



## GREAT COMMERCIAL OUTPARCEL

**Build to Suit/Ground Lease**

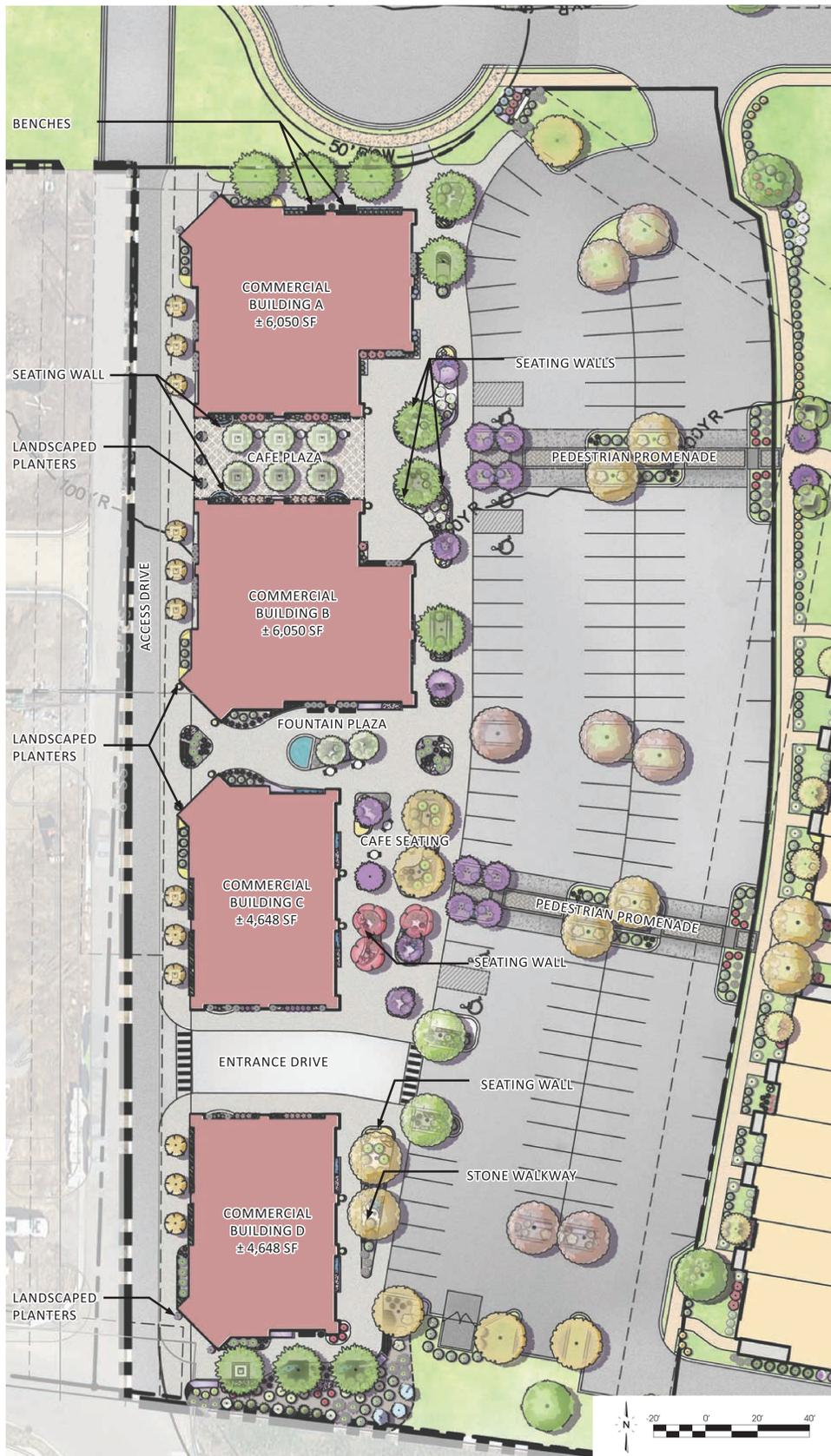
**Veterans Pkwy & Carolina Court  
 Murfreesboro, TN**

**ParkTrust**  
 COMMERCIAL

John Harney  
 615.542.0715 Cell  
 615.234.5020 Office  
 john@parktrust.com  
 TNLIC# 221569

- Lot 1 - 0.78 Ac – Build to Suit or Ground Lease
- Pad Ready – All Utilities
- Zoned Commercial Retail Use
- Direct Access to traffic light at Veterans Pkwy
- Adjacent to Kroger & 1 Block off Franklin Rd
- Contact Broker for Details

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129



PERSPECTIVE LOOKING NORTH ALONG EXISTING KROGER ACCESS DRIVE



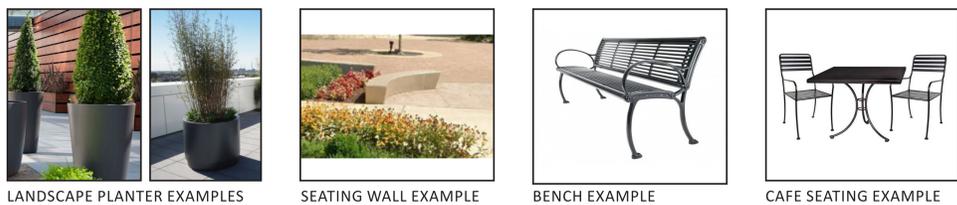
PERSPECTIVE LOOKING SOUTH ALONG EXISTING ACCESS DRIVE BEHIND VETERINARY CLINIC

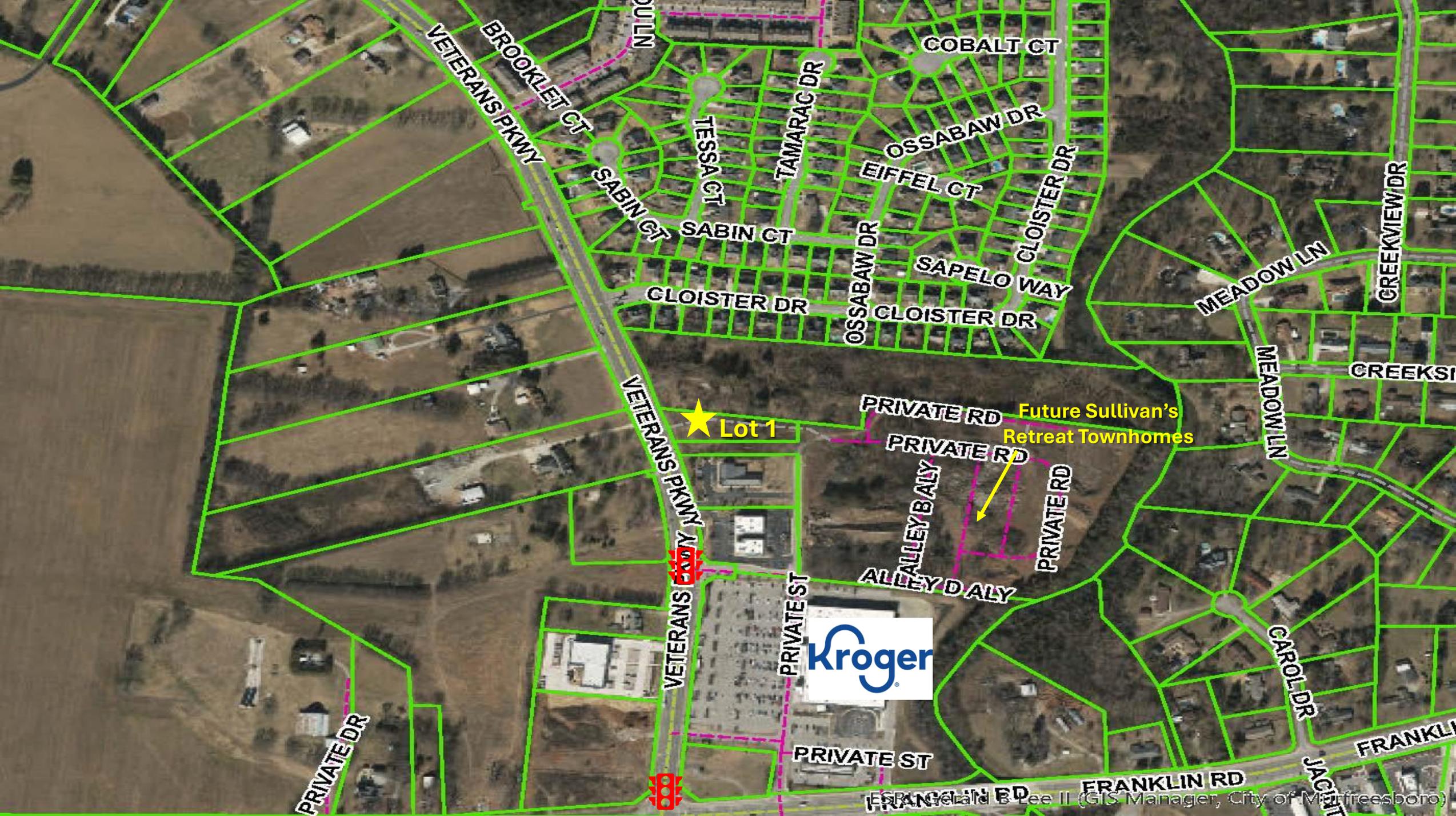


PERSPECTIVE LOOKING SOUTHWEST INTO PLAZAS



PERSPECTIVE LOOKING EAST THROUGH PLAZA TOWARDS PEDESTRIAN PROMENADE





VETERANS PKWY

BROOKLET CT

DUNN

COBALT CT

TESSA CT

TAMARAC DR

OSSABAW DR

SABIN CT

SABIN CT

EIFFEL CT

CLOISTER DR

CLOISTER DR

OSSABAW DR

SAPELO WAY

CLOISTER DR

MEADOW LN

CREEKVIEW DR

VETERANS PKWY

★ Lot 1

Future Sullivan's Retreat Townhomes

PRIVATE RD

PRIVATE RD

PRIVATE RD

ALLEY D ALY

PRIVATE ST

Kroger

CAROL DR

FRANKLIN RD

PRIVATE ST

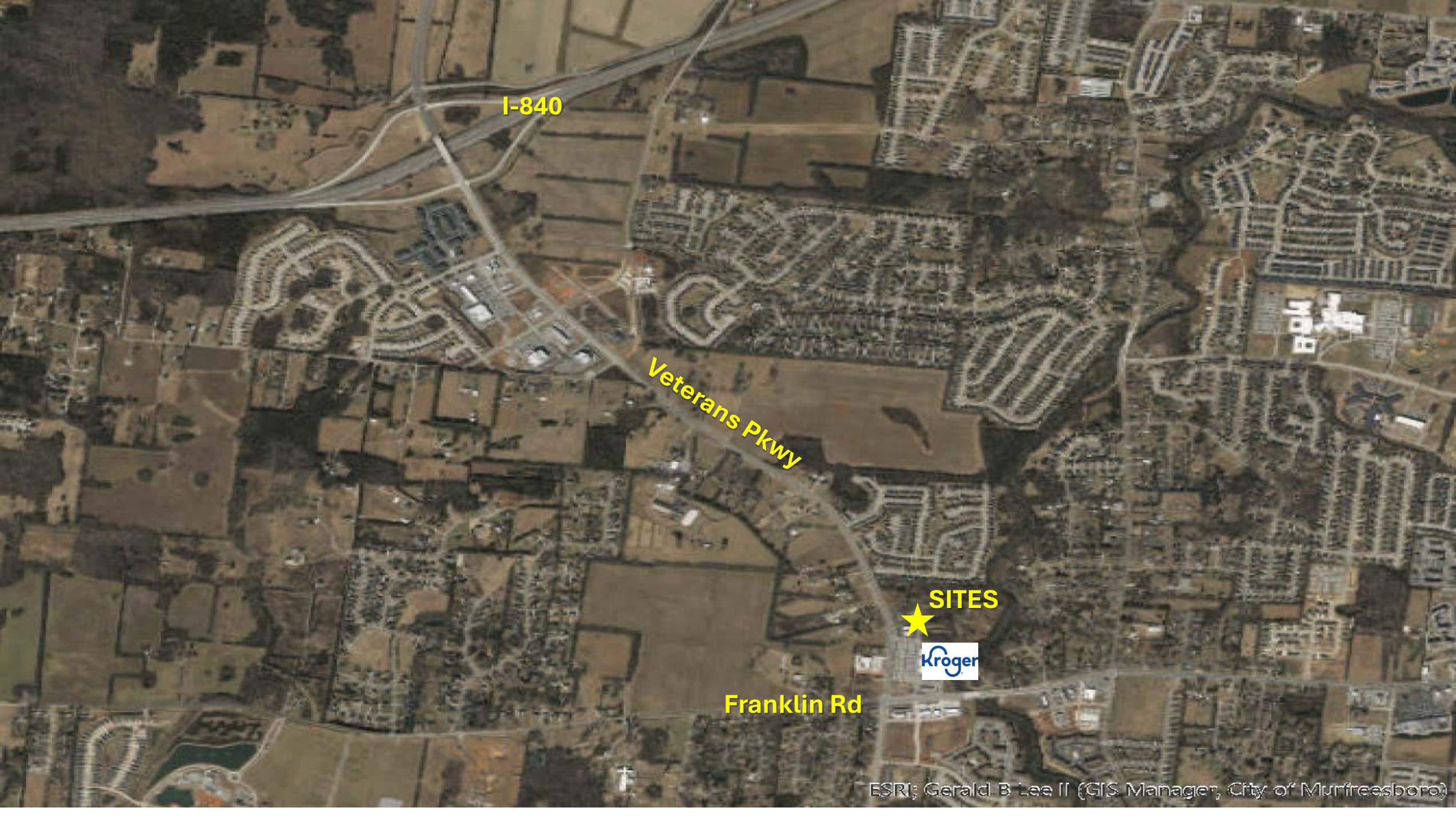
FRANKLIN RD

JACINTO

PRIVATE DR

FRANKLIN RD





I-840

Veterans Pkwy

Franklin Rd

SITES



# Demographic Summary Report

4442 Veterans Pkwy, Murfreesboro, TN 37128

Building Type: **General Retail**      Total Available: **6,330 SF**  
 Secondary: **Freestanding**      % Leased: **94.35%**  
 GLA: **112,000 SF**      Rent/SF/Yr: **\$32.00**  
 Year Built: **2016**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	7,920	59,891	104,979
2024 Estimate	6,797	52,189	91,266
2020 Census	5,513	47,439	81,603
Growth 2024 - 2029	16.52%	14.76%	15.03%
Growth 2020 - 2024	23.29%	10.01%	11.84%
<b>2024 Population by Hispanic Origin</b>	397	3,822	6,431
<b>2024 Population</b>	6,797	52,189	91,266
White	5,143 75.67%	36,616 70.16%	65,148 71.38%
Black	687 10.11%	7,235 13.86%	12,000 13.15%
Am. Indian & Alaskan	5 0.07%	52 0.10%	98 0.11%
Asian	328 4.83%	2,633 5.05%	4,259 4.67%
Hawaiian & Pacific Island	6 0.09%	31 0.06%	66 0.07%
Other	628 9.24%	5,624 10.78%	9,694 10.62%
U.S. Armed Forces	35	242	466
<b>Households</b>			
2029 Projection	2,695	21,821	38,392
2024 Estimate	2,322	19,123	33,550
2020 Census	1,887	17,586	30,271
Growth 2024 - 2029	16.06%	14.11%	14.43%
Growth 2020 - 2024	23.05%	8.74%	10.83%
Owner Occupied	1,736 74.76%	11,402 59.62%	21,185 63.14%
Renter Occupied	586 25.24%	7,720 40.37%	12,365 36.86%
<b>2024 Households by HH Income</b>	2,323	19,124	33,551
Income: <\$25,000	128 5.51%	1,216 6.36%	2,288 6.82%
Income: \$25,000 - \$50,000	172 7.40%	2,606 13.63%	4,792 14.28%
Income: \$50,000 - \$75,000	438 18.85%	3,452 18.05%	6,337 18.89%
Income: \$75,000 - \$100,000	430 18.51%	3,885 20.31%	6,014 17.92%
Income: \$100,000 - \$125,000	317 13.65%	2,589 13.54%	4,777 14.24%
Income: \$125,000 - \$150,000	233 10.03%	1,859 9.72%	3,323 9.90%
Income: \$150,000 - \$200,000	415 17.86%	2,333 12.20%	3,902 11.63%
Income: \$200,000+	190 8.18%	1,184 6.19%	2,118 6.31%
<b>2024 Avg Household Income</b>	\$117,138	\$104,238	\$103,514
<b>2024 Med Household Income</b>	\$99,621	\$89,723	\$88,961



RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

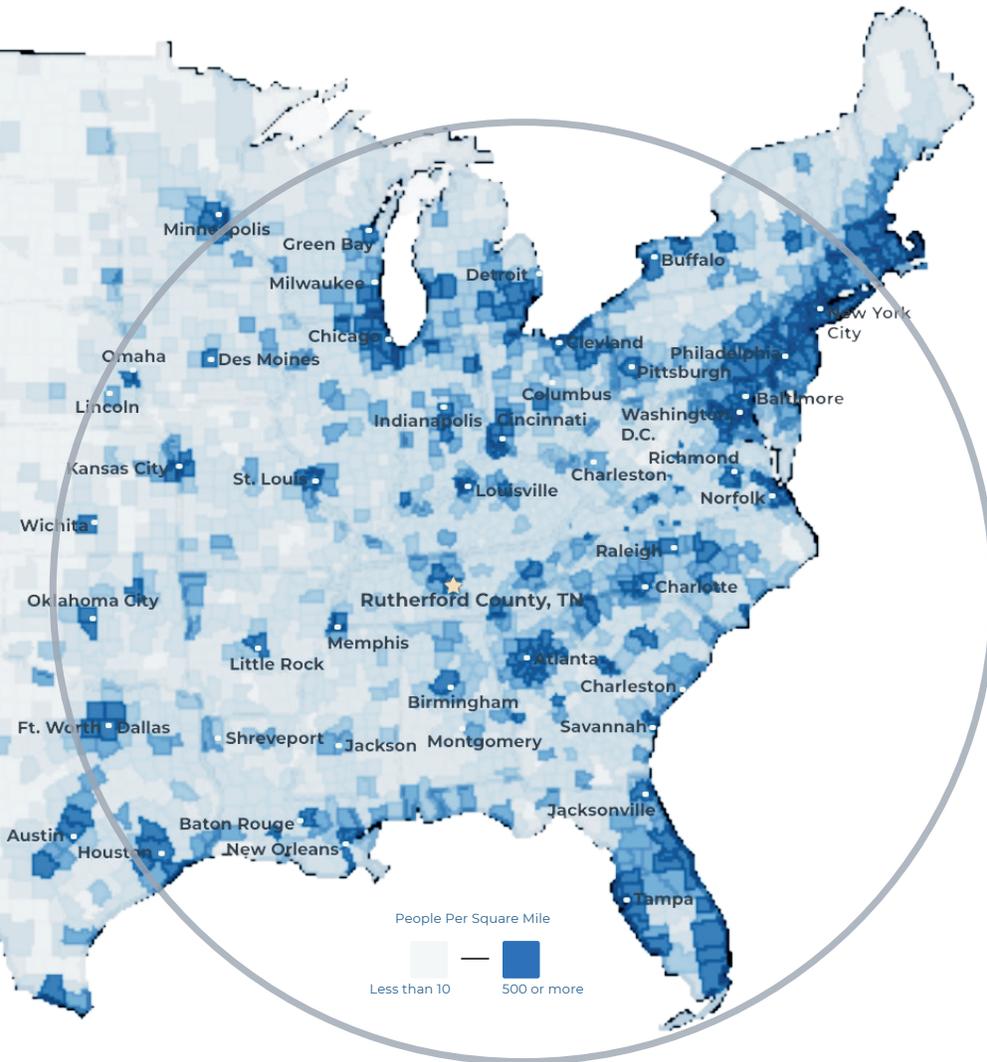
Rutherford County, TN

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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

**4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** 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	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

## 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	2.2%	3.3%	3.9%
Labor Force Participation Rate	69.5%	59.2%	62.2%

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

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

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