



DUMPSTER ENCLOSURE

ATION

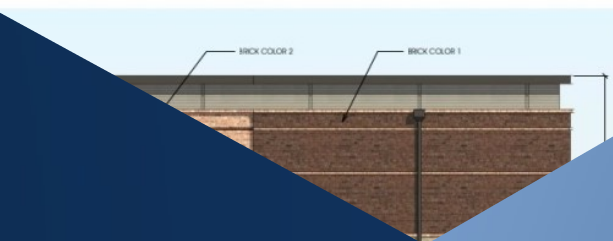


EAST ELEVATION

SCALE 3/16" = 1'-0"

Retail Space Available For Lease

Adjacent to Publix
(Build to suit)
From 1,400 to 4,000 sq.ft. available



204 Battalion Blvd.
Murfreesboro, TN 37128

For more info, contact:
SKparkproperties@gmail.com | 615-970-1964

Property Detail

Estimated Completion Date	Q1 2025 (No Vape, Tobacco, or Liquor store)
Total Square Footage	8,220 SF
Available Square Footage	1,600 up to 4,00 SF
Asking Rent	\$30 psf (NNN)
Anchor	Adjacent to Publix
Co-Tenants	King Tiger Martial Art & After School
Daily Traffic Count(VPD)	Franklin Rd.: 16,957

Demographics

Demographics	HHI	Population
3 miles	\$92,154	41,666
5 miles	\$90,466	72,617
10 miles	\$86,083	243,443

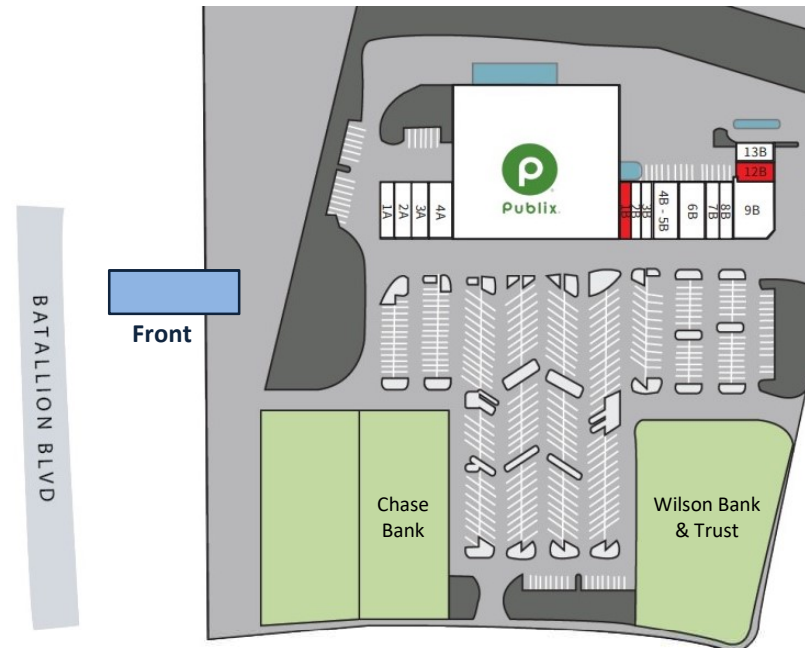


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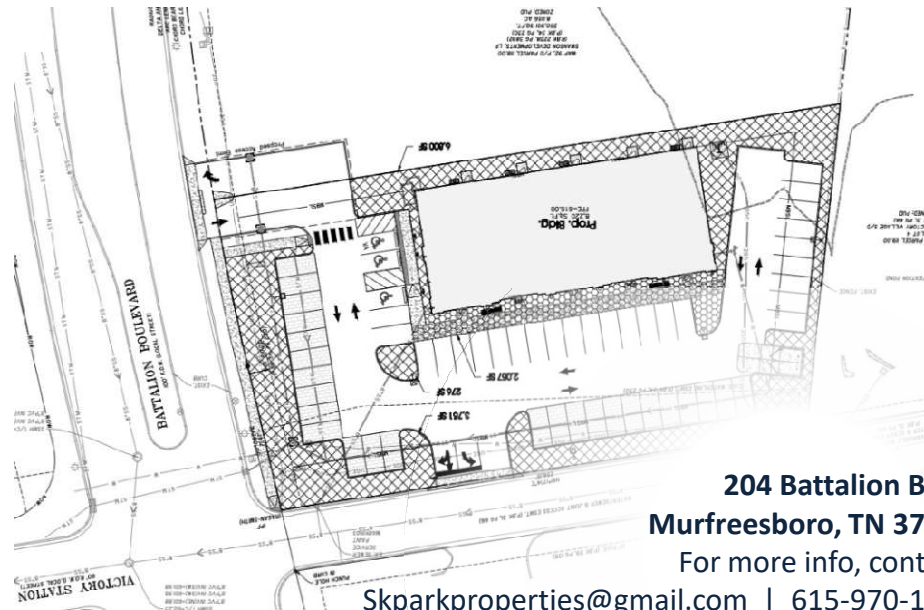
Location & Benefit

- Located at a **densely populated** residencial area
- **Over 20% population growth** since 2020
- 10 public schools, 12 Daycares in 4 miles of radius (high child population and **more potential customer**)
- **No competition** near the area
- **Cooperative** Martial Arts tenants
- Plans to establish an **educational environment** (no Vape, Tabacco, or Liquor store in the building)



Local Retailers

Three Publix, Two Kroger, Costco, Sam's Club, ALDI, Koji Express, Texas Roadhouse, Waffle House, McDonalds, Pizza Hut, Dairy Queen, Hardee's, Taco Bell, Sonic, O'Charley's, Burger King, Dunkin Donuts, Wendy's, Autozone, Auto Parts, CVS, Kohl's



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