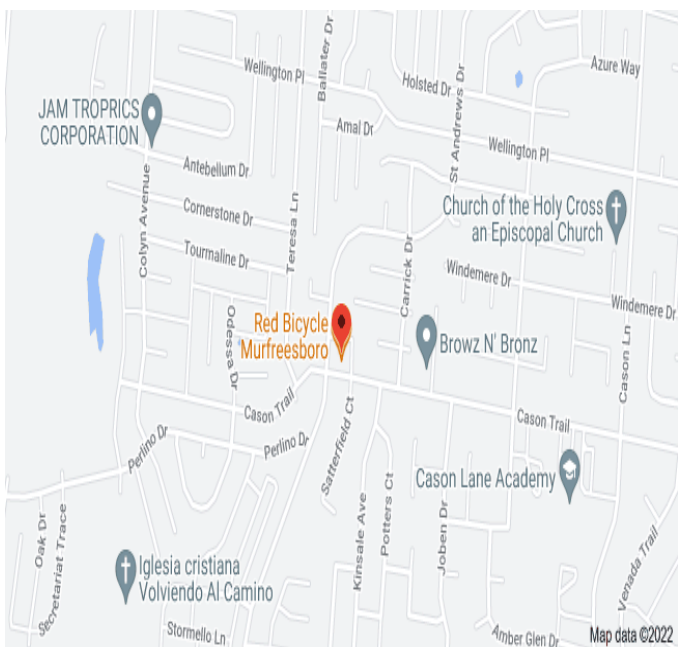


NEW INCREASED TENANT BUILD-OUT ALLOWANCE!



SAINT ANDREWS RETAIL CENTER – NOW LEASING

1733 Saint Andrews Drive - Murfreesboro



DETAILS:

- **LEASE RATE: \$25 PSF NNN + \$4.50 PSF CAM**
- **INCREASED Tenant Build-out Allowance to \$40 PSF**
- 1,000 to 4,000 SF Spaces Available
- Great Location between Hwy. 96 and Hwy. 99
- Less than 5 minutes to I-24 Interchange at Exit 78 & Exit 80
- 13,500 Total SF Retail Neighborhood Center
- Great demographics & roof top counts

John Harney
AFFILIATE BROKER

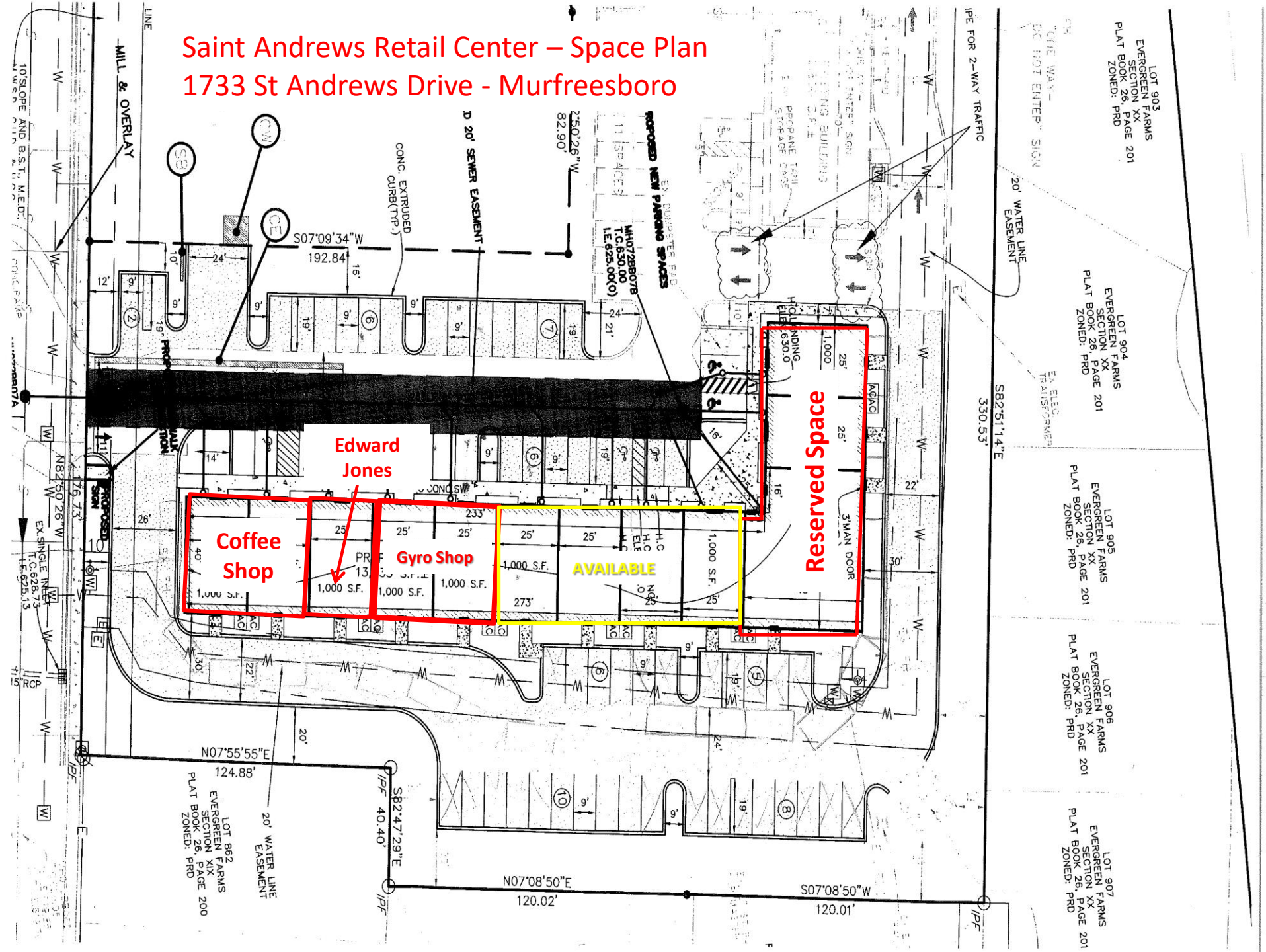
615.542.0715
johnh@parks-group.com
TNLIC# 221569

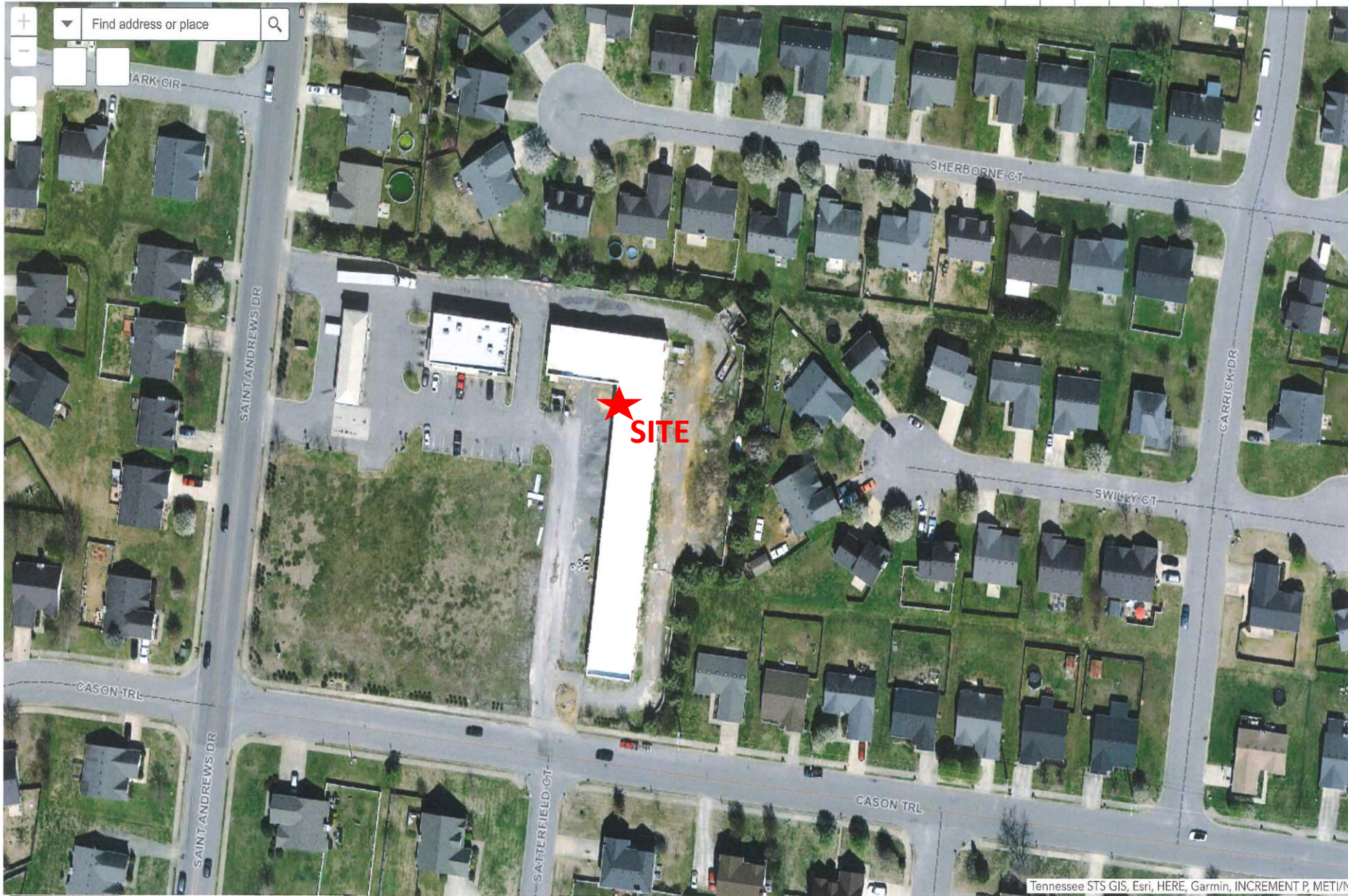
THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045
www.parks-group.com

LOT 907
EVERGREEN FARMS
SECTION XX
PLAT BOOK 26, PAGE 201
ZONED: PRD

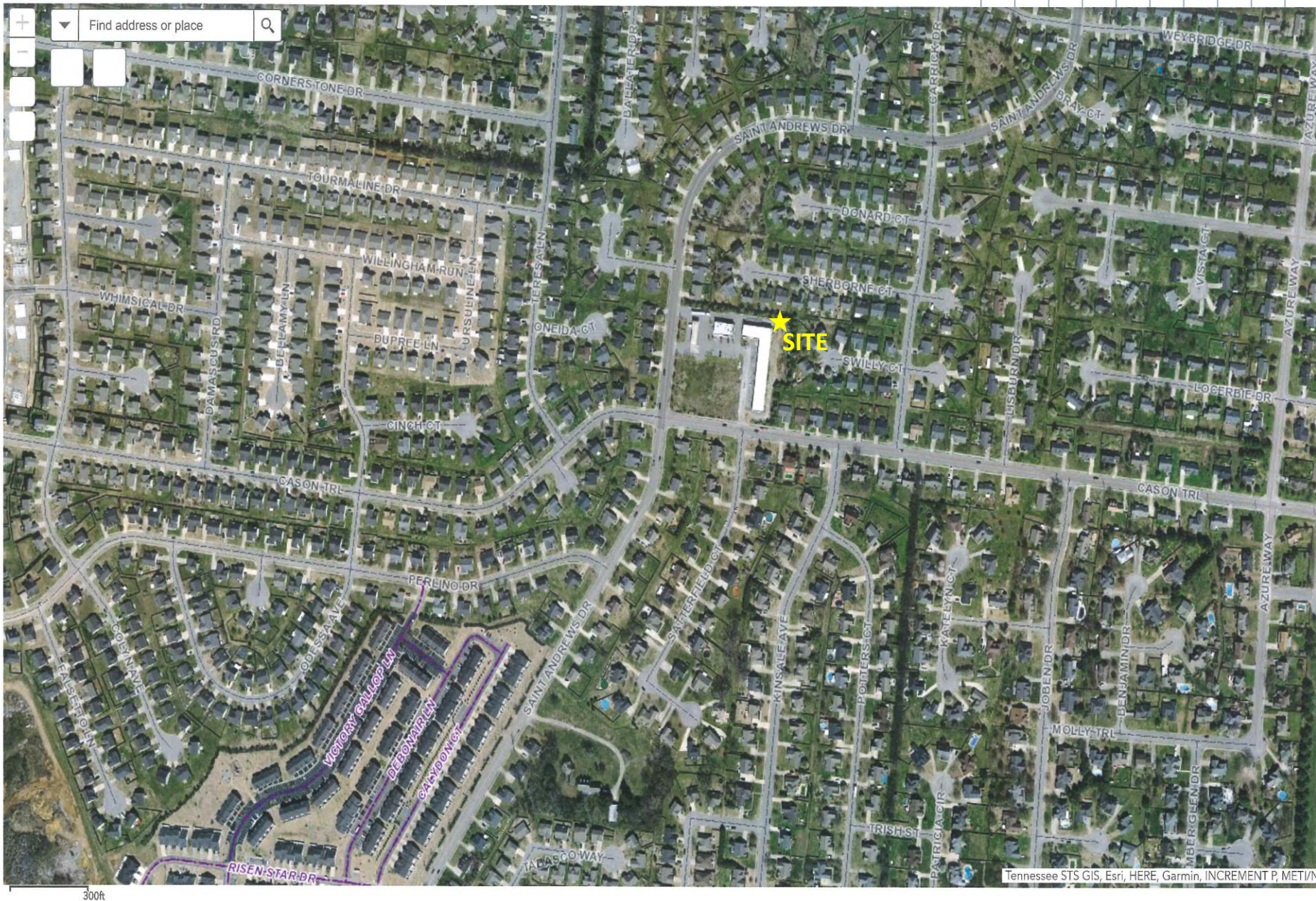




Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, METI/V

100ft

-86.455 35.828 Degrees



Demographic Summary Report

St. Andrews Shopping Center

1725 Saint Andrews Dr, Murfreesboro, TN 37128

Building Type: **General Retail**

Secondary: -

GLA: **13,500 SF**

Year Built: **2019**

Total Available: **13,500 SF**

% Leased: **0%**

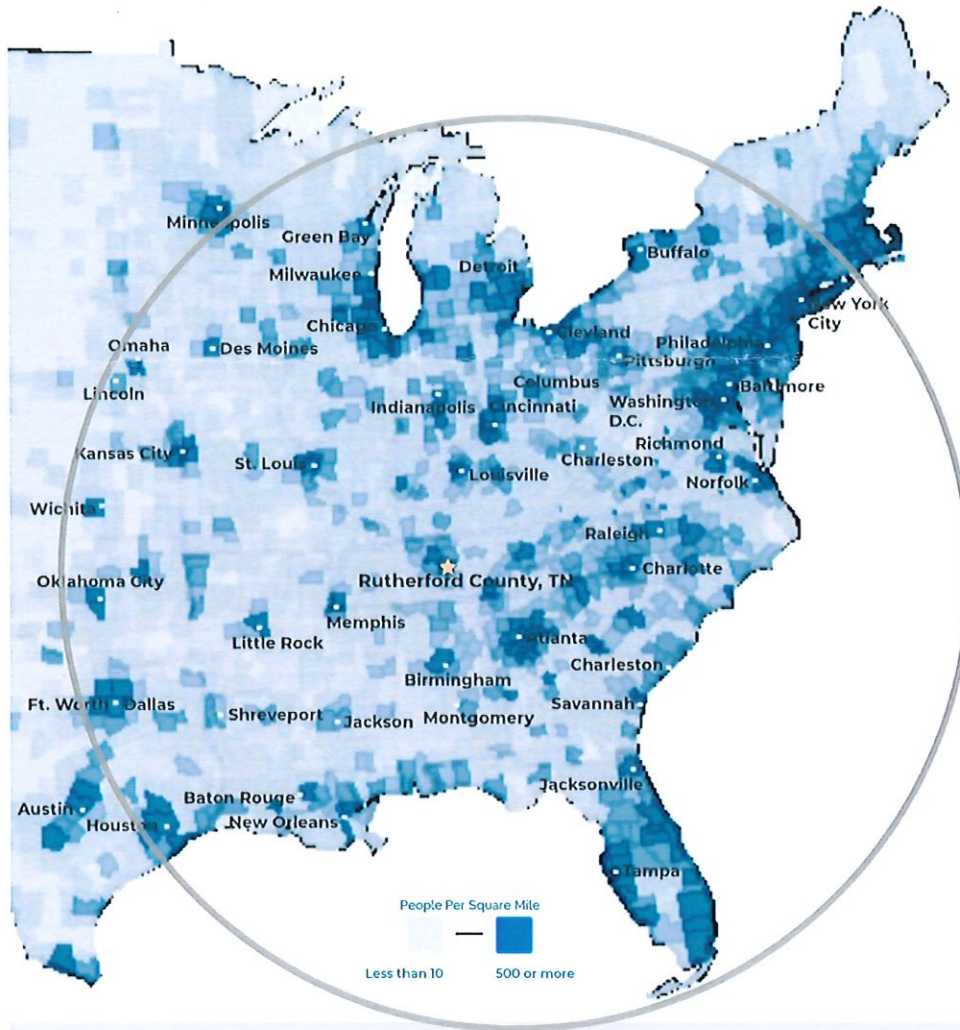
Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	16,289		67,812		141,122	
2022 Estimate	14,088		57,496		121,430	
2010 Census	10,185		32,039		82,082	
Growth 2022 - 2027	15.62%		17.94%		16.22%	
Growth 2010 - 2022	38.32%		79.46%		47.94%	
2022 Population by Hispanic Origin	1,040		3,527		9,008	
2022 Population	14,088		57,496		121,430	
White	10,533	74.77%	44,643	77.65%	91,674	75.50%
Black	2,258	16.03%	7,994	13.90%	20,341	16.75%
Am. Indian & Alaskan	36	0.26%	194	0.34%	630	0.52%
Asian	810	5.75%	2,892	5.03%	4,951	4.08%
Hawaiian & Pacific Island	24	0.17%	59	0.10%	106	0.09%
Other	427	3.03%	1,713	2.98%	3,729	3.07%
U.S. Armed Forces	56		243		384	
Households						
2027 Projection	6,422		24,515		52,054	
2022 Estimate	5,577		20,893		45,012	
2010 Census	4,080		12,043		31,310	
Growth 2022 - 2027	15.15%		17.34%		15.64%	
Growth 2010 - 2022	36.69%		73.49%		43.76%	
Owner Occupied	3,420	61.32%	14,895	71.29%	28,754	63.88%
Renter Occupied	2,158	38.69%	5,999	28.71%	16,258	36.12%
2022 Households by HH Income	5,577		20,894		45,012	
Income: <\$25,000	358	6.42%	1,303	6.24%	5,434	12.07%
Income: \$25,000 - \$50,000	1,259	22.57%	3,428	16.41%	9,270	20.59%
Income: \$50,000 - \$75,000	1,416	25.39%	4,591	21.97%	9,440	20.97%
Income: \$75,000 - \$100,000	773	13.86%	3,608	17.27%	6,486	14.41%
Income: \$100,000 - \$125,000	773	13.86%	2,870	13.74%	5,017	11.15%
Income: \$125,000 - \$150,000	418	7.50%	2,169	10.38%	3,713	8.25%
Income: \$150,000 - \$200,000	312	5.59%	1,939	9.28%	3,644	8.10%
Income: \$200,000+	268	4.81%	986	4.72%	2,008	4.46%
2022 Avg Household Income	\$88,065		\$96,726		\$87,221	
2022 Med Household Income	\$71,147		\$82,795		\$70,598	

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #1** Boomtown in America
- SmartAsset
- #1** largest suburb of
Nashville, TN
- #1** largest university in
Middle Tennessee
- Nashville Business Journal
- #4** metro for economic strength
- Policom 2022
- 4th** best small city to buy a
home in the U.S.
- WalletHub 2021
- 8th** fastest growing midsize
city in the U.S.
- Census 2020
- 50%** of U.S. Population lives
with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

- 3** major
interstates
- 1.6** million residents
within a 45 min
drive
- 12** million people
within a 2.5 hour
drive
- #1** elementary, middle
and high schools in
Tennessee
- 30** minutes to
Nashville
Attractions
- 5** hospital expansions
since 2018 serving
infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population

344,000

Median Age

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

RECENT ANNOUNCEMENTS

Gutterglove PRO™

Manufacturing & Distribution Facility
Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



Divisional HQ, R&D & Manufacturing Operation Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

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