



RETAIL PROPERTY FOR LEASE

GEORGETOWN SQUARE

1622 Northwest Broad Street, Murfreesboro, TN 37129

KEVIN TRUJILLO

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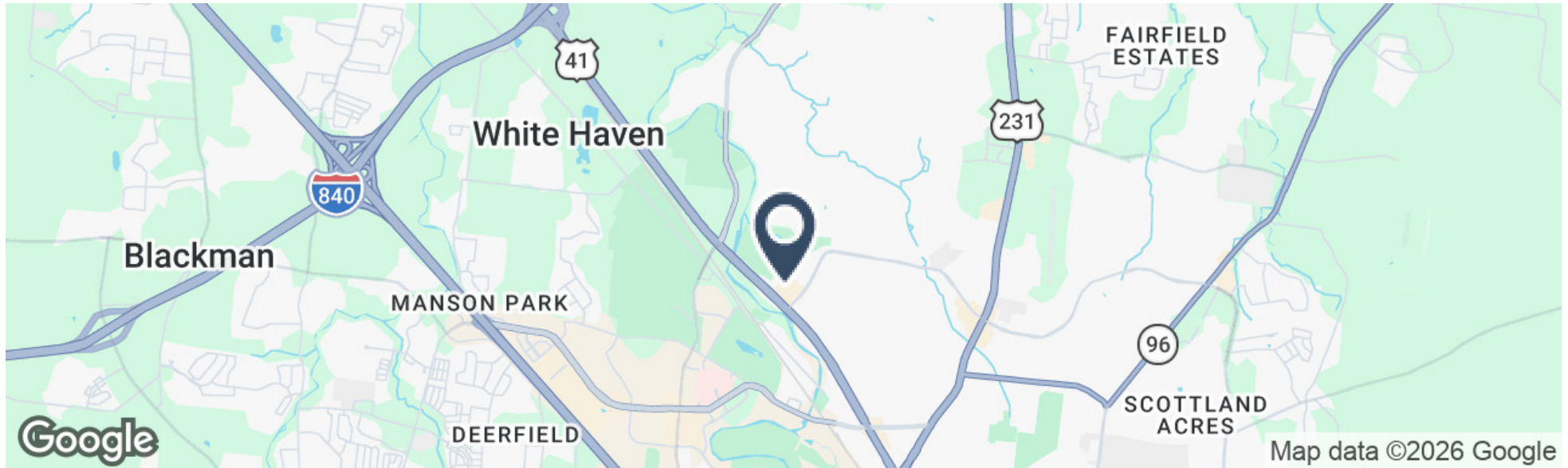
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BRIXMOR

**Baker Storey McDonald
Properties**

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PROPERTY DESCRIPTION

Strategically positioned along NW Broad Street (Hwy 41), this Kroger-anchored shopping center offers exceptional access and visibility in one of Murfreesboro's most active commercial corridors.

PROPERTY HIGHLIGHTS

- 114,117 SF regional shopping center anchored by Kroger
- Strong national and local tenant mix
- Excellent visibility to over 47,000 VPD at the intersection of NW Broad St and W Northfield Blvd
- Close proximity to Ascension Saint Thomas Hospital (over 400 beds)
- Murfreesboro is home to Middle Tennessee State University (20,000 students)
- Located in the fastest growing county in Tennessee (Rutherford)
- One vacancy of +/- 2,102 SF



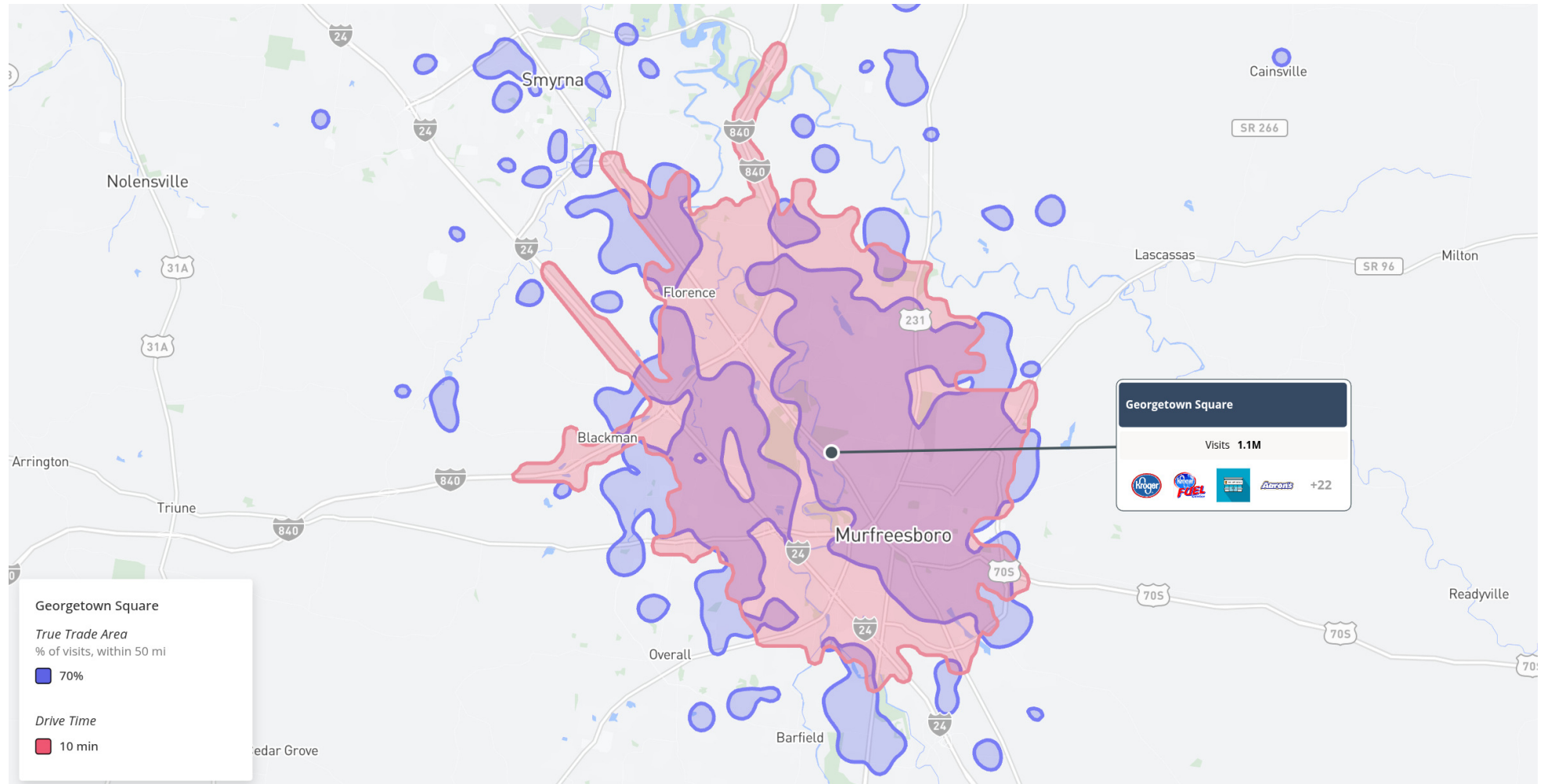
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LEGEND

Available

Unavailable



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AVAILABLE SPACES

SUITE	TENANT	SIZE
01A	Frida's Cafe	2,000 SF
02	Surge Staffing	1,500 SF
03	Any Lab Test Now	1,500 SF
04	World Finance	1,000 SF
05	The UPS Store	1,500 SF
06	Sun Loan Company	1,100 SF
07	N The Cutt Barbershop	1,125 SF
08	Kroger	45,520 SF
09	H&R Block	2,691 SF
09A	Desire Nails & Spa	2,000 SF
09B	Merle Norman Cosmetics	979 SF
11	Embassy Dental	2,030 SF
12	Lease Pending	6,200 SF
16	Aaron's	8,780 SF
18	Burn Boot Camp	4,620 SF
18A	Nashville Krav Maga	3,991 SF
19	Once Upon A Child	4,251 SF
20	StemTree Of Murfreesboro	2,380 SF
21	Taste Of China	1,750 SF
22	Love's Pizza	1,400 SF

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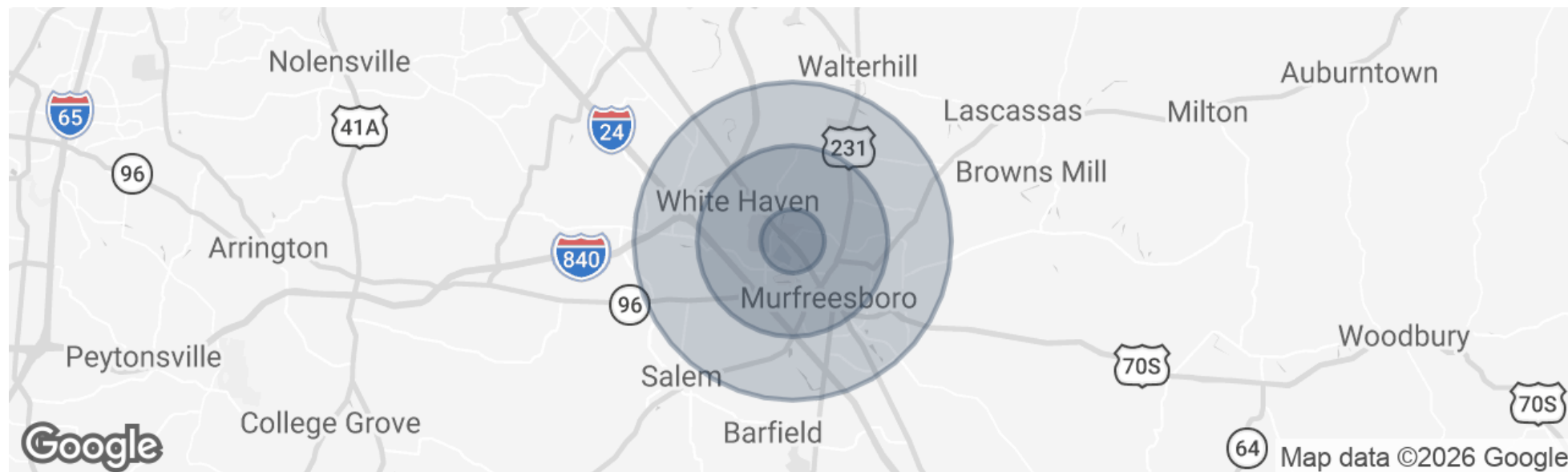
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SUITE	TENANT	SIZE
23-24	Bangz Hair Salon	1,890 SF
25	Georgetown Wine & Spirits	3,360 SF
1606	Freedom Finance	1,000 SF
1608	La Siesta	3,000 SF
1610	Tint World	6,000 SF
12A	Available	2,102 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,285	63,843	163,045
Average Age	40	38	37
Average Age (Male)	39	37	36
Average Age (Female)	42	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,869	26,364	63,258
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$97,801	\$97,978	\$100,188
Average House Value	\$382,631	\$448,833	\$427,375

2020 American Community Survey (ACS)

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