



# 5048-5050 Murfreesboro

For Lease or Build to Suit in Arrington, Tennessee



# SITE SUMMARY

Partners pleased to present a unique retail lease or build-to-suit opportunity of up to 8,400 SF on 1 acres of land delivering Q1/Q2 2027.

- **STRATEGIC LOCATION:** Positioned at the interchange of Highway 96 and US 41A in the Arrington / Triune Area, Williamson County, TN offering premier visibility and direct highway connectivity.
- **SEVERE UNDER SUPPLY OF RETAIL:** Very restricted retail space within a 5-mile radius representing a significant supply gap.
- **AFFLUENT DEMOGRAPHICS & RESIDENTIAL EXPANSION:** Situated in one of the fastest-growing, highest-income counties in the Southeast, (mix of \$1.5M+ single-family and \$1.0M+ townhomes) being developed in the area.
- **STRONG BARRIERS TO ENTRY:** Infrastructure constraints, regulatory hurdles, and limited developable land have blocked competing supply.



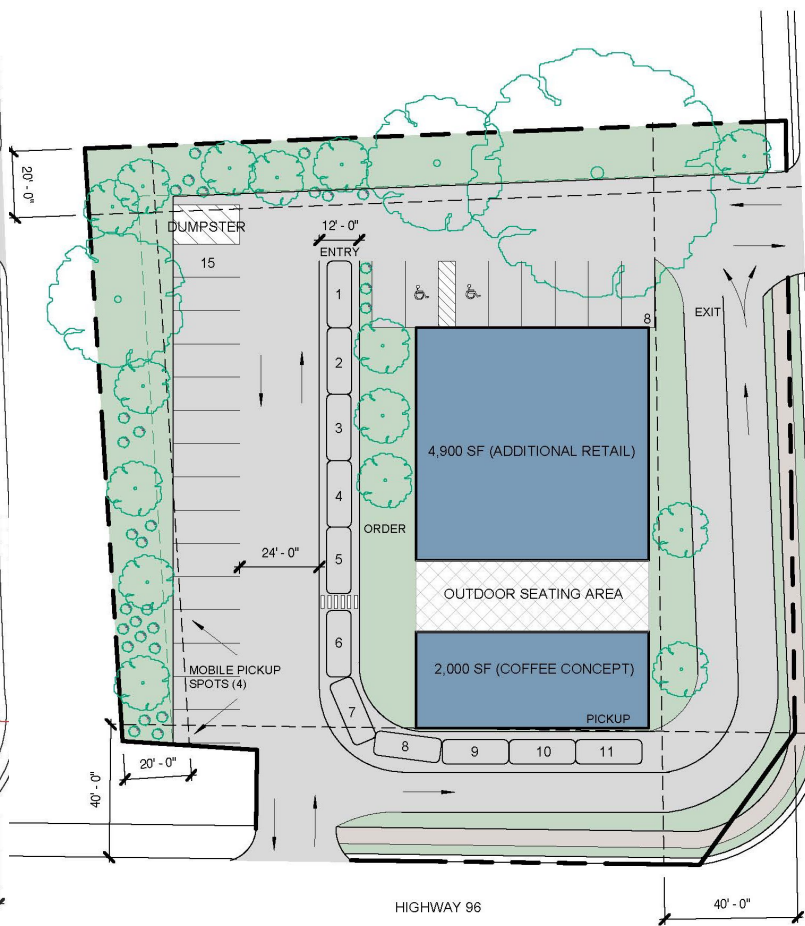
<b>1 Acre</b> Location surrounded by high-end neighborhoods	<b>0 SF</b> Competing Retail Supply (20K+ SF) within 5-mile radius	<b>\$1.2M</b> Median Household Net Worth, 5x the Nashville MSA within 5-miles	<b>2,800</b> Homes Avg \$1.5M+, 1,000 in pipeline within 5-mile radius
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# SITE PLAN

## OPTION 1



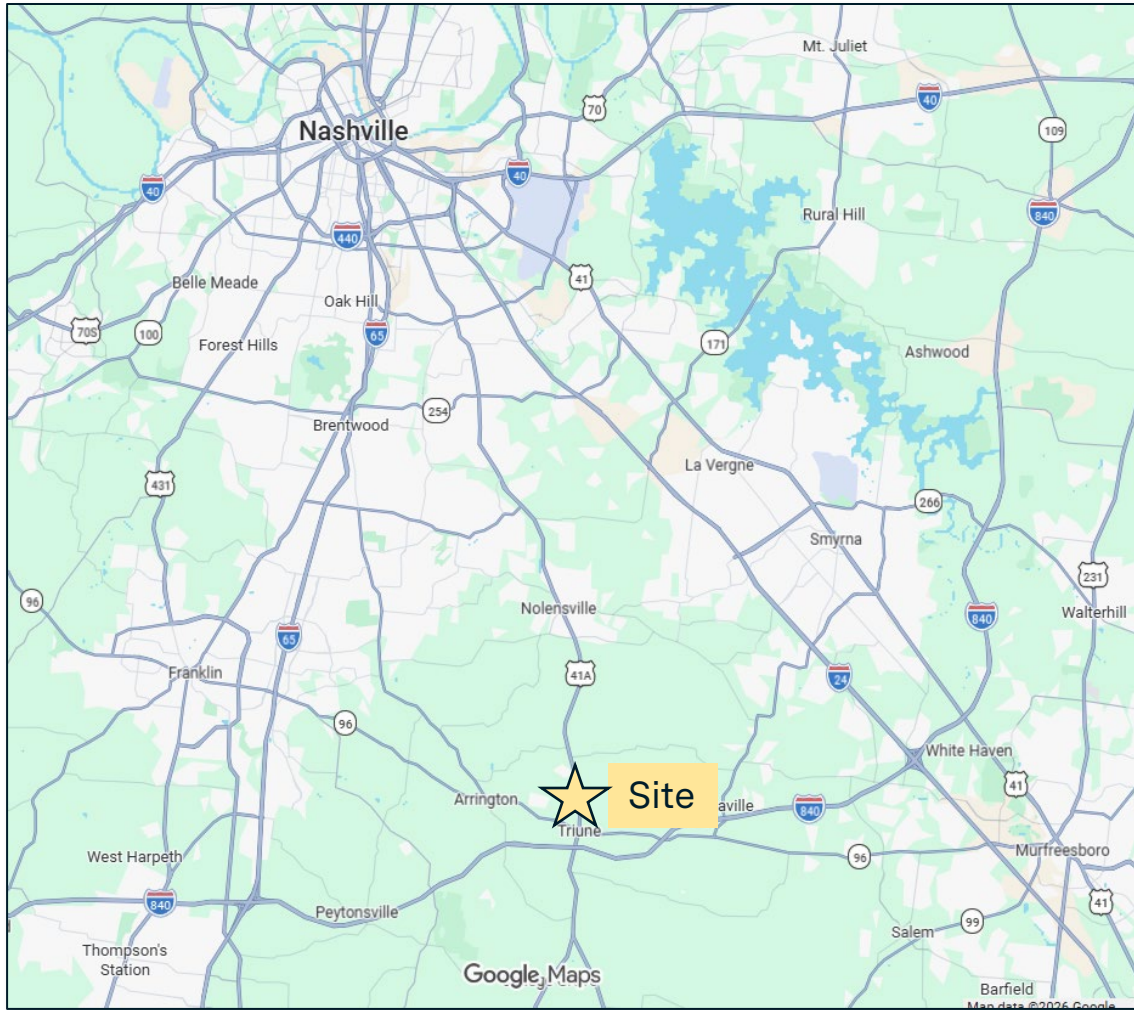
## OPTION 2



## OPTION 3



# LOCATION OVERVIEW



## Williamson County, South Nashville

- 1 Strategic Node Location** Prime frontage at the high-visibility at the Hwy 96 and US-41A interchange
- 2 Connectivity & Traffic** Easily accessible to Franklin, Murfreesboro, and Nashville with consistent local and interstate traffic from commuters, freight, and tourism.
- 3 Strong Growth Trajectory** Located in fast-growing, high-income Williamson County with accelerating residential development and recent rezoning approvals for mixed-use expansion.
- 4 Retail & Service Opportunity** Underserved trade area with rising demand from local residents, commuters, and tourists—ideal for daily needs retail, dining, and medical services.
- 5 Balanced with Preservation** County planning supports quality growth that respects historical character and natural surroundings.

# SUPERIOR CONSUMER DEMOGRAPHICS

Arrington | Triune Area (5-Mile Ring) vs. Nashville MSA Highlights



**+4.7x Median Net Worth**

\$1.2M vs. \$256K — nearly 5x the MSA



**+2.9x Average Net Worth**

\$3.7M vs. \$1.3M MSA



**+73% Median Household Income**

\$155,604 vs. \$89,724 MSA



**+76% Average Household Income**

\$217,023 vs. \$123,143 MSA



**+2.6x Households \$200K+ Income**

38.7% vs. 14.8% MSA



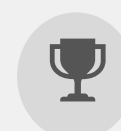
**+68 pts Retail Spending Power Index**

SPI of 174 vs. 106 MSA baseline



**+78% Household Growth Rate**

3.07% annual vs. 1.72% MSA (2025–2030)



**+2.3x Wealth Index, Nat'l = 100**

239 vs. 104 MSA

\*Triune: Esri 2025, 5-mile ring | Nashville MSA: Esri 2025 | U.S. National: Esri SPI baseline = 100

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