



**Walgreens** | 2708 NEW SALEM ROAD, MURFREESBORO, TN 37128

**SPACE AVAILABLE:** 14,820 SF existing Walgreens on a 2.49 acre property

**PROPERTY HIGHLIGHTS:**

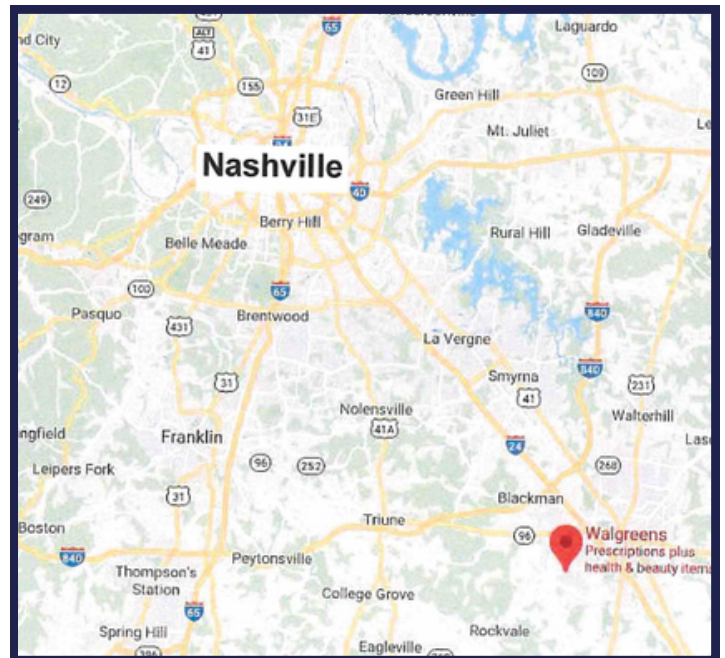
- Directly Across the Street from Saint Thomas Medical Partners
- 9.5 Years Remaining on Absolute NNN Lease
- Established Location | Strong Traffic Counts
- Large Lot Size 2.49 Acres
- Strong Projected Population Growth Rate 15%+ Next 5-Years
- No State Income Tax | Growth Rate 15%+ Next 5-Years
- 74 Parking Spaces | 5.26 Per 1,000 SF Ratio

**PRICE:** \$5,410,000

**DEMOGRAPHICS**

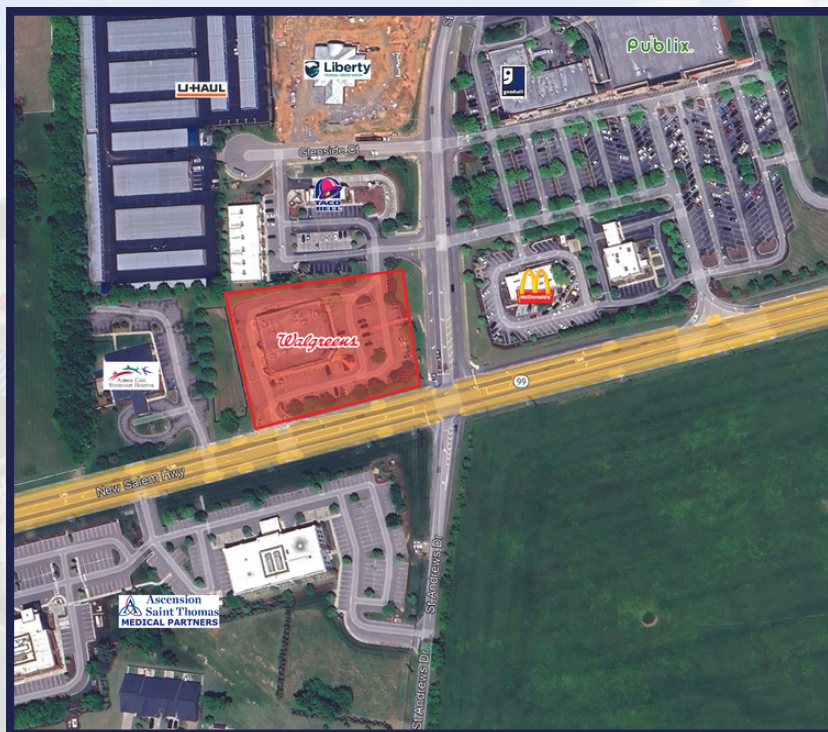
Distance	Est. Population	Avg. HH Income
1 Mile	9,283	\$132,065
3 Miles	52,965	\$106,607
5 Miles	103,480	\$99,120

Demographic Source: Applied Geographic Solutions 11/2023



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