



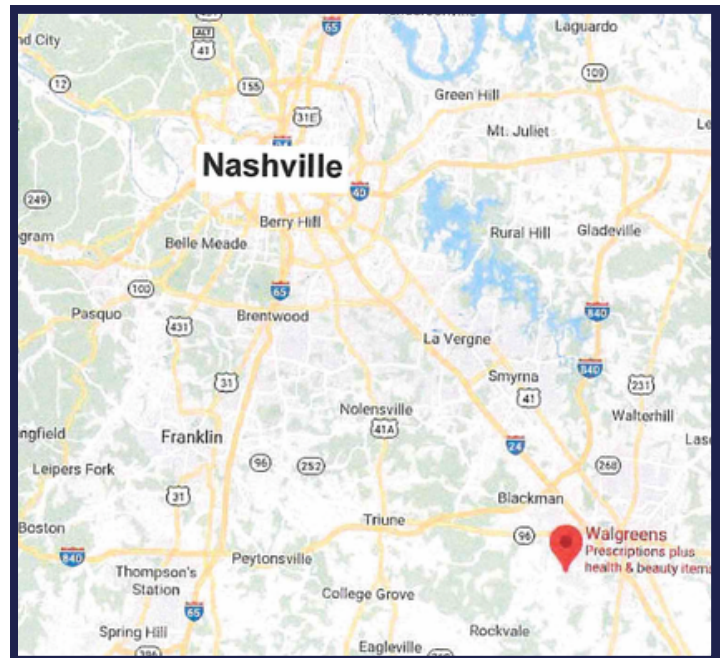
Walgreens | 2708 NEW SALEM ROAD, MURFREESBORO, TN 37128

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

PROPERTY HIGHLIGHTS:

- Directly Across the Street from Saint Thomas Medical Partners
- 7.5 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: \$4,876,923



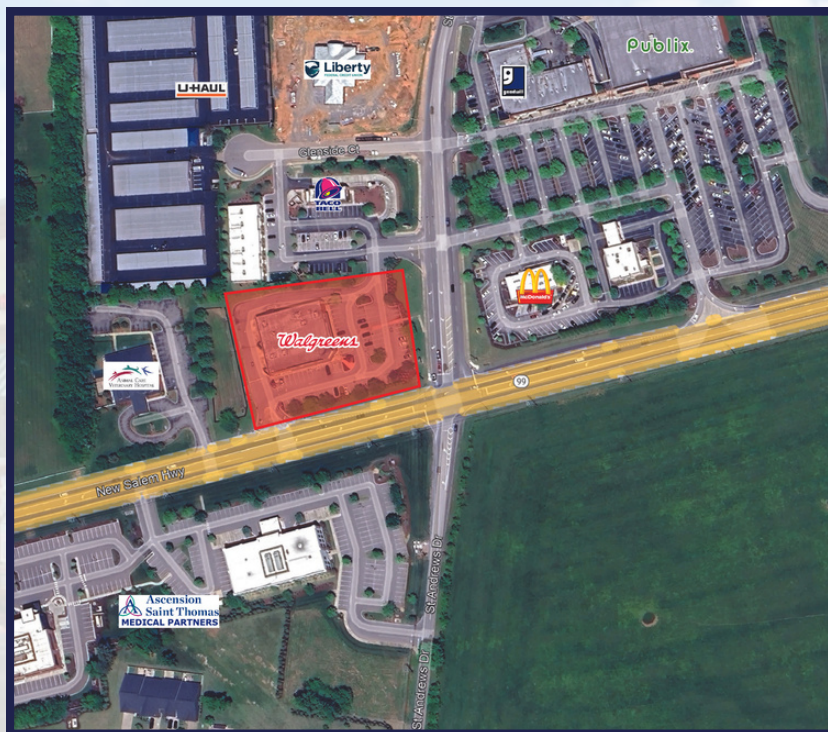
DEMOGRAPHICS

Distance	Est. Population	Avg. HH Income
1 Mile	11,790	\$117,934
3 Miles	60,104	\$115,003
5 Miles	117,923	\$108,754

Demographic Source: Applied Geographic Solutions 11/2025

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