



Westlawn Pavilion

I-840 & Veterans Pkwy @ Westlawn Blvd, Murfreesboro, TN 37128



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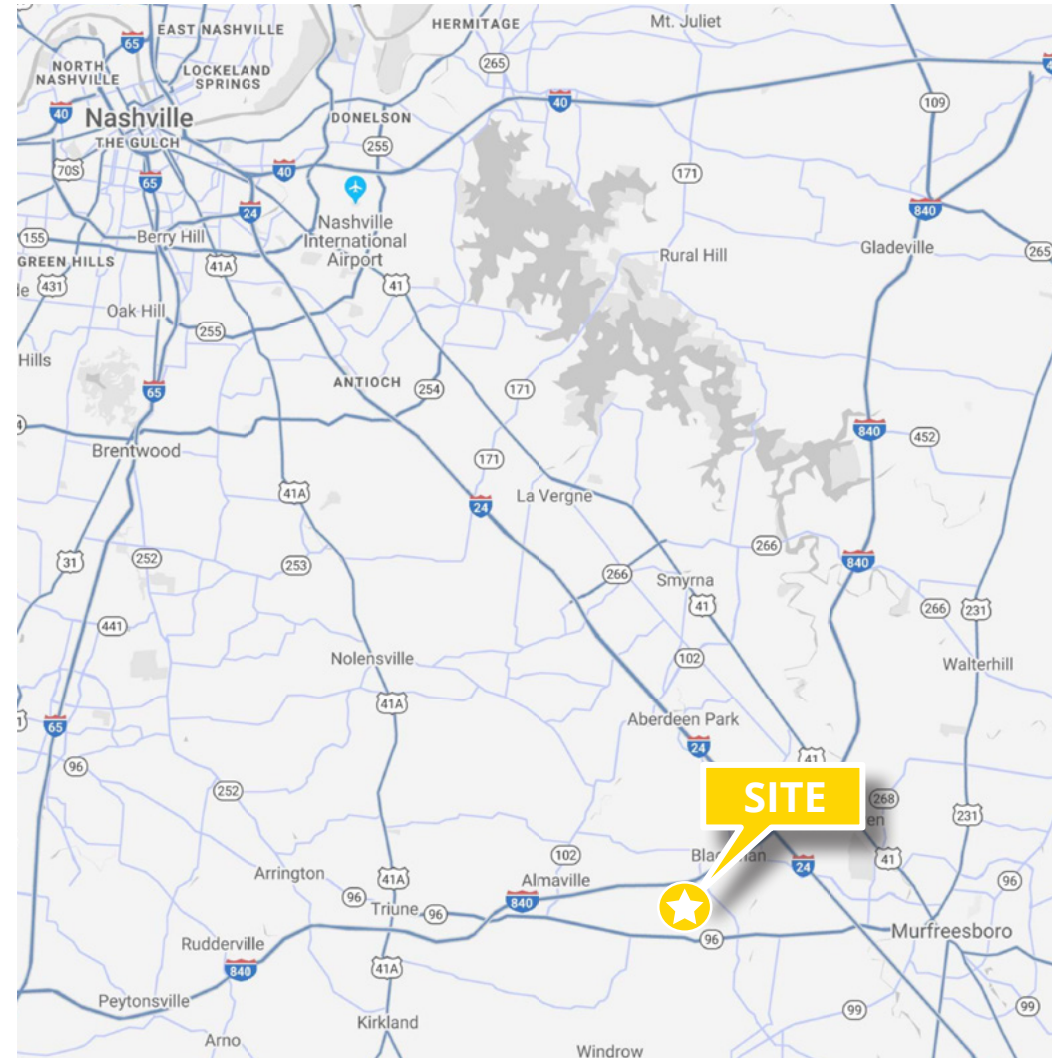
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Overview

Site Features

- 83,965 SF Class A retail development located in the high-growth Blackman community in Murfreesboro (Nashville MSA)
- Publix anchored with 29,000 SF of shop space for lease and 5 outparcels for sale, ground lease, or BTS
- Tremendous residential growth comprising of over 12,000 units under construction, new or existing
- Veterans Parkway is the major north-south thoroughfare in the trade area connecting Interstates 24, 840, 96, 99 and 231
- Population:
Murfreesboro, TN - 174,396
Rutherford County - 378,202
- Population of 39,1011 within 3 miles
- Strong average household incomes in excess of \$155 K within a 1-mile radius of the site
- Traffic counts (TDOT 2025):
Veterans Parkway - 20,162
Franklin Road - 24,583
Interstate 840 - 58,285
Interstate 24 - 127,349

Lease Rate: [Contact Agent](#)



Demographics (2026)

	1 Mile	3 Miles	5 Miles
Population	3,828	39,336	91,001
Projected Growth 2026-2031	2.8%	2.6%	2.2%
Average Household Income	\$161,933	\$132,872	\$122,638
Total Annual Retail Expenditures	\$82 M	\$796 M	\$1.82 B







FUTURE
VANDERBILT HOSPITAL
Q1 2027 CONSTRUCTION START
245 BED FACILITY

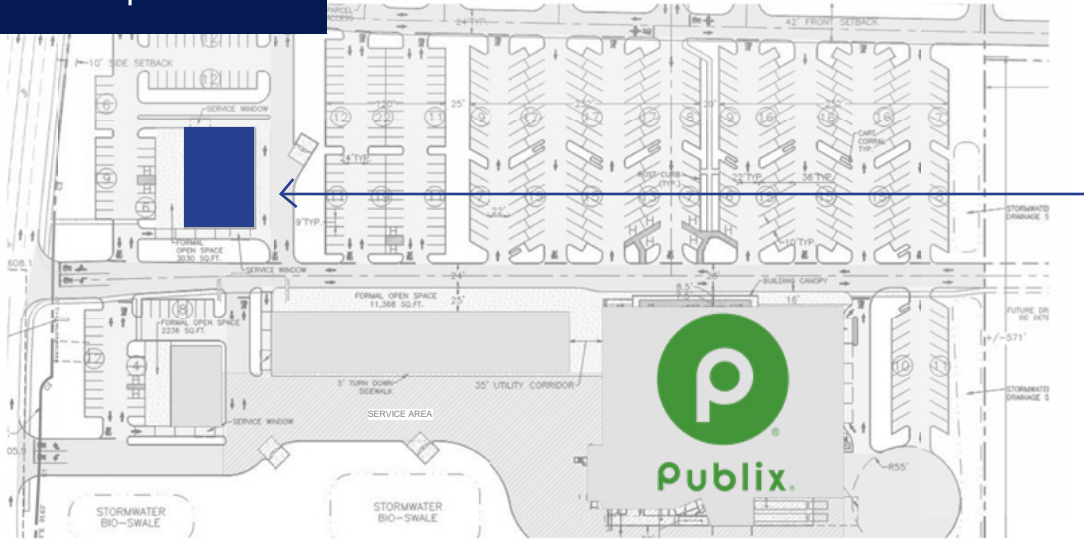


AVAILABLE
2.05 ACRES

SHORES ROAD

VETERANS PKWY

Shops A



Negotiating Lease



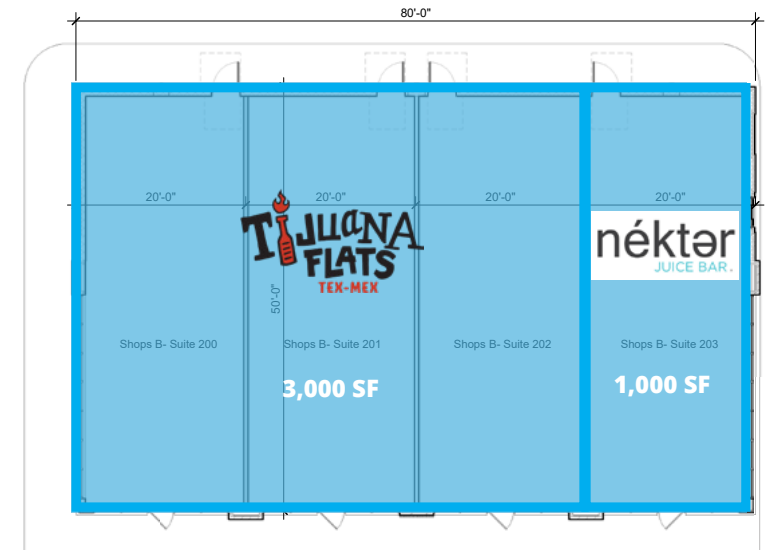
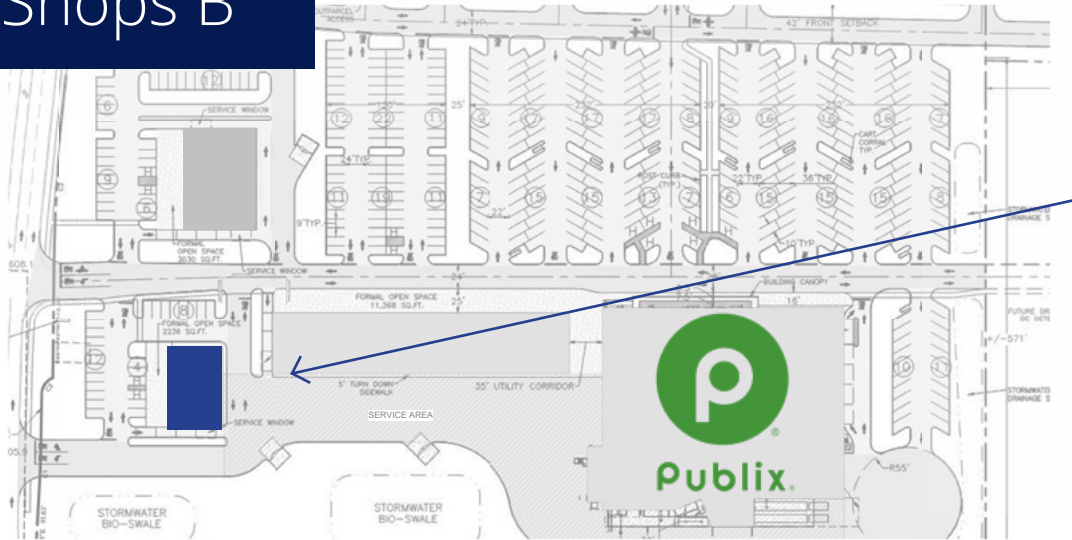
LOI



Lease Executed



Shops B



**Negotiating
Lease**



LOI



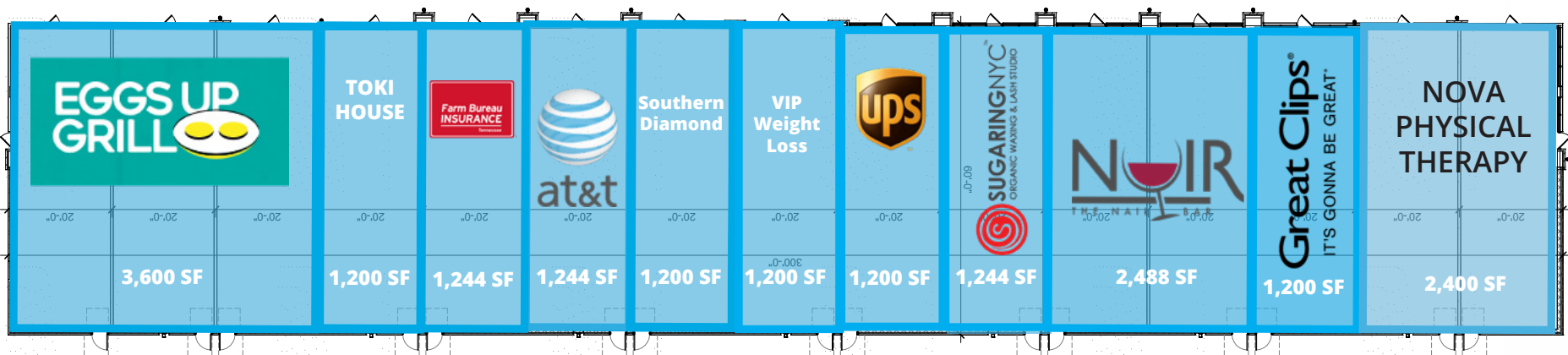
**Lease
Executed**



Shops C



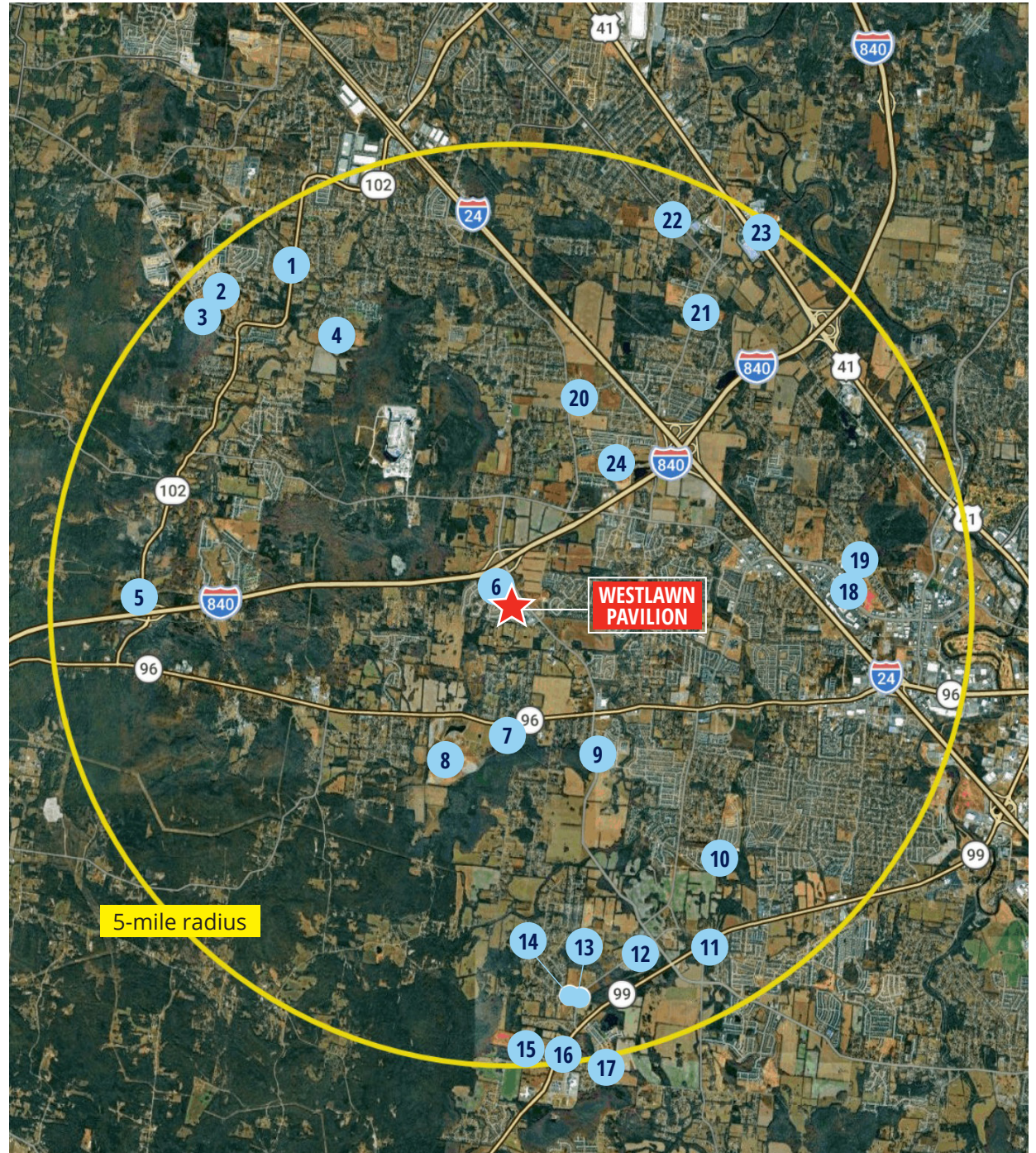
- **Negotiating Lease**
- **LOI**
- **Lease Executed**



Subdivision Growth Map

#	Subdivision Name	# of Units
1	Newberry - proposed	64
2	Derby Run	393
3	Briley Downs	318
4	Brewer Point	43
5	Water Crest	68
6	Westlawn	362
7	Saddlewood	133
8	Del Webb Southern Harmony	1,150
9	Viewpoint at Murfreesboro	171
10	Muirwood	436
11	Weston Village - proposed	85
12	Old Salem - proposed	98
13	Maddington - proposed	20
14	Cherry Grove - proposed	32
15	Carlton Landing	329
16	Salem Oaks - proposed	74
17	Salem Landing	495
18	Clari Park	320
19	Meadowlark Townhomes	48
20	Smith Farms	182
21	Masonbrooke - proposed	51
22	Sycamore Grove	135
23	River Landing	379
24	Shelton Square	771

TOTAL UNITS/LOTS
6,157
 NEW, UNDER CONSTRUCTION, OR PROPOSED



Colliers

FUTURE VANDERBILT
COMMUNITY HOSPITAL
Q1 2027 Construction Start
245 Bed Facility

WESTLAWN PAVILION



DEL WEBB
SOUTHERN HARMONY
1,150 Single Family
55+ Community

VIEWPOINT AT
MURFREESBORO
171 Apartments
Under Construction

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