

# Oaks Village Shopping Center:

451 N Thompson Ln  
Murfreesboro, TN  
37129



## Spaces For Lease

- 1,200 SF space available for Lease.
- \$32.00 per SF triple net with 2.5% annual rent escalators.
- Co-tenant with Samurai, Rooster's Mens Grooming, and Weichert & Associates
- Proximity to +300,000 SF of flourishing retail, office/medical and restaurant space
- Traffic Counts:

Medical Center Pkwy: 31,448 + CPD

N Thompson Ln: 24,639 + CPD

| 2026    | Pop.    | Ave. HH Income |
|---------|---------|----------------|
| 1 Mile  | 3,790   | \$95,551       |
| 3 Mile  | 69,894  | \$106,061      |
| 5 Mile  | 175,636 | \$113,375      |
| 10 Mile | 294,886 | \$117,584      |



Figure 1

For more information and personal showing please contact:

**David Crabtree, Jr.**  
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# Lease Plan

THOMPSON LANE COMMERCIAL  
SUBDIVISION SECTION II  
PLAT BOOK: 30, PAGE: 52  
SHEENAL, INC.  
RECORD BOOK: 541, PAGE: 1525

**NOT A PART**

S84°32'50"E 209.37'

GROCERY  
15,074 S.F.

**NOT A PART**

N05°27'54"E 220.00'

12 SPACES

11 SPACES

9 SPACES

7 SPACES

DUMPSTER PAD  
AND ENCLOSURE

S82°31'20"E 513.61'

## OAKS VILLAGE

FRESH BITE  
2,058 +/- SF

**Space for Lease**  
1,200 +/- SF

Weichert & Associates  
1,257 +/- SF

Samurai  
Restaurant  
6,500 +/- SF

**NOT A PART**  
CHIPOTLE  
MEXICAN  
GRILL  
2,232 S.F.

10 SPACES

8 SPACES

8 SPACES  
20' WATERLINE  
EASEMENT

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