



FOR LEASE

2992 - 2994 S. CHURCH STREET
MURFREESBORO, TN 37127



DEMOGRAPHICS



HOUSEHOLD INCOME

\$99,754

\$102,632

\$105,141



HOME VALUE

\$400,513

\$402,186

\$493,481



POPULATION

51,397

106,389

234,438

PROPERTY HIGHLIGHTS

- ±7,521 SF Anchor Space Available
- Flexible use potential for retail, medical, fitness, and office
- Rear dock-high loading with roll-up door
- 225 Amps / 3 Phase 120 / 208 Voltage
- Fully Sprinklered Building
- Building and pylon signage opportunities on S. Church Street
- Excellent visibility with traffic counts up to ±50,000 VPD
- Ample on-site retail parking of up to 4.99/1,000
- Minutes from the new Buc-ee's Travel Center, Wawa, and the I-24 / Joe B. Jackson Parkway interchange
- Benefits from strong commuter, residential, and interstate traffic
- Two access points located at main entrance
- Minutes from MTSU and Ascension St. Thomas Rutherford Hospital
- Surrounded by national retailers and destination businesses
- CH Zoning allows for a broad range of commercial uses

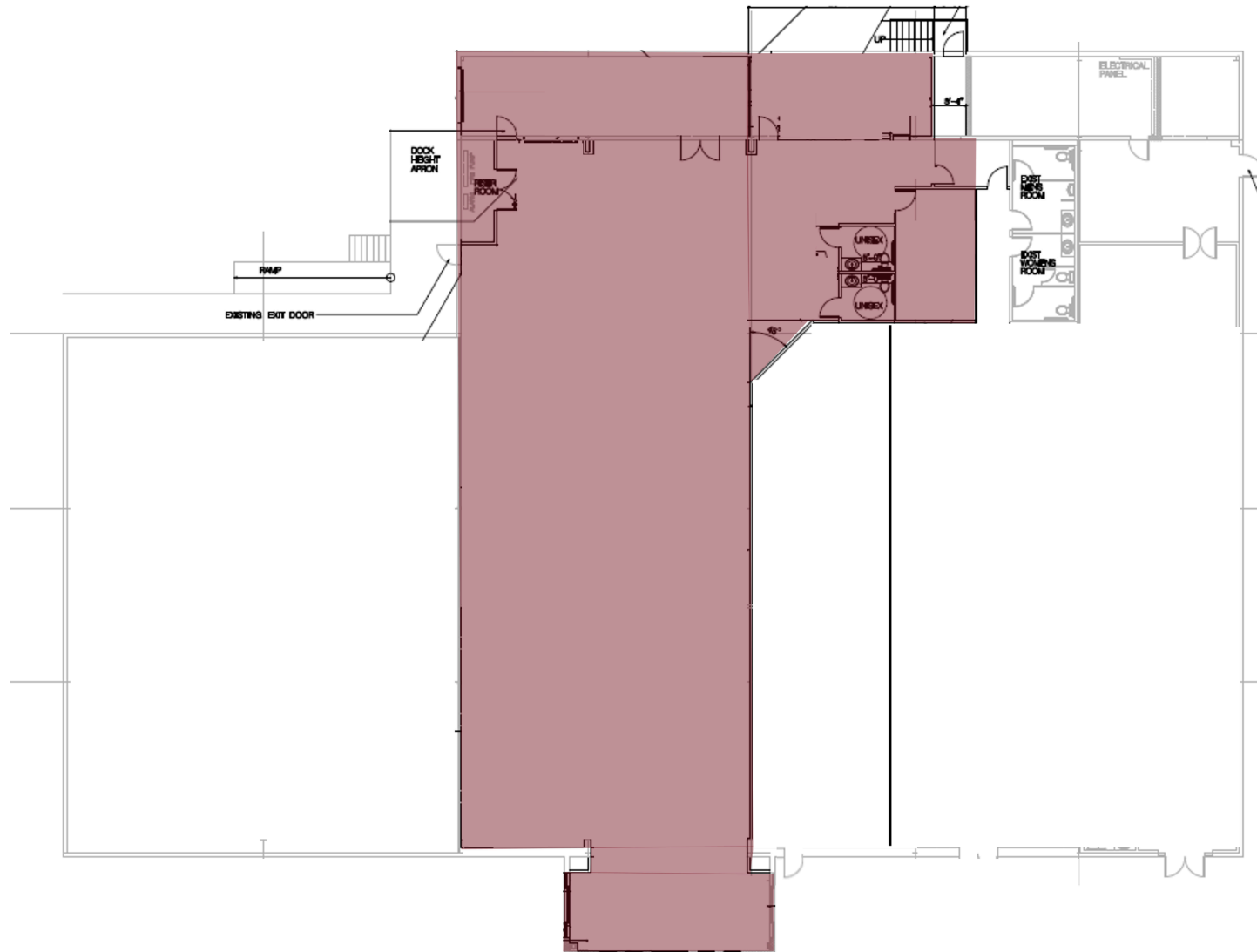


2992 S. Church Street offers a rare opportunity to establish a presence along one of Murfreesboro's most active commercial corridors. The property features excellent visibility, strong traffic counts, and convenient access within a rapidly growing trade area supported by expanding residential development, national retailers, and increasing consumer demand.

Strategically located near Indian Hills Golf Course, Middle Tennessee State University, Ascension St. Thomas Rutherford Hospital, and the I-24 / Joe B. Jackson Parkway interchange, the property benefits from proximity to major employment centers and regional traffic generators, including the new Buc-ee's Travel Center and expanding Wawa locations. Surrounded by established retail, healthcare, and service users, this location offers exceptional access to both local consumers and regional travelers.



Floor Plans



Suite A - 7,521 SF



For more information, contact:



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