



For Sale or Ground Lease

4544 Veterans Parkway, Murfreesboro, Tennessee

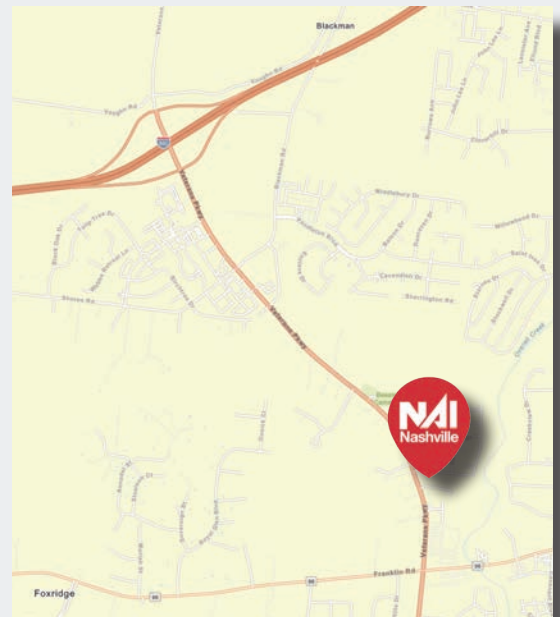
Outparcel available in high-growth west Murfreesboro area.

PROPERTY HIGHLIGHTS

- + ±1.0 acre outparcel available for sale or ground lease
- + Delivered pad-ready in Q4 2026
- + Veterans Parkway frontage with 16,986 VPD
- + Shared access with the adjacent Kroger anchored retail center, home to the second most visited Kroger in the state
- + Median household income of \$119,583 (1-mile radius)
- + Projected 5% annual household growth
- + Minutes from the Westlawn area which features Murfreesboro Medical Clinic, Publix anchored shopping center, and planned residential developments

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Aerial View



Area Overview



Demographics



	1 MILE	3 MILES	5 MILES
Population	7,098	53,043	96,023
2030 Population	8,034	58,922	107,660
Daytime Population	4,389	37,713	88,635
Households	2,202	19,915	35,997
Median Age	37.6	34.2	35.1
Median HH Income	\$119,582	\$94,097	\$96,973