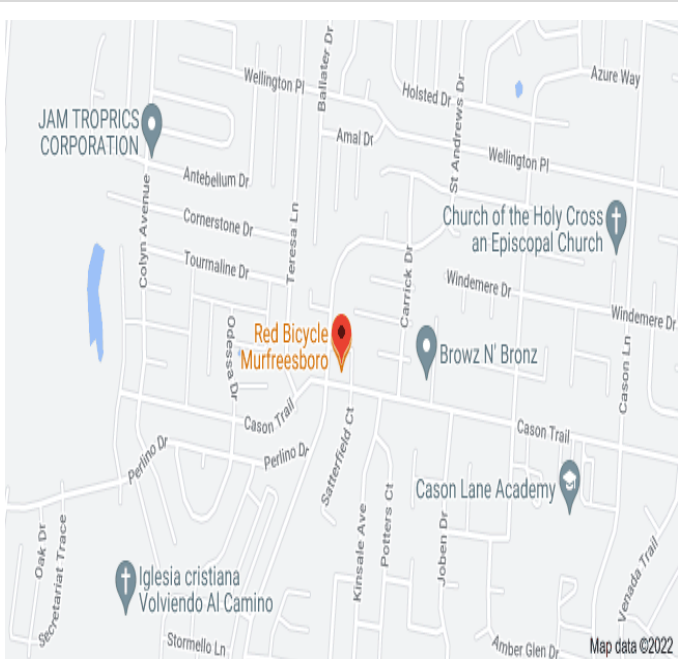


NEW INCREASED TENANT BUILD-OUT ALLOWANCE!



SAINT ANDREWS RETAIL CENTER – NOW LEASING

1733 Saint Andrews Drive - Murfreesboro



DETAILS:

- **LEASE RATE: \$27 PSF NNN + \$5.75 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

BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202

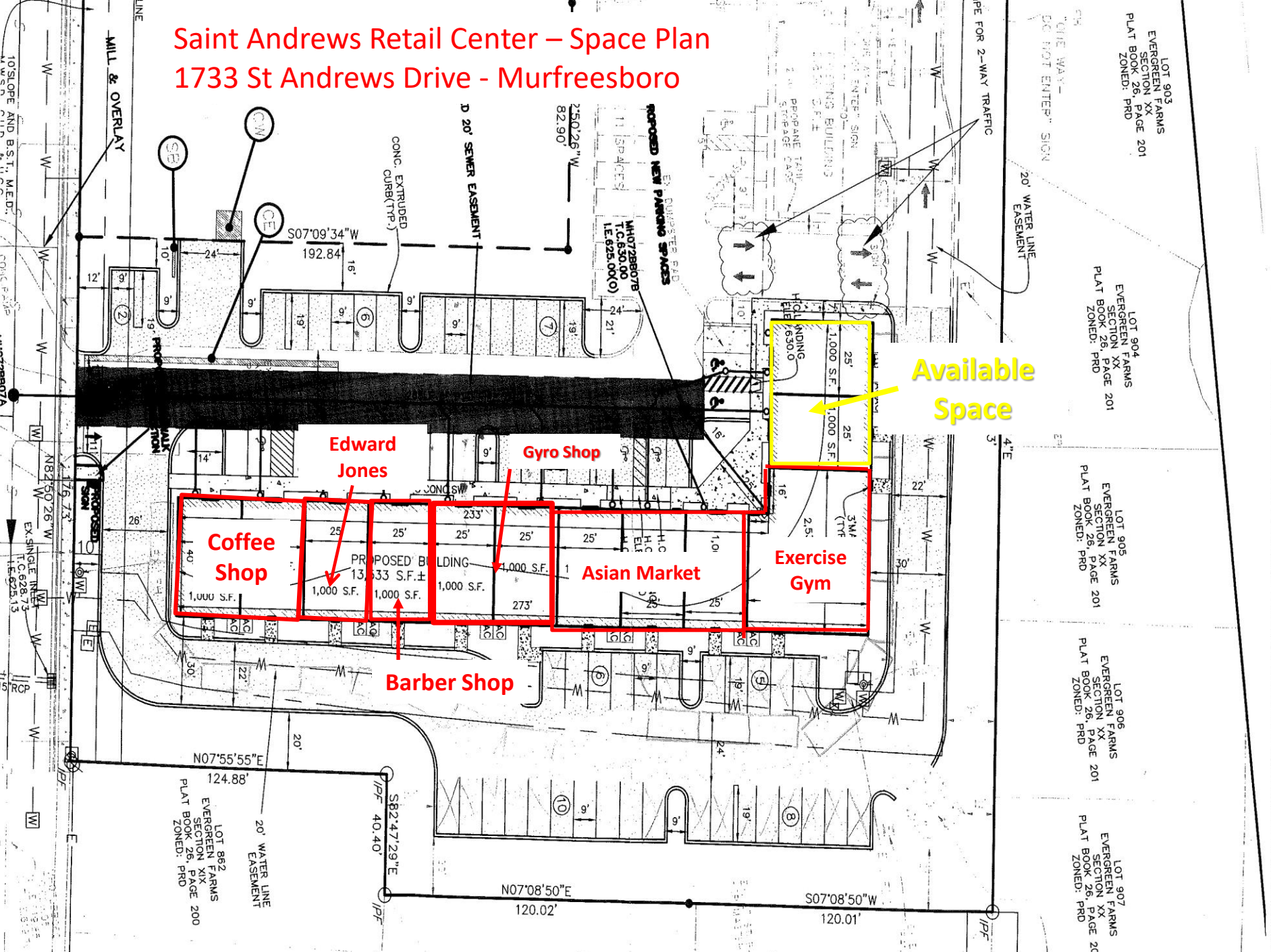
Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com

Saint Andrews Retail Center – Space Plan

1733 St Andrews Drive - Murfreesboro



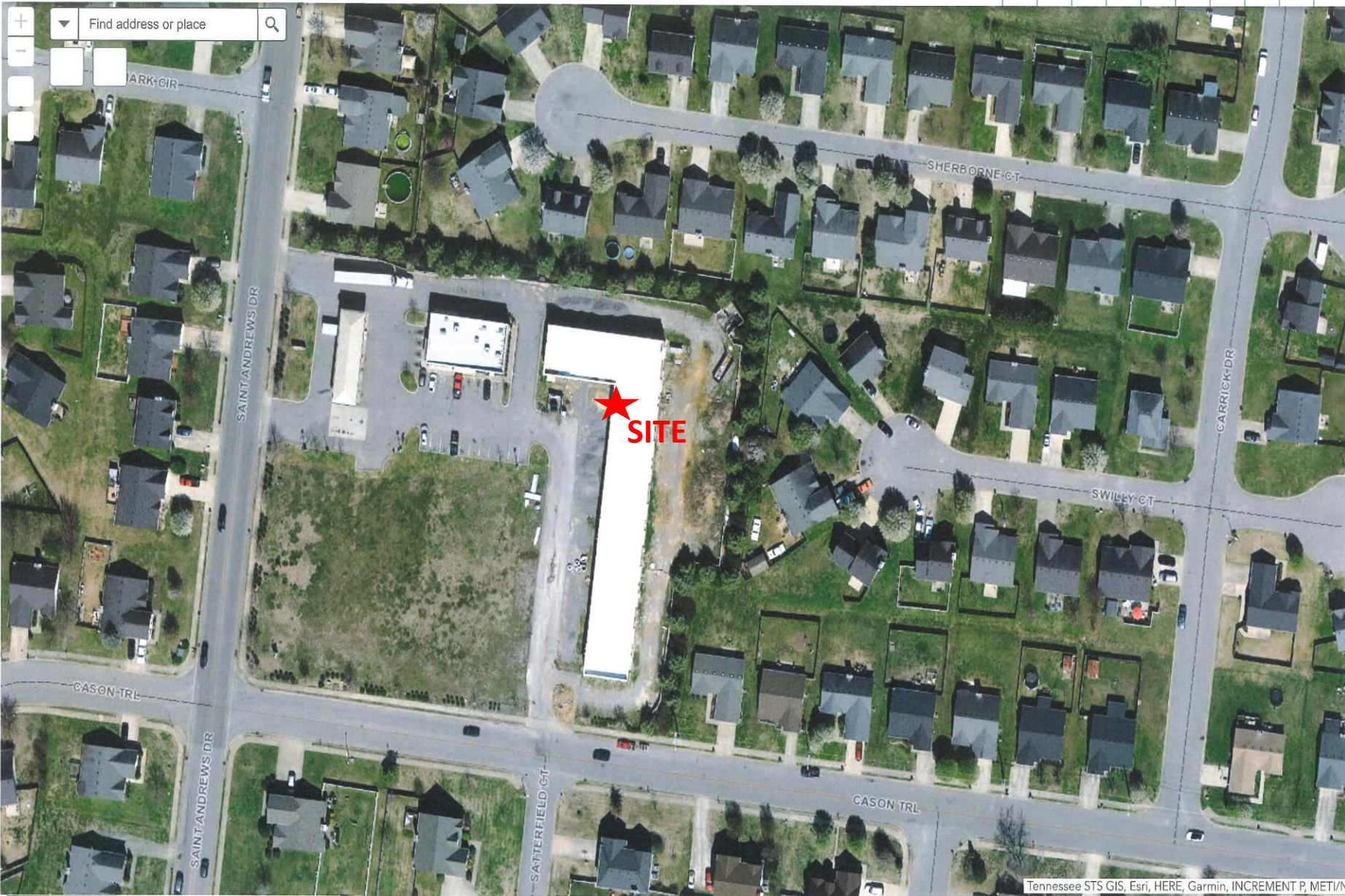
LOT 903
EVERGREEN FARMS
SECTION XX
PLAT BOOK 26, PAGE 201
ZONED: PRD

LOT 904
EVERGREEN FARMS
SECTION XX
PLAT BOOK 28, PAGE 201
ZONED: PRD

LOT 905
EVERGREEN FARMS
SECTION XX
PLAT BOOK 26, PAGE 201
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LOT 906
EVERGREEN FARMS
SECTION XX
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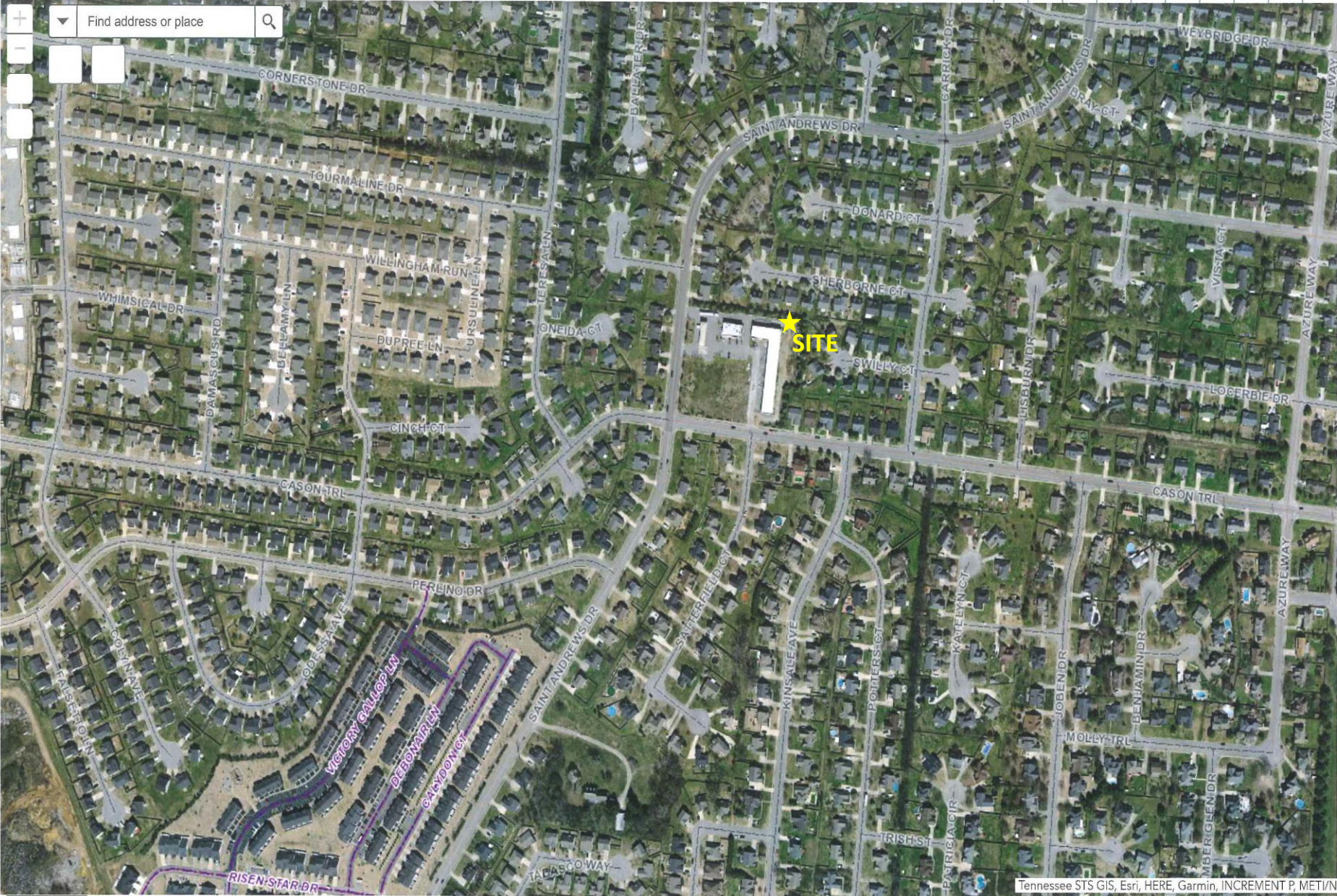
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Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, METI/V

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 |



RUTHERFORD COUNTY, TN

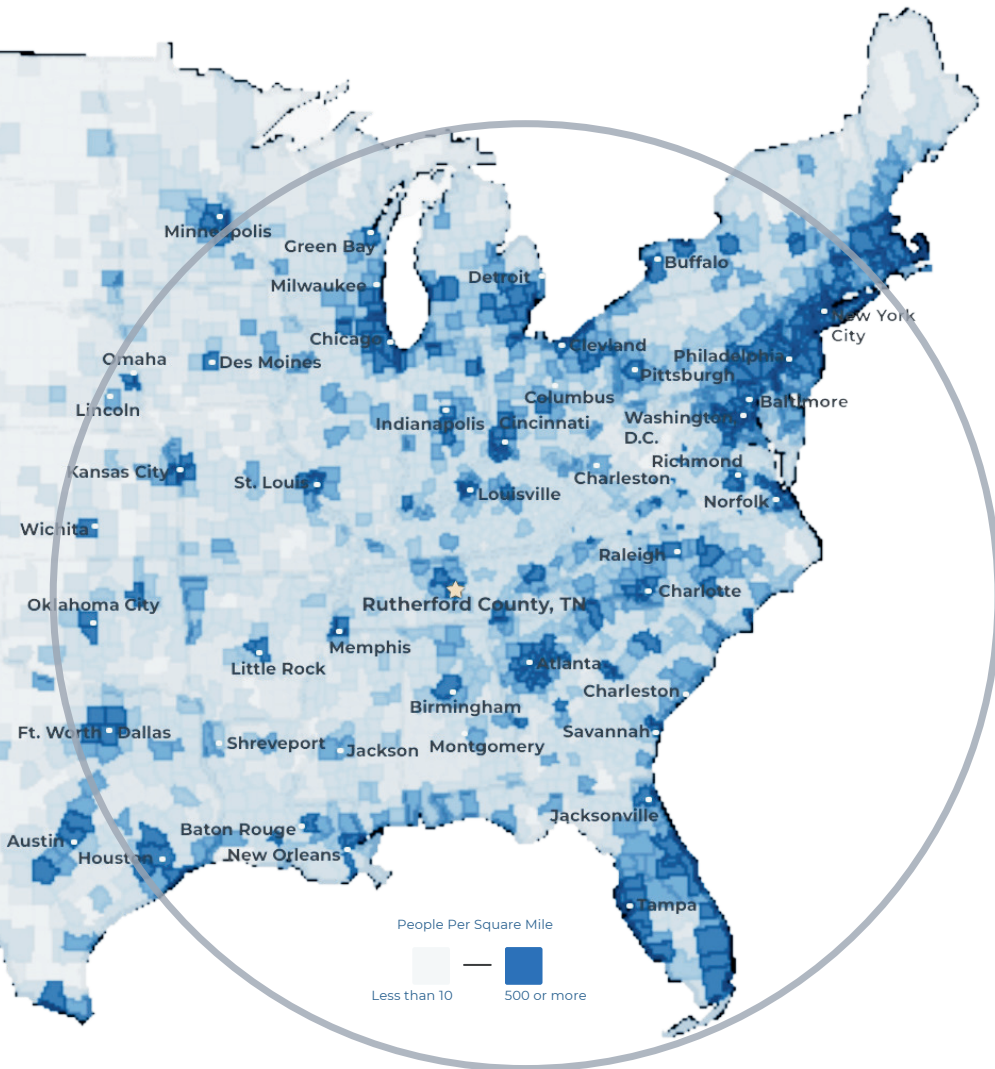
COMMUNITY SNAPSHOT

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 | 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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

