

FOR LEASE > RETAIL SPACE



# Rutherford Crossing

2044 LASCASSAS PIKE, MURFREESBORO, TN 37128



## Building Amenities

- > 89,899 SF
- > 1,400 to 4,519 SF available for lease
- > Located within 2 miles of MTSU (Middle Tennessee State University with 24,000+ students)
- > Traffic count: 21,554 VPD on Rutherford Boulevard
- > Population in excess of 56,000 within 3 mile radius
- > Average Incomes over \$60,000 per household



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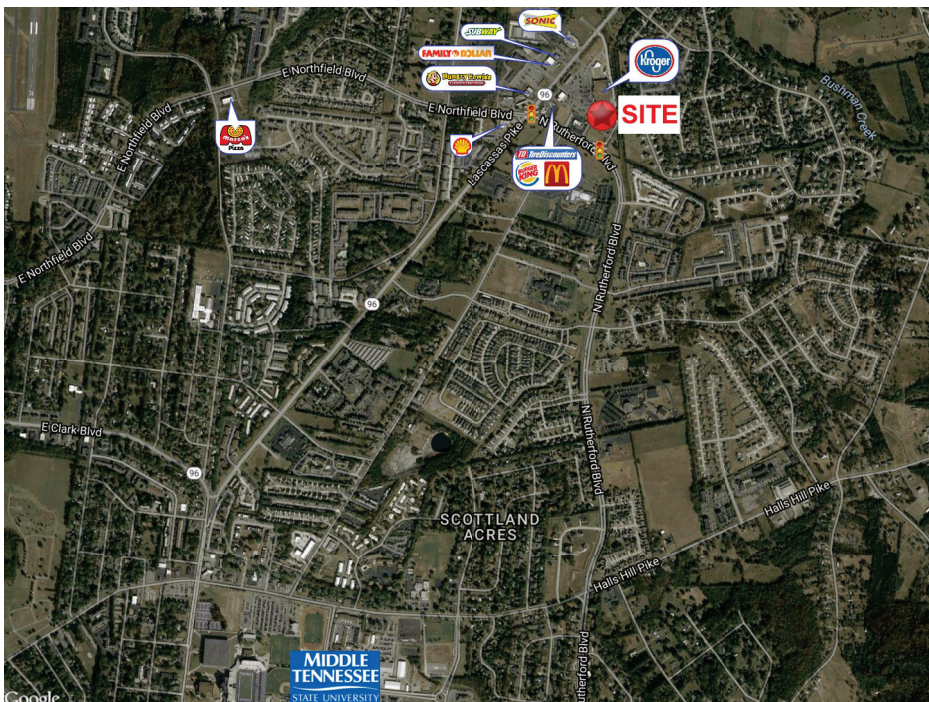
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## Site Plan



## Location



## Tenants

SUITE	TENANT	SF
	Kroger	67,875
A1	Murfreesboro Medical	1,400
A2	Nails So Happy	2,800
A4	Murfreesboro Dermatology	1,400
A5	AVAILABLE	1,400
A6	AVAILABLE	1,719
A7	LearningRx	1,766
A8	Great Clips	1,400
A9	AVAILABLE	1,400
A10	China Panda	1,400
A11	AVAILABLE	1,400
A12	Helen's Hot Chicken	1,400
A13	State Farm Insurance	1,400
A14	AVAILABLE	1,400
A15	Rutherford Cleaners	1,400
2016 NNN = \$3.32/SF		

## Demographics

	1 MILE	3 MILE	5 MILE
Population	13,209	56,382	90,167
Average Family Income	\$55,155	\$58,577	\$64,558
Traffic	21,554 VPD (2016) Rutherford Blvd		

## Contact Us

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