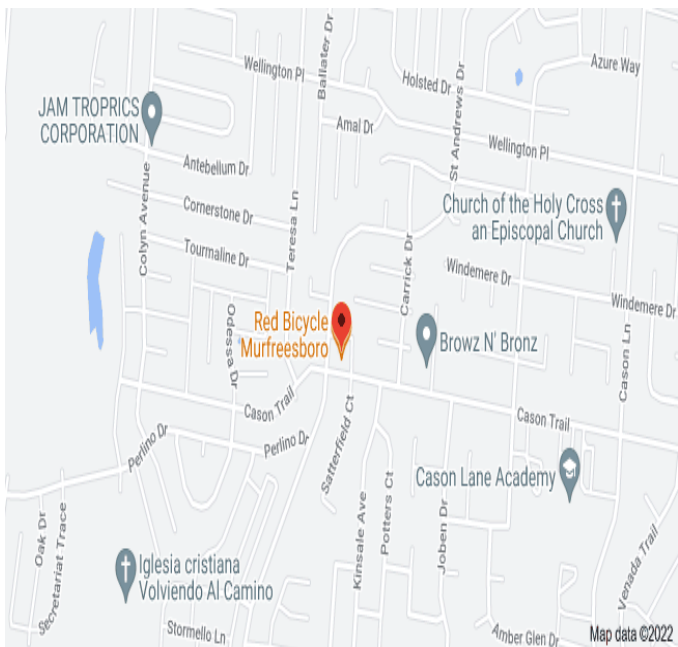


NEW INCREASED TENANT BUILD-OUT ALLOWANCE!



SAINT ANDREWS RETAIL CENTER – NOW LEASING

1733 Saint Andrews Drive - Murfreesboro



DETAILS:

- **LEASE RATE: \$27 PSF NNN + \$4.50 PSF CAM**
- **INCREASED Tenant Build-out Allowance to \$40 PSF**
- 1,000 to 2,000 SF Spaces Available
- Great Location between Hwy. 96 and Hwy. 99
- Less than 5 minutes to I-24 Interchange at Exit 78 & Exit 80
- 13,500 Total SF Retail Neighborhood Center
- Great demographics & roof top counts

John Harney

AFFILIATE BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

ParkTrust
COMMERCIAL

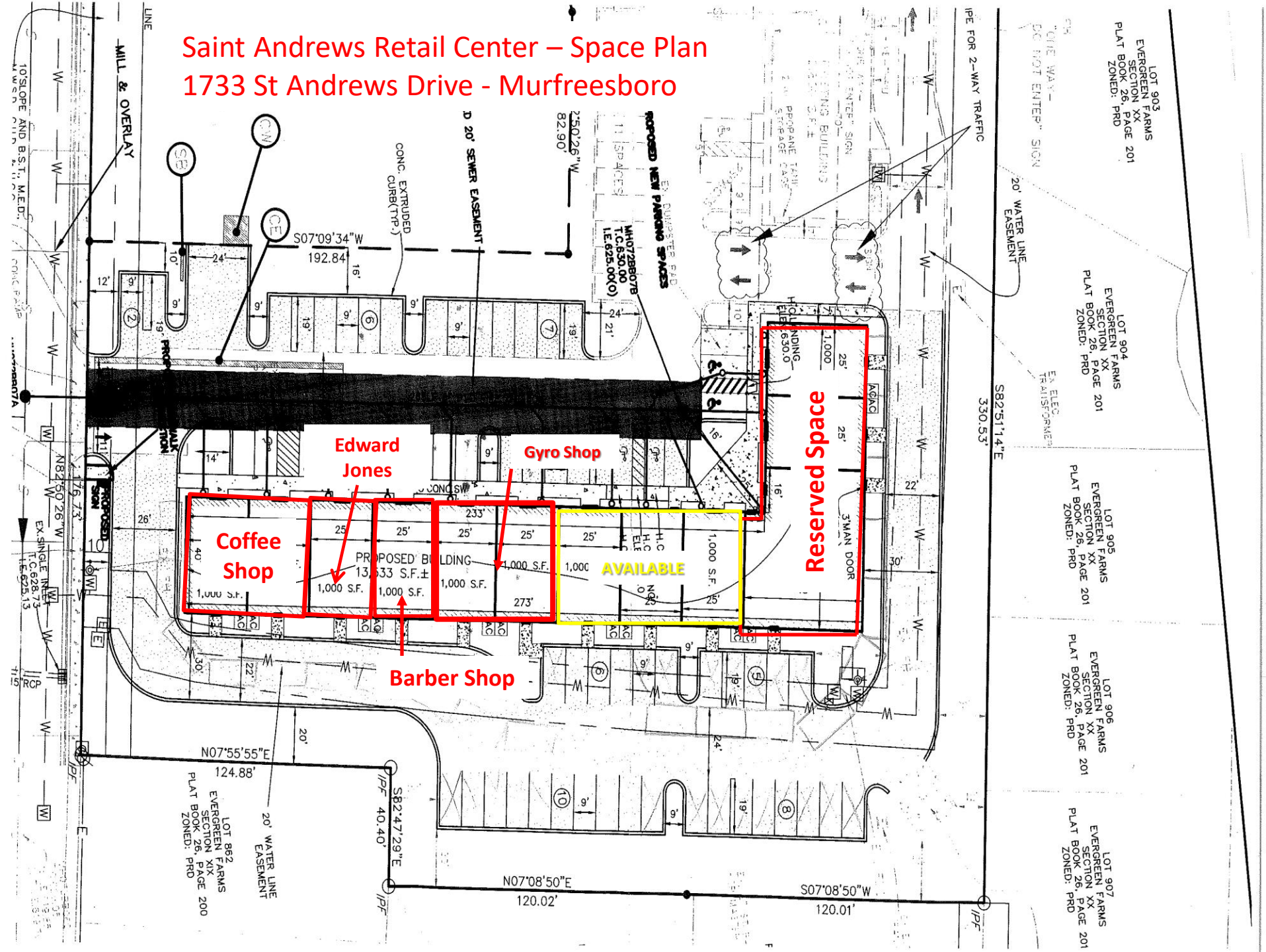
1225 Garrison Drive, Suite 202

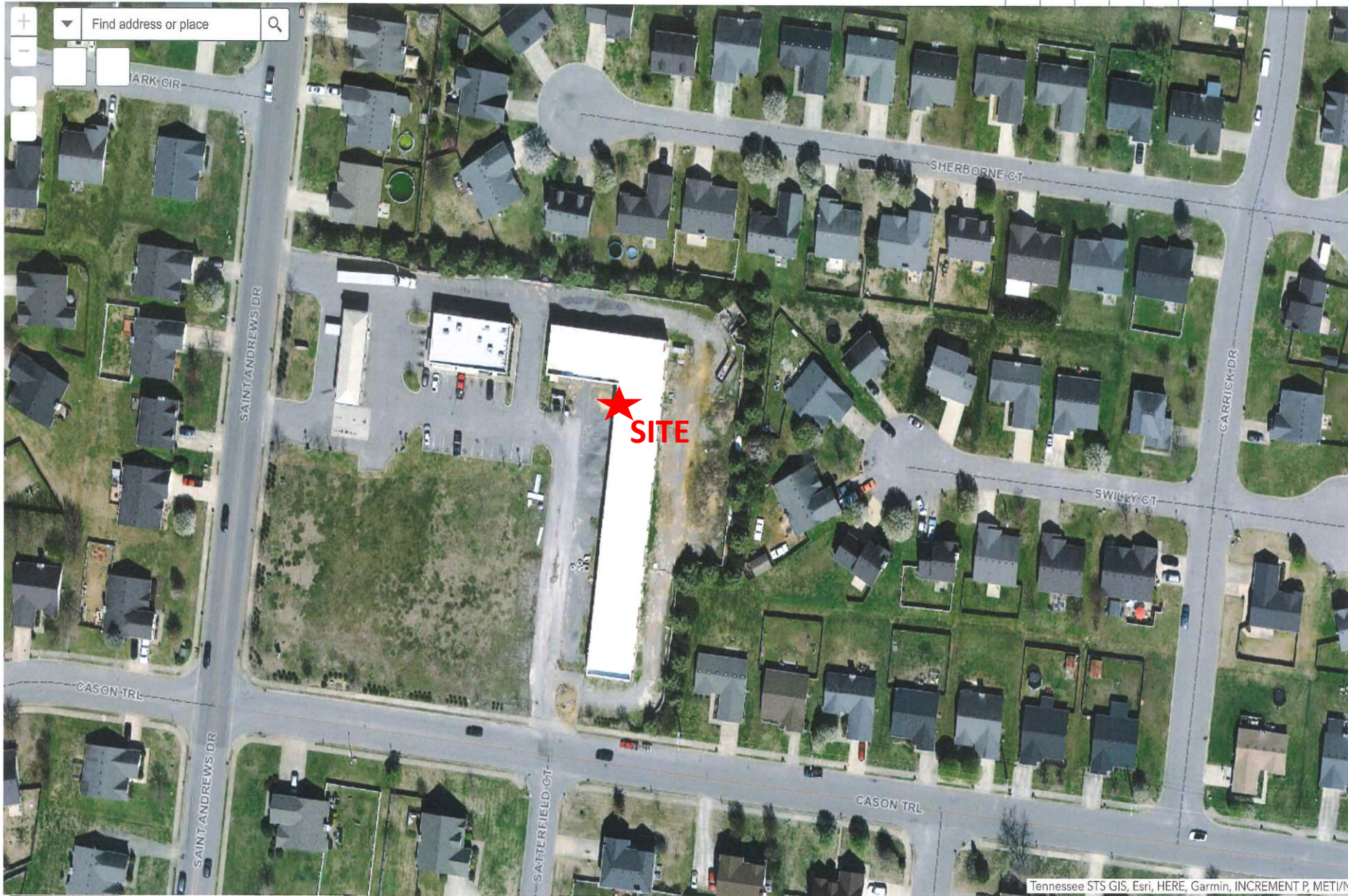
Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com

LOT 907
EVERGREEN FARMS
SECTION XX
PLAT BOOK 26, PAGE 201
ZONED: PRD

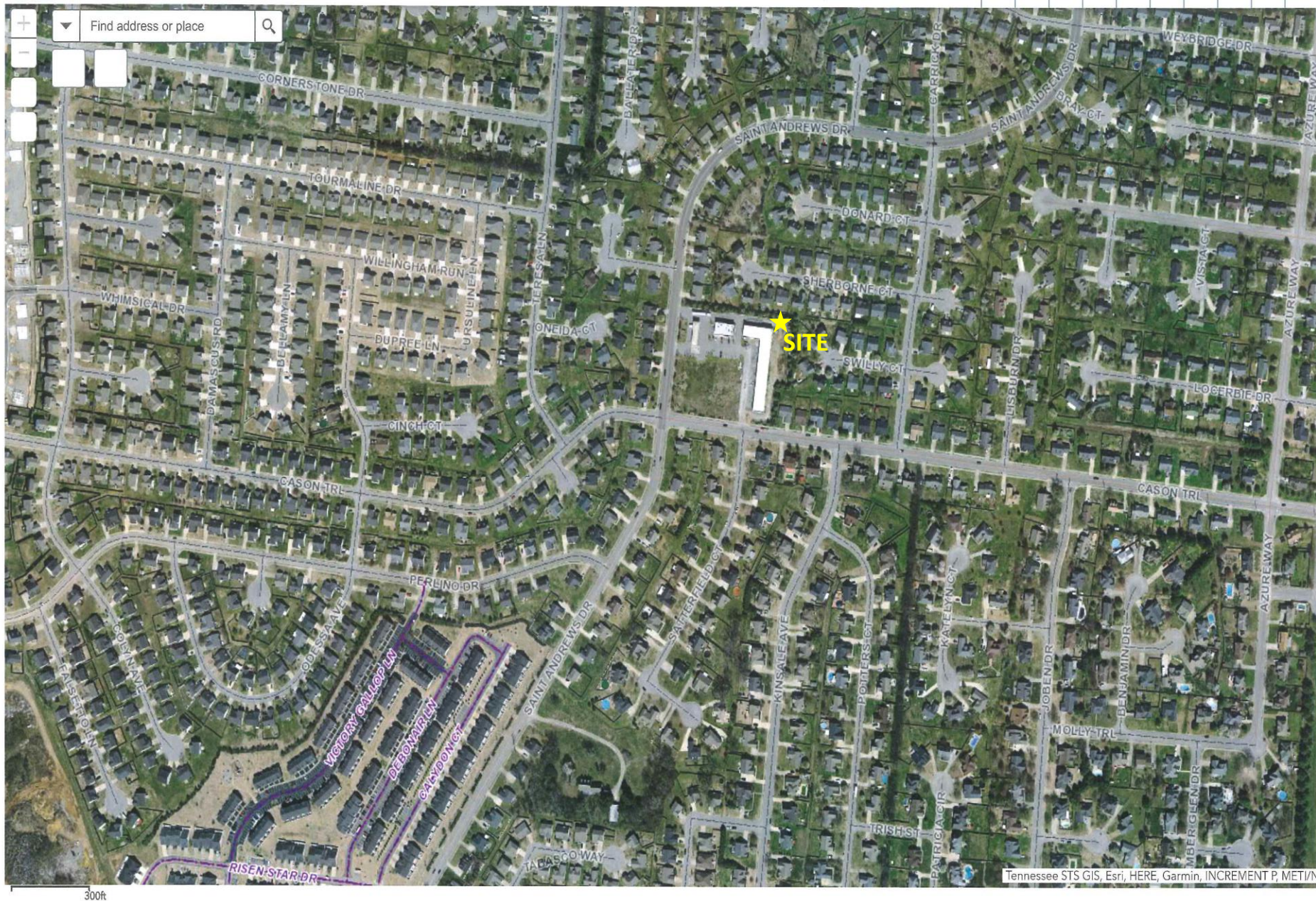




Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, METI/V

100ft

-86.455 35.828 Degrees



Demographic Summary Report

St. Andrews Shopping Center

1725 Saint Andrews Dr, Murfreesboro, TN 37128

Building Type: **General Retail**

Secondary: -

GLA: **13,500 SF**

Year Built: **2019**

Total Available: **13,500 SF**

% Leased: **0%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	16,289		67,812		141,122	
2022 Estimate	14,088		57,496		121,430	
2010 Census	10,185		32,039		82,082	
Growth 2022 - 2027	15.62%		17.94%		16.22%	
Growth 2010 - 2022	38.32%		79.46%		47.94%	
2022 Population by Hispanic Origin	1,040		3,527		9,008	
2022 Population	14,088		57,496		121,430	
White	10,533	74.77%	44,643	77.65%	91,674	75.50%
Black	2,258	16.03%	7,994	13.90%	20,341	16.75%
Am. Indian & Alaskan	36	0.26%	194	0.34%	630	0.52%
Asian	810	5.75%	2,892	5.03%	4,951	4.08%
Hawaiian & Pacific Island	24	0.17%	59	0.10%	106	0.09%
Other	427	3.03%	1,713	2.98%	3,729	3.07%
U.S. Armed Forces	56		243		384	
Households						
2027 Projection	6,422		24,515		52,054	
2022 Estimate	5,577		20,893		45,012	
2010 Census	4,080		12,043		31,310	
Growth 2022 - 2027	15.15%		17.34%		15.64%	
Growth 2010 - 2022	36.69%		73.49%		43.76%	
Owner Occupied	3,420	61.32%	14,895	71.29%	28,754	63.88%
Renter Occupied	2,158	38.69%	5,999	28.71%	16,258	36.12%
2022 Households by HH Income	5,577		20,894		45,012	
Income: <\$25,000	358	6.42%	1,303	6.24%	5,434	12.07%
Income: \$25,000 - \$50,000	1,259	22.57%	3,428	16.41%	9,270	20.59%
Income: \$50,000 - \$75,000	1,416	25.39%	4,591	21.97%	9,440	20.97%
Income: \$75,000 - \$100,000	773	13.86%	3,608	17.27%	6,486	14.41%
Income: \$100,000 - \$125,000	773	13.86%	2,870	13.74%	5,017	11.15%
Income: \$125,000 - \$150,000	418	7.50%	2,169	10.38%	3,713	8.25%
Income: \$150,000 - \$200,000	312	5.59%	1,939	9.28%	3,644	8.10%
Income: \$200,000+	268	4.81%	986	4.72%	2,008	4.46%
2022 Avg Household Income	\$88,065		\$96,726		\$87,221	
2022 Med Household Income	\$71,147		\$82,795		\$70,598	

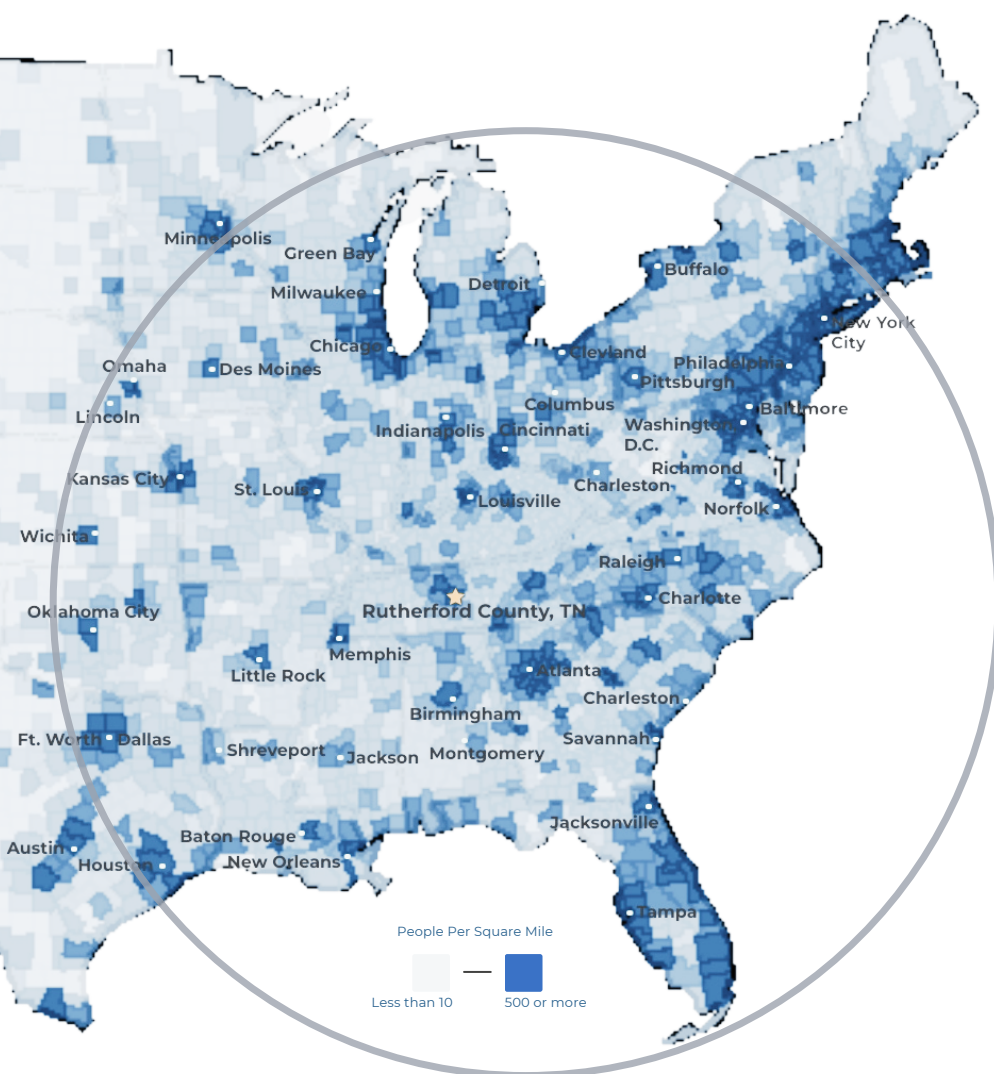
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



#3 Boomtown in America
- SmartAsset 2022

#1 largest suburb
of Nashville, TN

#1 largest university in
Middle Tennessee
- Nashville Business Journal

#4 metro for economic
strength
- Policom 2022

4th best small city to buy
a home in the U.S.
- WalletHub 2021

8th fastest growing
midsize city in the U.S.
- Census 2020

50% of U.S. Population lives
with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

3 major
interstates

1.6 million residents
within a 45 min
drive

12 million people
within a 2.5 hour
drive

#1 elementary, middle
and high schools in
Tennessee

30 minutes to Nashville
attractions

5 hospital expansions
since 2018 serving
infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population 369,868	Median Home Price \$415,000	3 Colleges 25,000 students
Median Age 34	Median HH Income \$81,505	College Degrees 43% hold Associate or above

LABOR FORCE DATA	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS



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



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.


SEWART'S
— LANDING —

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos



