



For Lease | Shop Space & Outparcels Available

Westlawn Pavilion

Publix ANCHORED

I-840 & Veterans Pkwy @ Westlawn Blvd, Murfreesboro, TN 37128

Owned and Managed By:

www.langleyproperty.com



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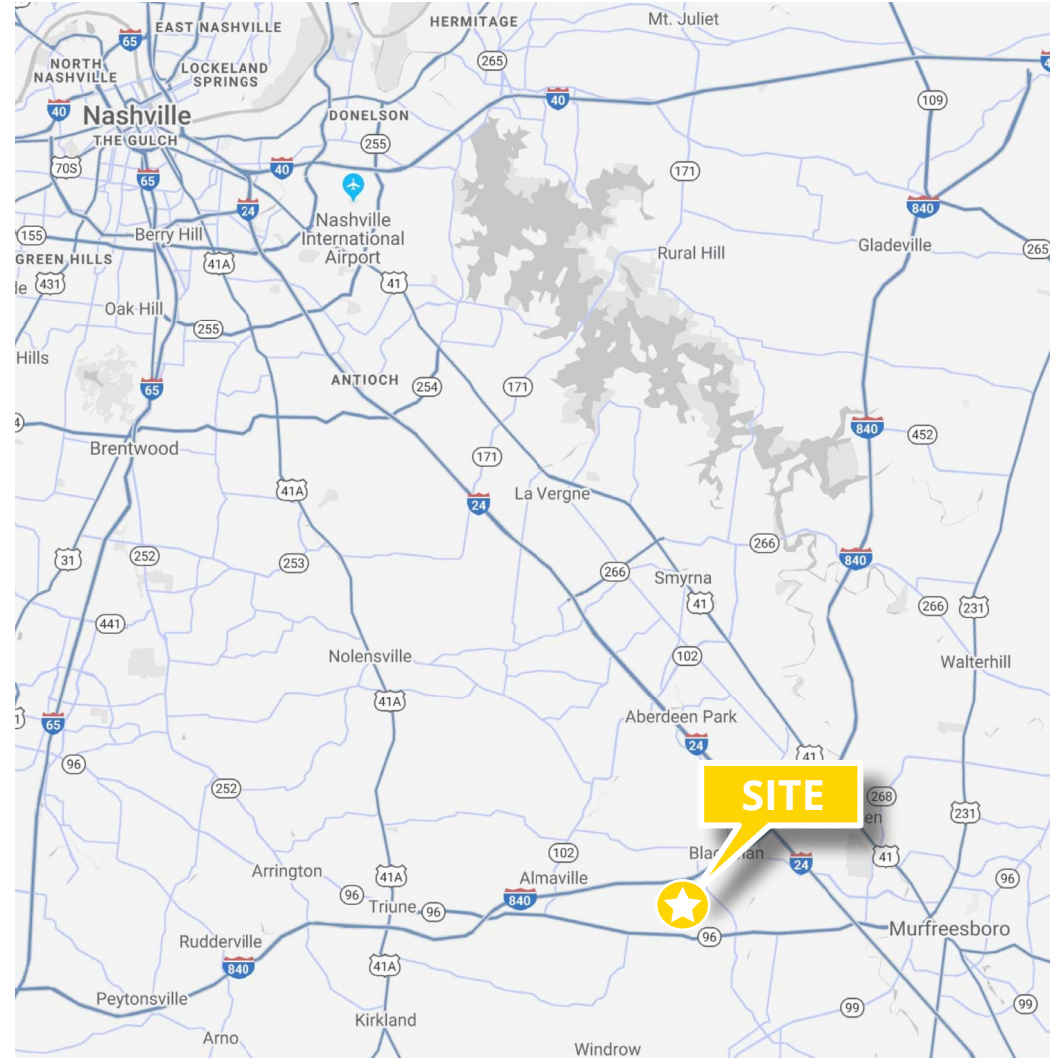
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Overview

Site Features

- 83,965 SF Class A retail development located in the high-growth Blackman community in Murfreesboro (Nashville MSA)
- Publix anchored with 29,000 SF of shop space for lease and 5 outparcels for sale, ground lease, or BTS
- Tremendous residential growth comprising of over 12,000 units under construction, new or existing
- Veterans Parkway is the major north-south thoroughfare in the trade area connecting Interstates 24, 840, 96, 99 and 231
- Population:
 - Murfreesboro, TN - 174,396
 - Rutherford County - 378,202
- Population of 39,101 within 3 miles
- Strong average household incomes in excess of \$155 K within a 1-mile radius of the site
- Traffic counts (TDOT 2024):
 - Veterans Parkway - 19,670
 - Franklin Road - 21,197
 - Interstate 840 - 57,508
 - Interstate 24 - 148,867

Lease Rate: [Contact Agent](#)



Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	3,445	39,101	89,653
Projected Growth 2025–2030	2.6%	2.3%	1.8%
Average Household Income	\$155,707	\$128,808	\$118,340
Total Annual Retail Expenditures	\$76 M	\$823 M	\$1.88 B





VETERANS PARKWAY
(RIGHT-OF-WAY VARIES)
(MAJOR ARTERIAL)

840

ART CORRAL:

1-840

SITE

marc's
Pizza
LEASED
2,000 SF

PACIFIC
DENTAL SERVICES
LEASED
3,000 SF

TIJUANA FLATS
MEX-MEX
LEASED
3,000 SF

nektar
JUICE BAR
LEASED
1,000 SF

Southern Diamond
LEASED
1,200 SF

at&t
LEASED
1,244 SF

EGGS UP GRILL
LEASED
3,600 SF

Toki House
LEASED
1,200 SF

VIP Weight Loss
LEASED
1,200 SF

Great Clips
LEASED
1,200 SF

ups
LEASED
1,200 SF

SUGARFREE
LEASED
1,244 SF

NOVA PHYSICAL THERAPY
LEASED
2,400 SF

NOIRE
LEASED
2,488 SF

Publix



AVAILABLE
2.05 AC

SITE DATA:
SITE ACREAGE: 24.01 ACRES
SHOPPING CENTER: 14.53 ACRES
OUT-PARCEL 1-5: 9.48 ACRES

PARKING:
TOTAL SF: 77,387
MAJOR SF: 48,387
PARKING: 429 SPACES
RATIO: 5.54/1000
PARKING: 268 SPACES
RATIO: 5.54/1000

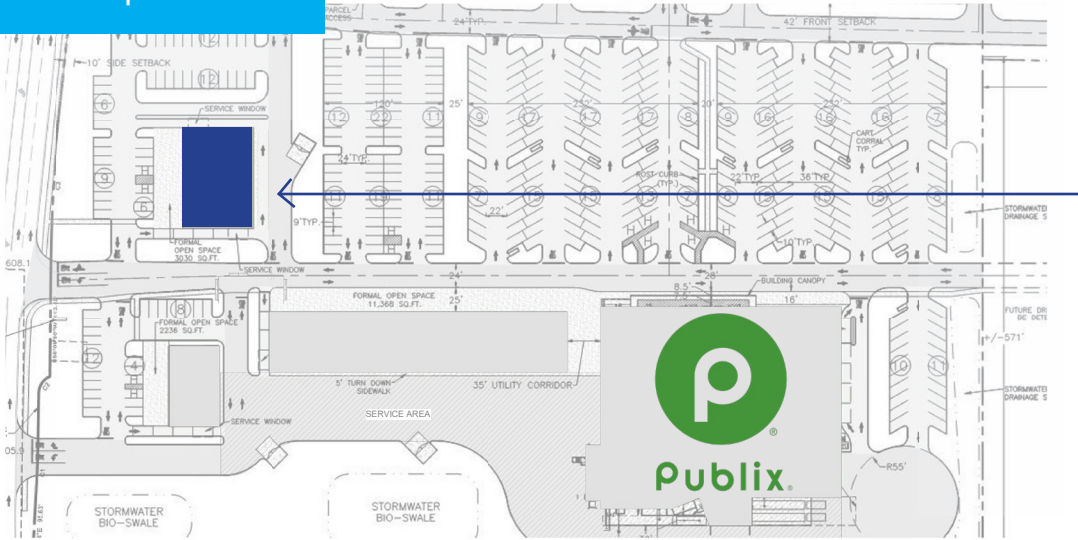
84 PAVEMENT LEGEND

[Symbol]	HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	LIGHT DUTY ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	CONCRETE WALK

MAP 33A, PAGE 37.01
WESTLAWN SECTION 1
PLAT BOOK 40, PAGE 138
R.O.R.C.T.

MAP 33A, GROUP C, PHASE 1, LOT 1
WESTLAWN SECTION 1
RECORD BOOK 1214, PAGE 3357
R.O.R.C.T.

Shops A



Negotiating Lease



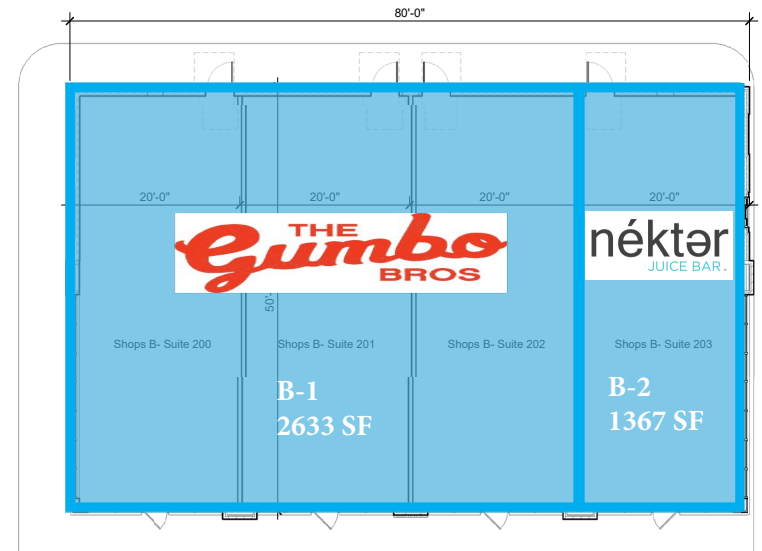
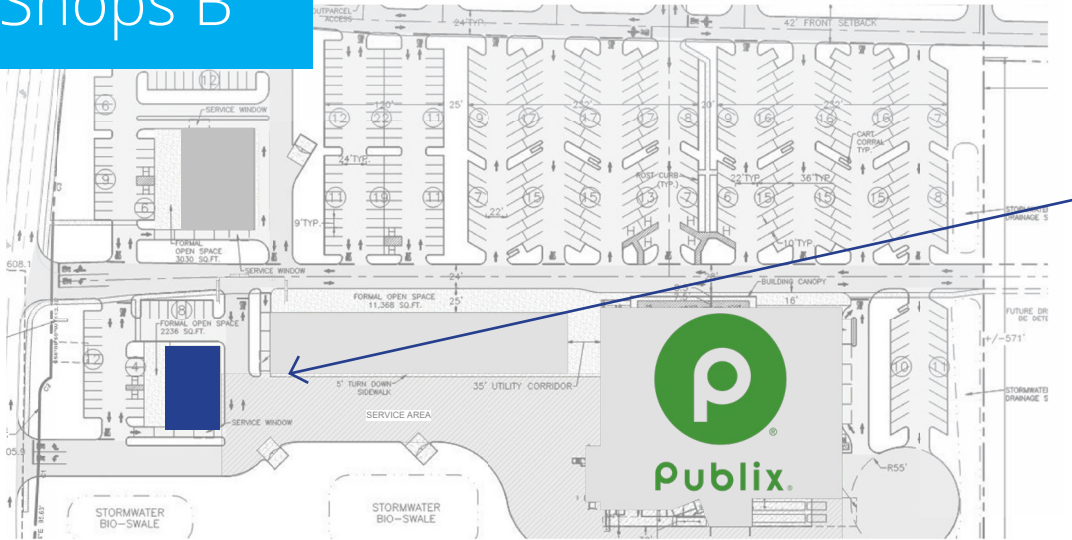
LOI



Lease Executed



Shops B



Negotiating Lease



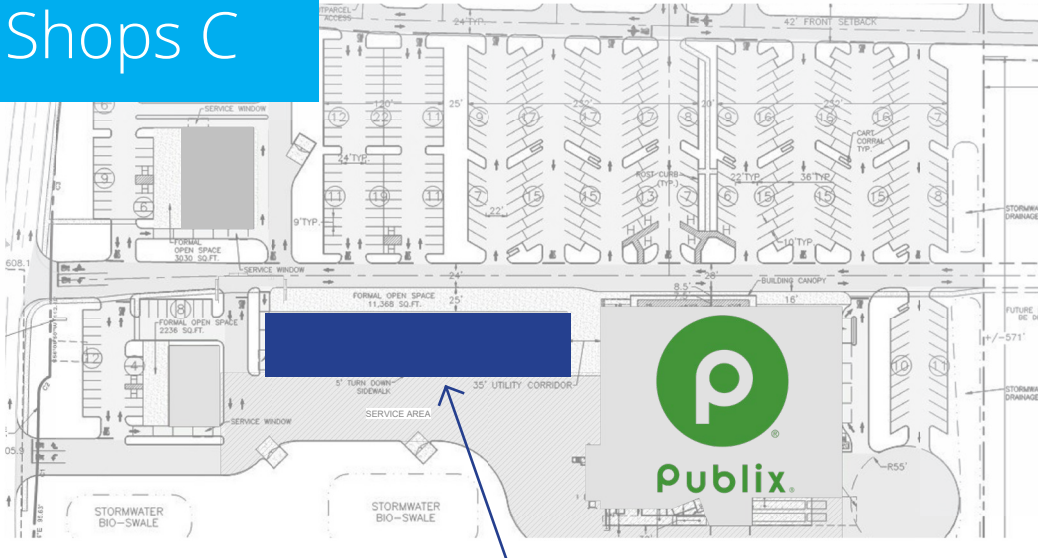
LOI



Lease Executed



Shops C



- Negotiating Lease**
- LOI**
- Lease Executed**

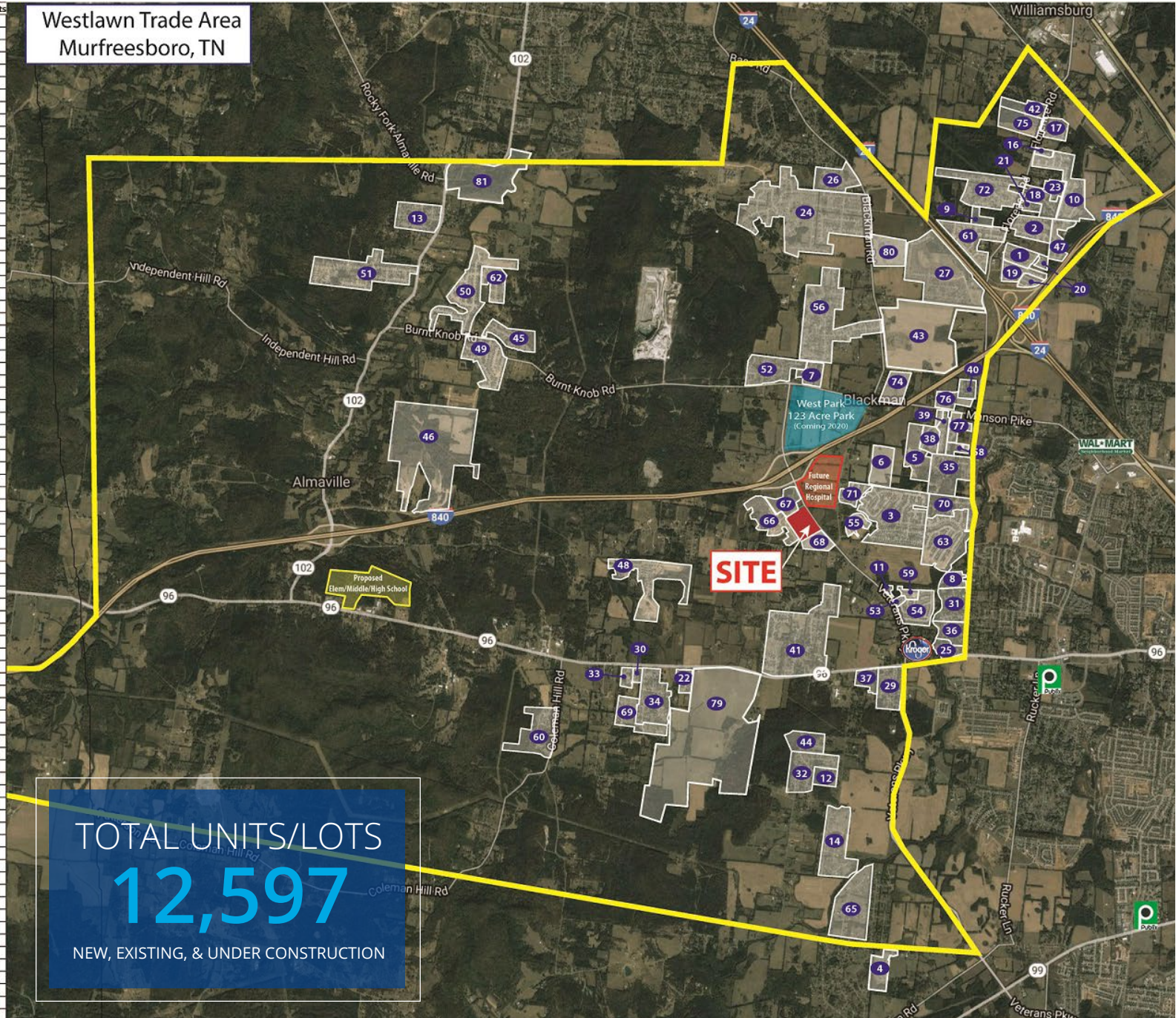
3,600 SF	1,200 SF	1,244 SF	1,244 SF	1,200 SF	1,200 SF	1,200 SF	1,244 SF	2,488 SF	1,200 SF	2,400 SF



Subdivision Growth Map

#	Subdivision Name	Lots/Units
1	Adams Pointe	159
2	Adams Run	104
3	Berkshire	385
4	Blackberry Farms	14
5	Blackman Meadows/Oakton	195
6	Braxton Park	88
7	Burnt Knob Trace	15
8	Cedar Creek	33
9	Cedar Retreat	68
10	Cherrywood Estates	153
11	Cloisters (New Development)	16
12	Devonshire	18
13	Emmett Heights	94
14	Fairwood Estates & Acres	72
15	Falls Grove (see map 2)	335
16	Florence Acres	18
17	Florence Green	69
18	Florence Meadows	34
19	Florence Pointe	130
20	Florence Village I & II	165
21	Florence Dale	7
22	Fox Ridge	22
23	Foxboro	63
24	Foxfire Meadows	293
25	Franklin Rd Estates	15
26	Harris Downs	46
27	Heatherwood	215
28	Hickory Hills	54
29	Hideaway (see map 2)	482
30	Joywood	9
31	KC Subdivision	35
32	Kingwood Trace	61
33	Mayfield Estates	12
34	McNeil Farms	93
35	Meadowland	36
36	Meadowlane	33
37	Oakdale Acres	32
38	Oakton	43
39	Princeton Oaks	33
40	Royal Court	21
41	Royal Glen	243
42	Seward Crossing	92
43	Shelton Springs	750
44	Sherwood Oaks	24
45	Smotherman Park	25
46	Southaven	552
47	Spring Lake	68
48	Springhouse / Nature Walk	179
49	Stewart Creek Farms	151
50	Stewart Springs	190
51	Stonewood	197
52	Sugartree	79
53	The Brooks	18
54	The Cloister	179
55	The Enclave	98
56	The Foothills	160
57	The Grove (see map 2)	820
58	The Reserves at Blackman	5
59	The Villas at Cloister	139
60	The Woodlands	34
61	Thistle Downs	246
62	Travis Estates	65
63	Villages at Berkshire	295
64	Vineyard Valley (see map 2)	112
65	Walter Leathers	22
66	Westlawn	264
67	Westlawn Multi-Family	318
68	Westlawn Town Homes	98
69	White Oak Meadows	28
70	Willowbend	28
71	Winslow Park @ Berkshire	94
72	Youngstown	103
73	McDaniel Farms & Estates (see map 2)	388
74	Hardeman Grove	160
75	Windwoods	107
76	Blackman Village	79
77	Blackman Station	180
79	Burgess Farm	1900
80	Smith Farms	203
81	Clear Creek	134
Total		12,597

Westlawn Trade Area
Murfreesboro, TN



TOTAL UNITS/LOTS
12,597
NEW, EXISTING, & UNDER CONSTRUCTION



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