

2528 Old Fort Parkway
Murfreesboro, TN 37128

For Lease

14,739 SF
Freestanding
Retail Building

Mike Baggett

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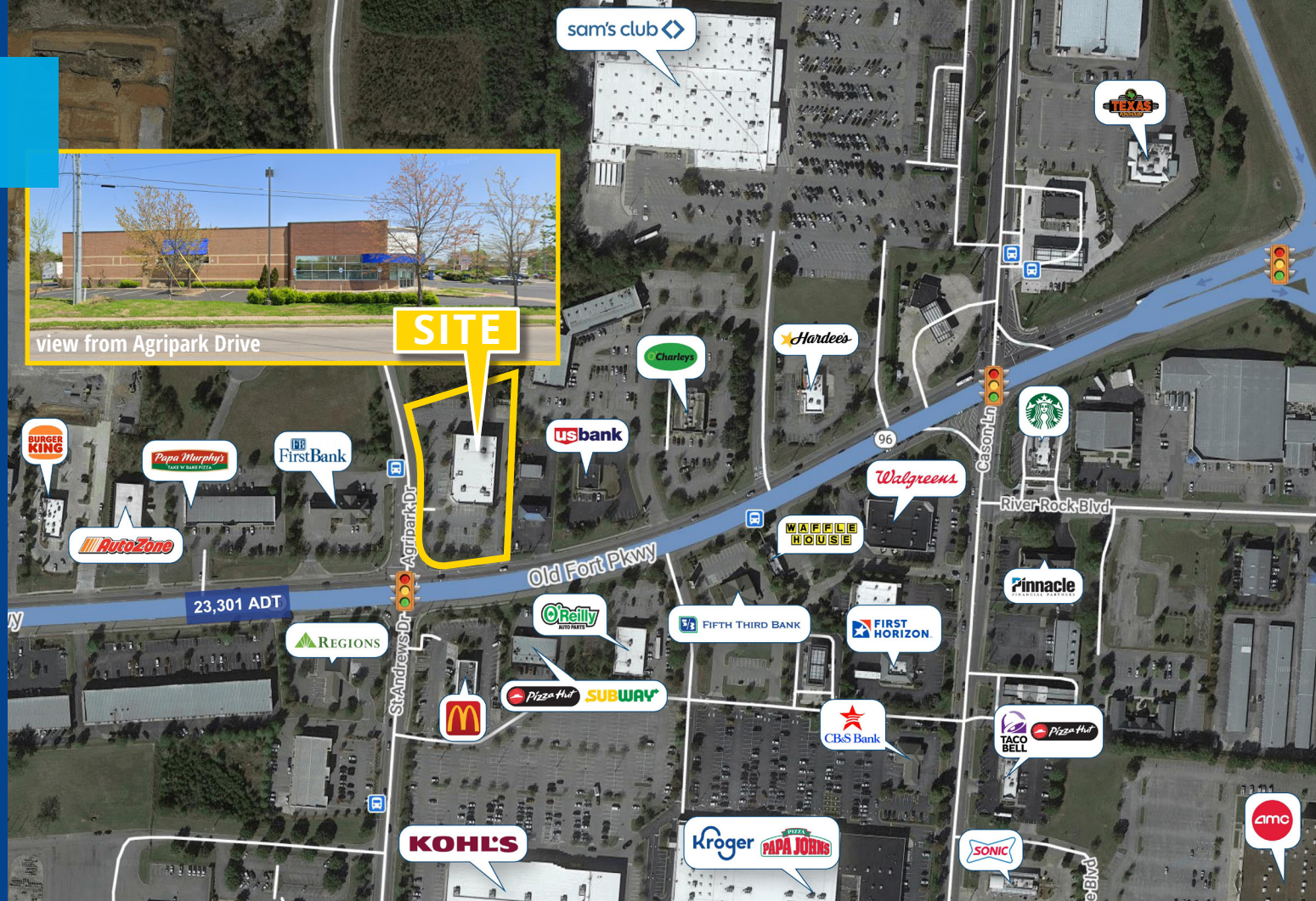
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Site Features

- 14,739 SF freestanding building on 1.80 acre lot
- Located at the signalized corner of Old Fort Parkway (Hwy 96) and Saint Andrews Drive/Agripark Drive within a major retail business corridor
- Less than 1 mile from the I-24 interchange
- Nearby retailers include Sam's Club, Kroger, Kohl's, McDonald's, Starbucks, etc.
- Growth area with a population of over 147,000 within 5 miles
- Traffic counts: 23,301 VPD on Old Fort Parkway (Hwy 96); 108,291 VPD on Interstate 24



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Demographics (2021)

	1 Mile	3 Miles	5 Miles
Population	10,024	60,606	147,136
Households	4,056	23,196	56,271
Average Household Income	\$82,366	\$78,775	\$77,676
Household Retail Expenditure	\$119.6M	\$659.59M	\$1.57B

Lease Rate: \$26/SF NNN

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