

REDUCED RATE



FOR LEASE

±1,905 SF Retail Suite

Prime Retail Location Serving Middle Tennessee
State University

2962 South Rutherford Blvd, Ste E, Murfreesboro, TN 37130

HIGHLIGHTS

- Prime retail location servicing the MTSU campus
- Type: Retail (built out as office)
- ±1,905 SF
- Retail Space in Alexander Sq. Shopping Center
- Walmart Shadow Center
- **Reduced Lease Rate: \$21.50/SF NNN**
- Est. Operating Expenses \$4.50 /SF
± Est. Total Monthly Rent: \$4,127.50 per mo.
- Parking: 215 spaces (13 spaces per 1000 SF)
- Zoning: (CH) Commercial Highway
- Traffic Counts: >27,000 cars daily
- Former Star Physical Therapy Location



CURRENT TENANTS

Nacho's Mexican Restaurant
Little Caesar's Pizza
Best Weigh Weight Loss Center
Cricket Mobile
El Hornito Bakery

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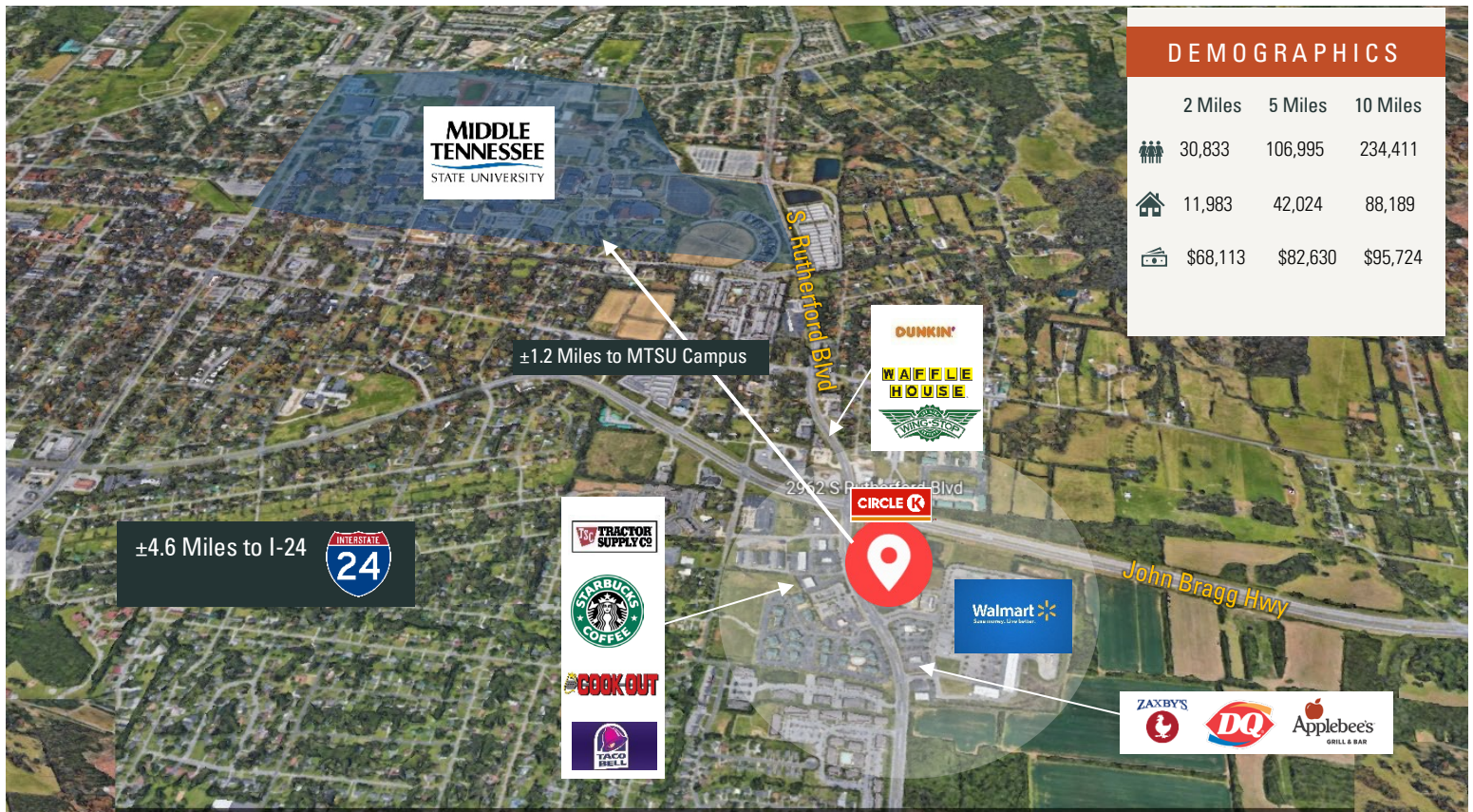
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Charles Hawkins Co.
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For Lease
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 Retail Space

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 Murfreesboro, TN 37130
 Rutherford County

**CHARLES
 HAWKINS CO.**



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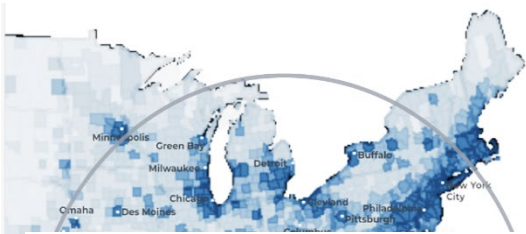
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CHARLES
HAWKINS CO.

RUTHERFORD CO. INFORMATION

Graphics Provided by Rutherford Co. Chamber of Commerce



- #8 Best Midsize City Real Estate - WalletHub 2025
- #1 largest suburb of Nashville, TN
- #1 largest university in Middle Tennessee

RUTHERFORD COUNTY QUICK FACTS

Population 383,258	Median Home Price \$435,000	3 Colleges 25,000 students
Median Age 34	Median HH Income \$83,871	College Degrees 43% hold Associate or above



Labor Force

Murfreesboro has a labor force of 99,158 people, with an unemployment rate of 3.1%.

99,158

Labor Force

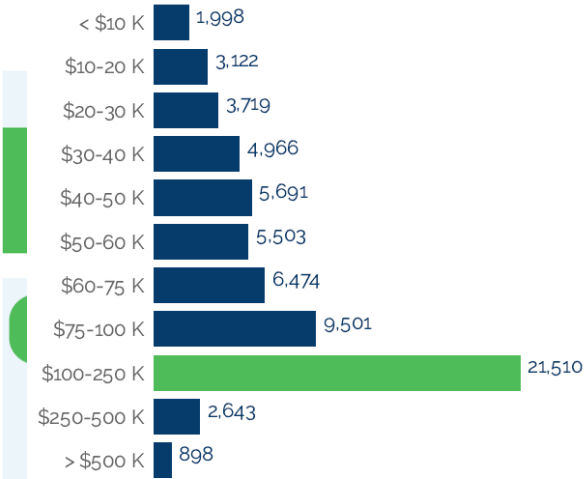
3.1%

Unemployment Rate

0.6%

Unemployment Rate
Change (1 year)

Income Distribution



Taylor Farms	1,700	Murfreesboro Medical Clinic	924
Vantiva Supply Chain Solutions	1,300	National HealthCare Corp.	820

Owners vs. Renters

\$79,051

Median Household Income

- 6% less than the county
- 14% more than the state
- 1% less than the nation

Owners
50.95%

Renters
49.05%

Transportation

Residents spend an average of 25 minutes commuting to work. Murfreesboro is served by 17 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.

3

RECENT ANNOUNCEMENTS



McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.

LA VERGNE
TENNESSEE

La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.

ments

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