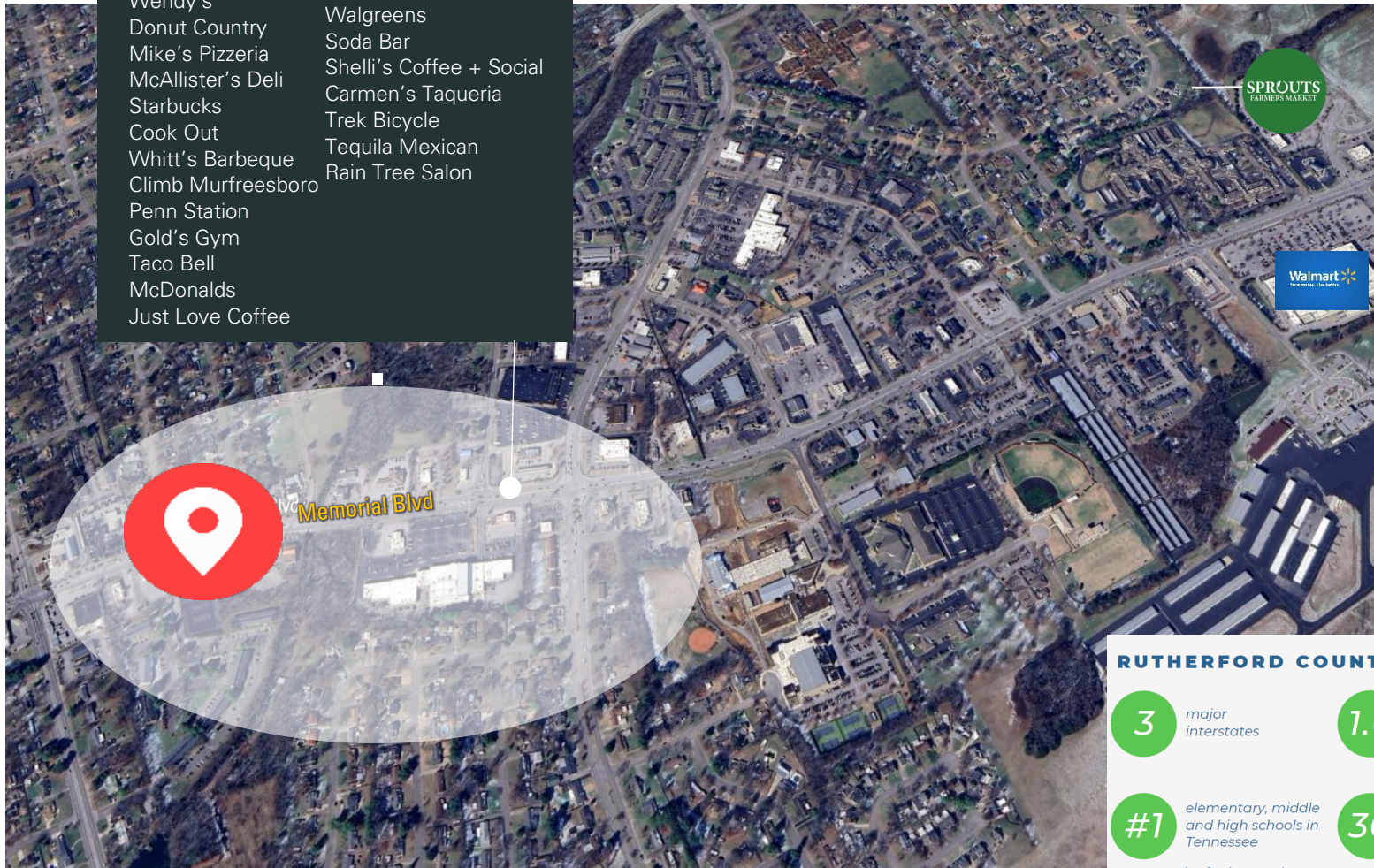
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PHOTOS



NEARBY AMENITIES

Wendy's	Walgreens
Donut Country	Soda Bar
Mike's Pizzeria	Shelli's Coffee + Social
McAllister's Deli	Carmen's Taqueria
Starbucks	Trek Bicycle
Cook Out	Tequila Mexican
Whitt's Barbeque	Rain Tree Salon
Climb Murfreesboro	
Penn Station	
Gold's Gym	
Taco Bell	
McDonalds	
Just Love Coffee	



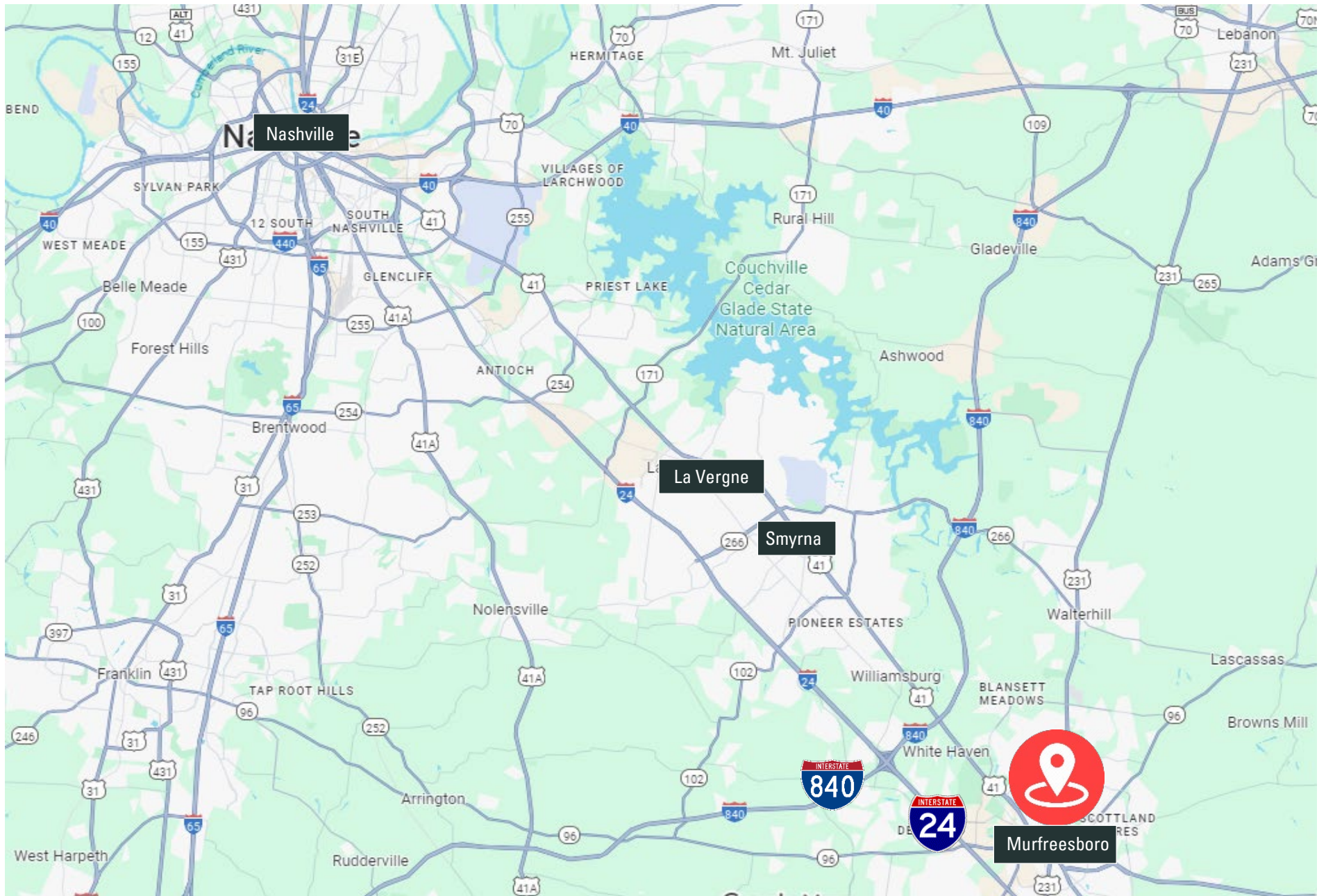
- #3** Boomtown in America
- SmartAsset 2022
- #1** largest suburb
of Nashville, TN
- #1** largest university in
Middle Tennessee
- Nashville Business Journal
- #3** metro for economic
strength
- Policom 2024
- 4th** best small city to buy
a home in the U.S.
- WalletHub 2021
- 8th** fastest growing
midsize city in the U.S.
- Census 2020
- 50%** of U.S. Population lives
within 650 mile radius

RUTHERFORD COUNTY INSIGHTS

- | | | |
|--|--|---|
| 3 major
interstates | 1.6 million residents
within a 45 min
drive | 12 million people
within a 2.5 hour
drive |
| #1 elementary, middle
and high schools in
Tennessee | 30 minutes to
Nashville
attractions | 47 colleges, universities
and training
institutions within 50
miles |

source: rutherfordcountydata.com

LOCATION MAP



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