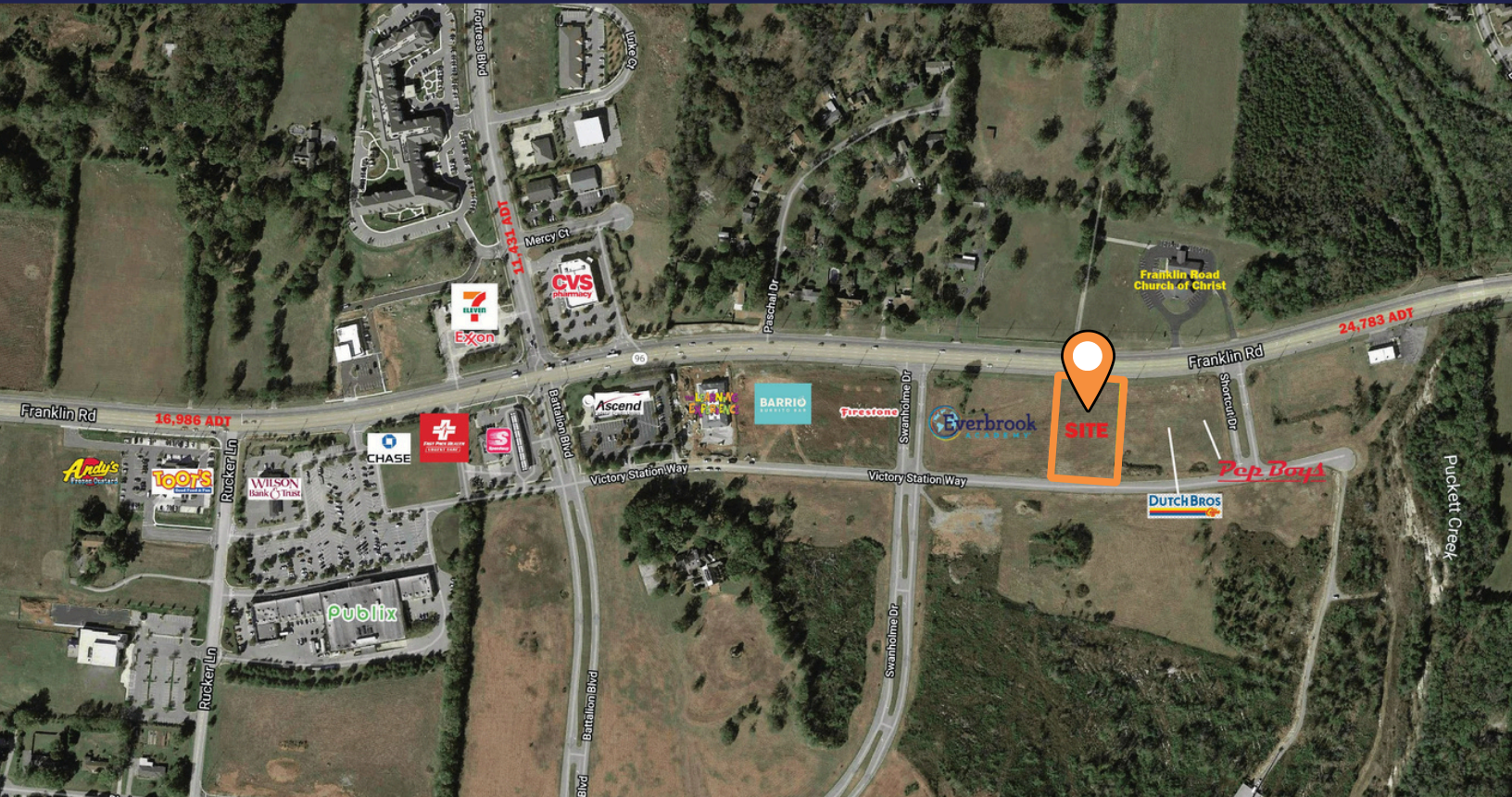




MARKET OVERVIEW

This future shopping center opportunity is located along the rapidly developing Franklin Road corridor in Murfreesboro, positioned between a new Dutch Bros Coffee and Everbrook Academy. The site is surrounded by recent retail development, and additional service-oriented users, creating a strong and growing retail trade area. The surrounding population is young, affluent, and expanding, providing an ideal customer base for a variety of retail and restaurant users. This is an excellent opportunity to secure a position in one of Murfreesboro's most active growth corridors.

DEMOGRAPHICS

Distance	Est. Population	Avg. HH Income	# of Households
1 Mile	12,223	\$107,367	4,595
3 Mile	65,698	\$115,159	25,252
5 Mile	121,940	\$113,161	47,724

Source: SitesUSA.com

SPACE AVAILABLE

- New Shopping Center space in Murfreesboro
- Located along Franklin Road in the Victory Station Community
- Delivering Spring / Early Summer 2027
- 9,976 square feet
- Space available from 1,525 square feet
- Endcap Drive Thru Available
- Endcap with Patio Available
- 24,783 ADT

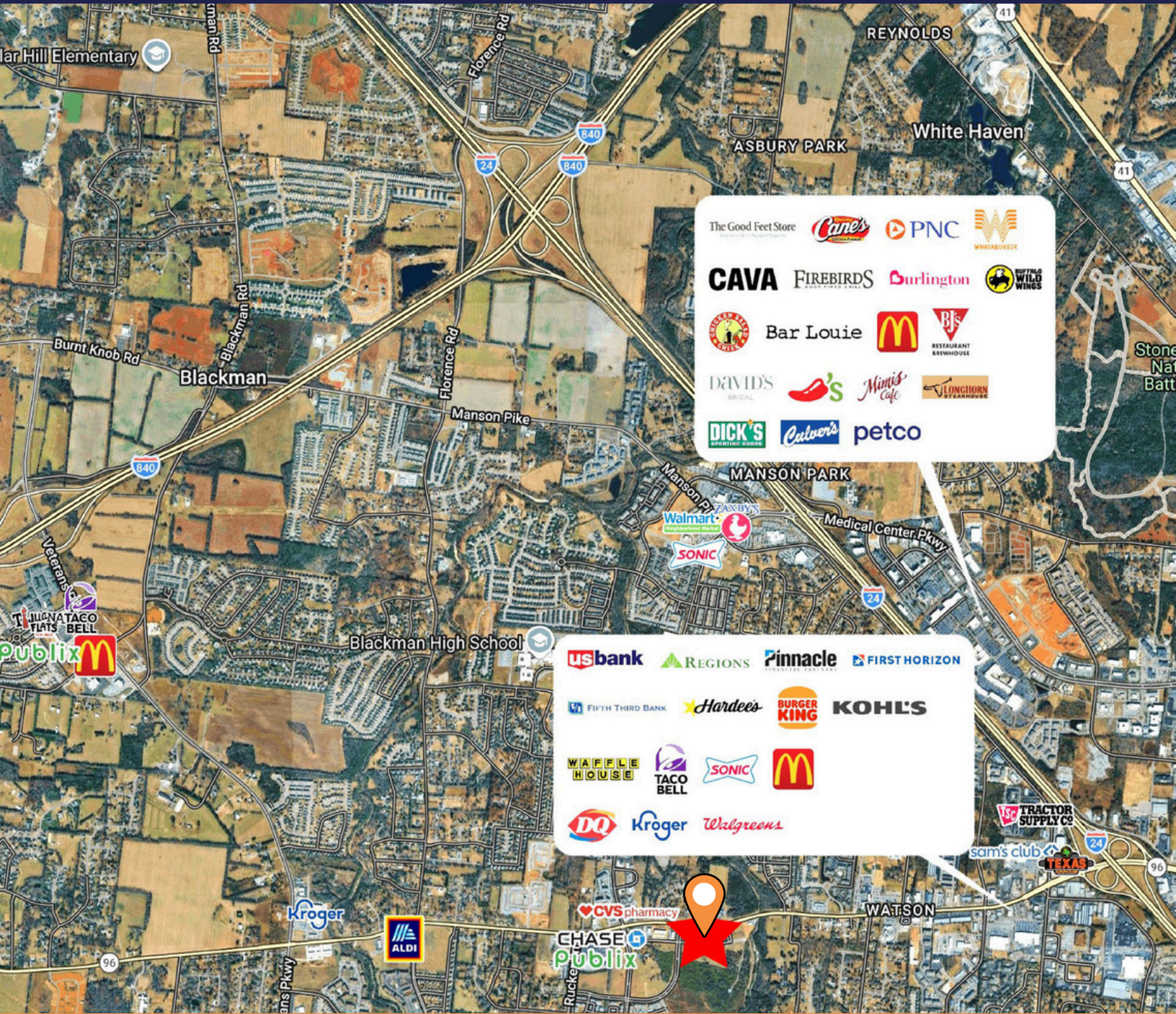
Arthur Perlen, CCIM
615-234-4919
aperlen@centenretail.com

Barry Hardwick, CCIM
615-234-4934
bhardwick@centenretail.com

Joey Valenti
615.234.4908
jvalenti@centenretail.com

Centennial
RETAIL SERVICES

RETAIL BROKERS
NETWORK



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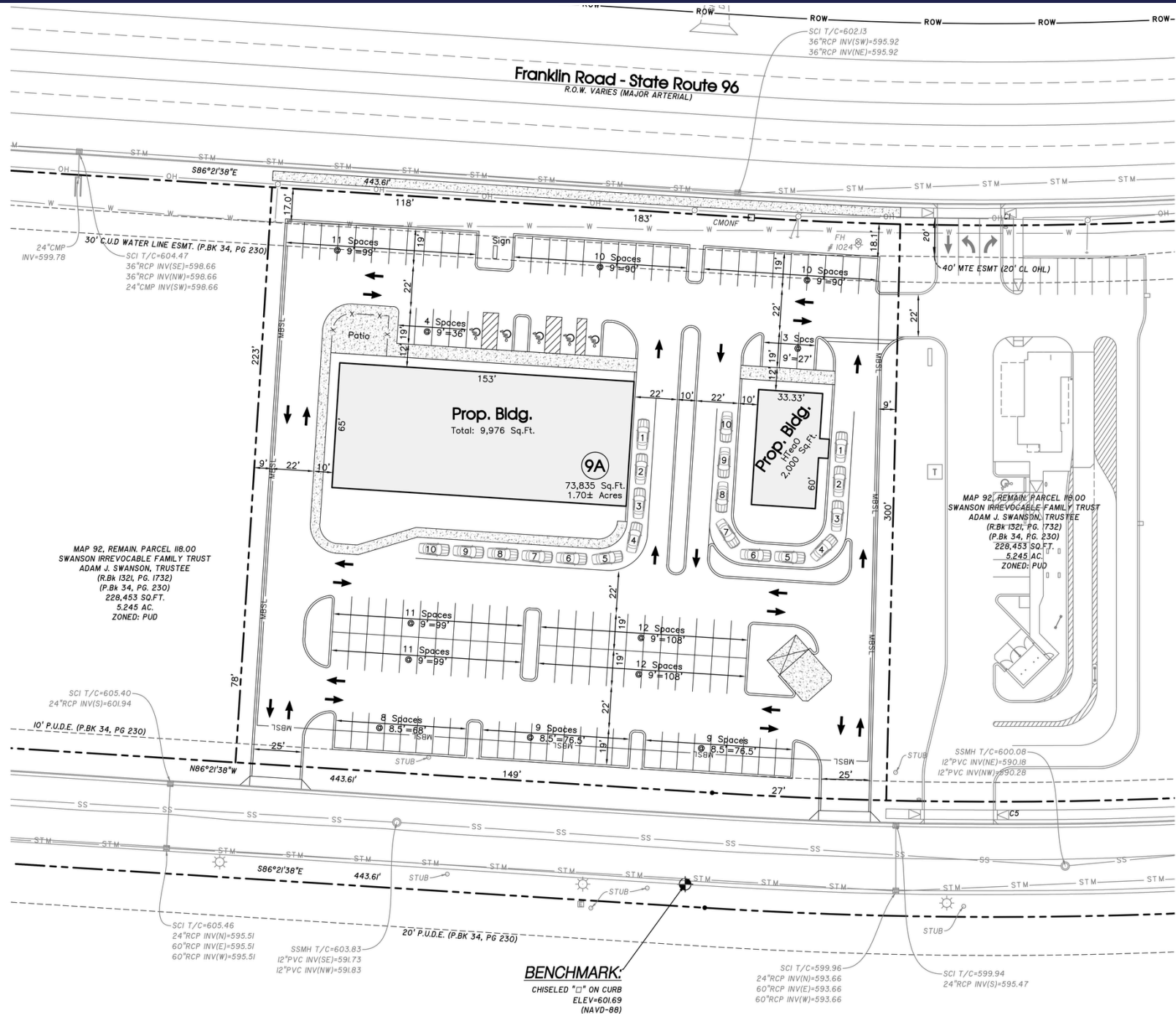
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