

Franklin Road | Murfreesboro, TN 37128



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- Ground lease opportunity on Franklin Road in Murfreesboro
- 1.29-acre retail outparcel (Victory Station South - Lot 8)
- Located between Dutch Bros Coffee and Everbrook Academy
- Positioned within a new and expanding retail corridor
- Surrounded by Publix, CVS, Pep Boys, 7-Eleven, and other new development
- Strong visibility and access along Franklin Road
- Ideal for QSR, coffee, medical, or service retail users
- Young, growing population with strong household incomes
- **Ground Lease Only - Not for Sale**

Demographics & Area Overview

Population:

1-Mile:	12,223
3-Mile:	65,698
5-Mile:	121,940

Households (1 Mile): 4,595

Average Household Income: \$ 107,367

Median Household Income: \$ 87,076

Median Age: 34

Growth Rate (5-Year): 3.8%

Education: 39% Bachelor's Degree

Median Home Value: \$ 420,142

Median Year Built: 2009

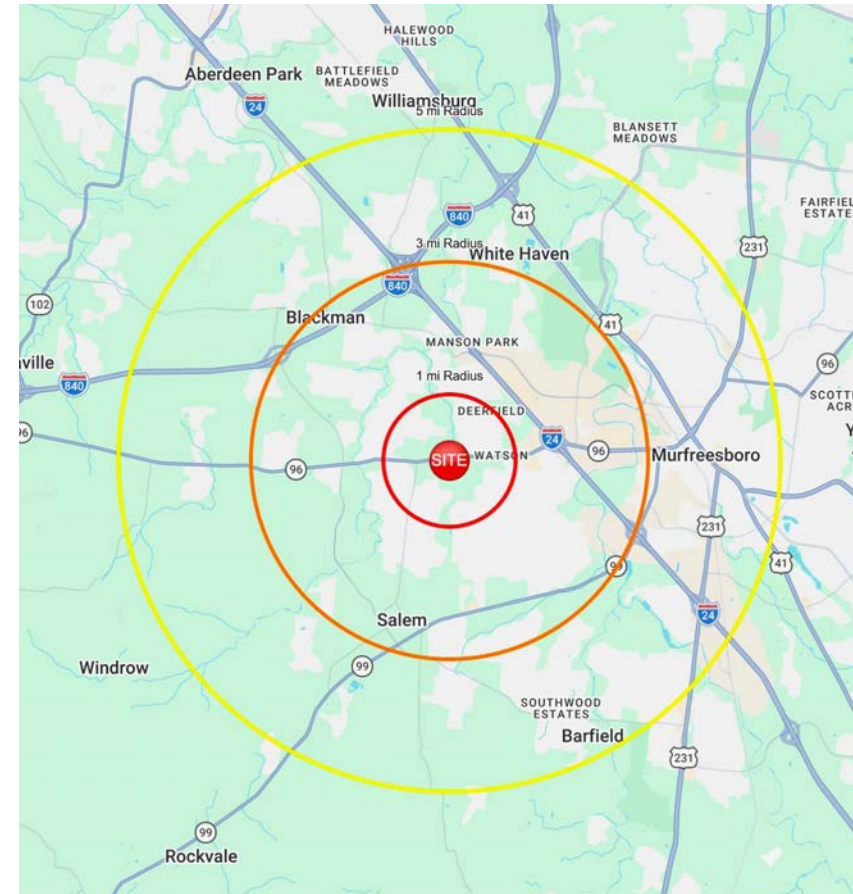
This 1.29-acre ground lease opportunity is located along the rapidly developing Franklin Road corridor in Murfreesboro, positioned between a new Dutch Bros Coffee and Everbrook Academy. The site is surrounded by recent retail development including Publix, CVS, Pep Boys, and additional service-oriented 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.

Centennial

RETAIL SERVICES

LAND FOR LEASE

Franklin Road, Murfreesboro TN 37128



Demographics	1 mile	3 mile	5 mile
Population	12,223	65,598	121,940
Avg HH Income	\$ 107,367	\$ 115,159	\$ 113,161
# of Households	4,595	25,252	47,724

Source: SitesUSA.com

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