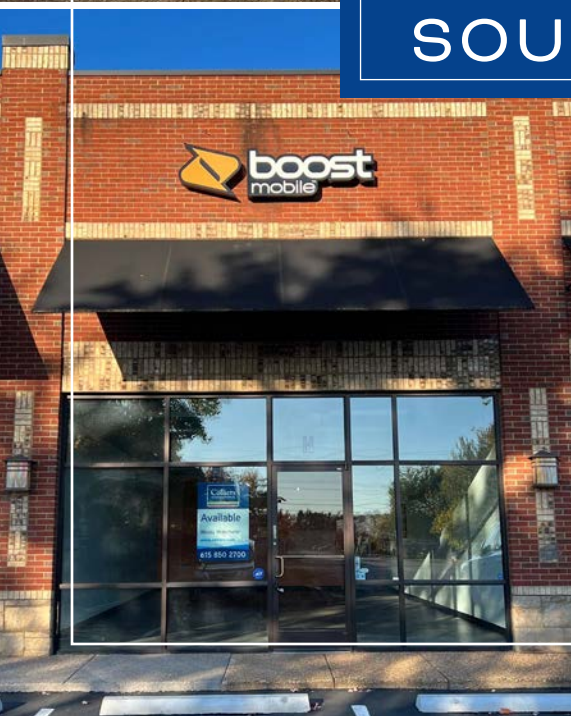




THE SHOPPES OF SOUTH RUTHERFORD



Retail Space For Lease

2943 & 2955
S Rutherford Blvd.
Murfreesboro, TN 37129

- More than 21,600 households and 54,300 residents within 3 miles.
- Building 2943: Two available 1,400 SF spaces (Suites C1 & C2), recently renovated to white box condition. One 1,400 SF 2nd generation, retail end-cap space available (Suite E).
- BUILDING 2955: 1,200 SF available for \$22.00/SF NNN
- Located within 1 mile of MTSU with over 17,500 students.
- Traffic counts (2023): 25,919 VPD on S. Rutherford Blvd; 16,105 VPD on Dr. MLK Jr. Blvd.

Colliers

THE SHOPPES OF
SOUTH RUTHERFORD

2943 & 2955
S Rutherford Blvd.
Murfreesboro, TN 37129

Lease Rate:
\$22.00-\$28.00 SF
NNN

Brian Forrester, CCIM

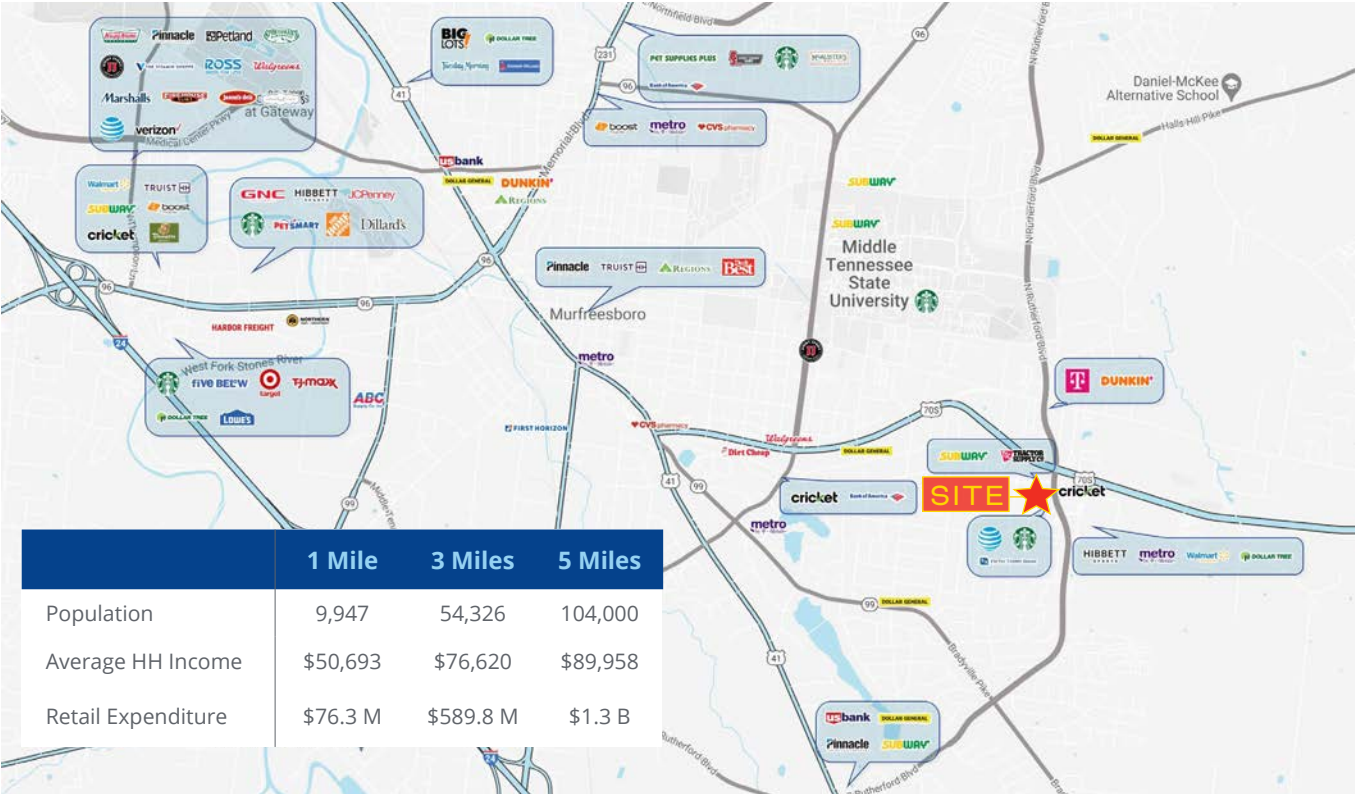
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Woody Widenhofer

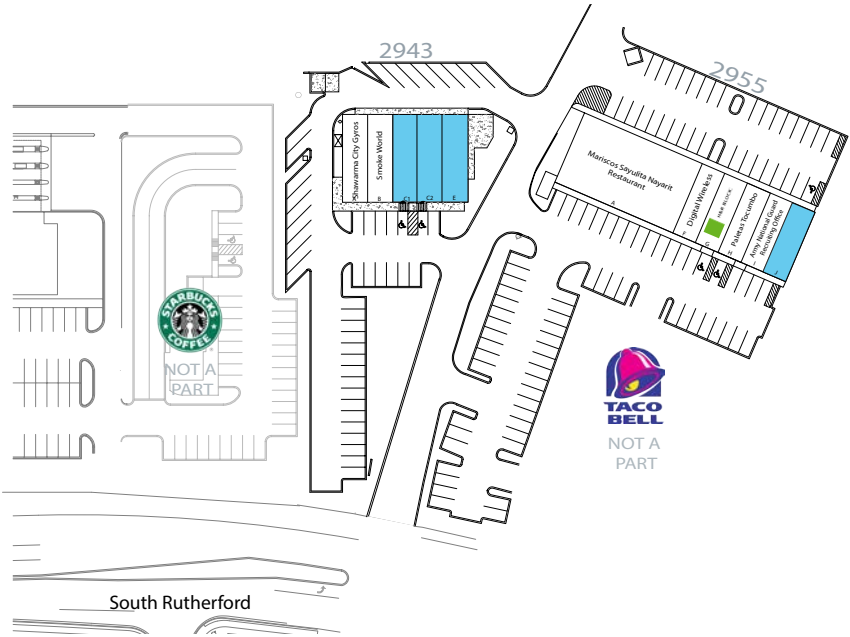
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	1 Mile	3 Miles	5 Miles
Population	9,947	54,326	104,000
Average HH Income	\$50,693	\$76,620	\$89,958
Retail Expenditure	\$76.3 M	\$589.8 M	\$1.3 B



Tenants

SUITE	TENANT	SF
2943 S Rutherford Blvd		
A	Shawarma City	1,400
B	Smoke World	1,400
C1	AVAILABLE	1,400
C2	AVAILABLE	1,400
E	AVAILABLE	1,400
2955 S Rutherford Blvd		
A	Mariscos Sayulita Nayarit Restaurant	6,000
F	Digital Wireless	1,200
G	H&R Block	1,200
H	Paletas Tocumbo	1,200
I	Army National Guard	1,200
J	AVAILABLE	1,200