

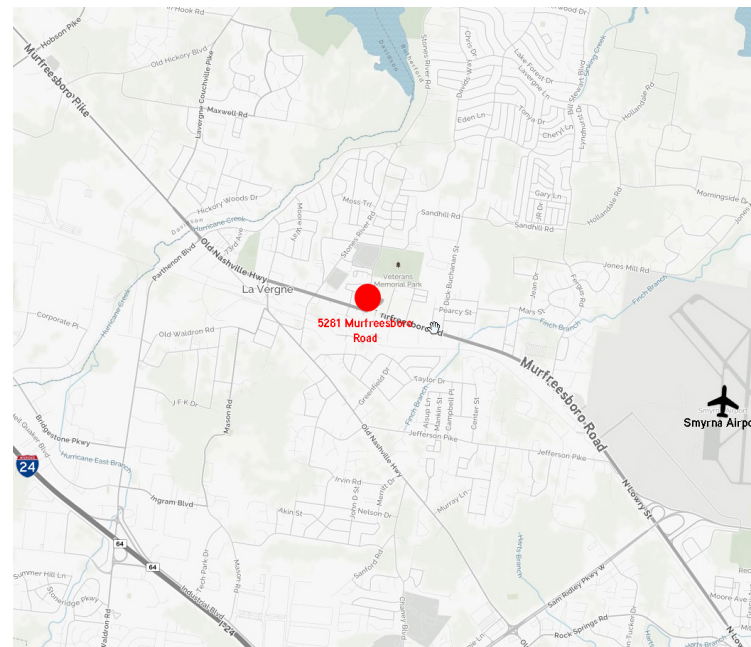
# FOR SALE

## 5281 MURFREESBORO ROAD, LAVERGNE, TN 37086



### Key Features | Highlights

- › 5,646 SF - 3 spaces at 1,882 SF
- › Class A retail space
- › New construction
- › Located at a signalized intersection of Floyd Mayfield Drive and Murfreesboro Road
- › Estimated traffic counts of 34,697 (TDOT - 2017)
- › Adjacent to Dunkin Donut
- › Easy ingress / egress to Floyd Mayfield Drive
- › Demographic profile for the immediate 3 Mile radius includes:
  - Median Household Incomes - \$ 65,200.00
  - Daytime Business - 24,328
  - Population Base - 47,183
  - Total Household Expenditures - \$ 877M



### Sale Price: \$1,800,000

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# SITE PLAN

**LOT 1**  
30,389 Sq. Ft.  
0.77 Acres  
DUNKIN DONUTS  
2119 SQ. FT.  
(SEE PLANS FOR LOT 1 FOR DETAILS)

**LOT 2**  
37,192 Sq. Ft.  
0.85 Acres  
LEASE SHOP  
5670 SQ. FT.

**Other Features:**  
HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 1, SHEET C-5.0)  
TYPICAL RIBBON CURB (SEE DETAIL 2, SHEET C-5.0)  
30' PUBLIC UTILITY & DRAINAGE EASEMENT  
24' CROSS ACCESS EASEMENT  
9.5' CONCRETE SIDEWALK  
10' LANDSCAPE BUFFER  
5' CONCRETE SIDEWALK  
24' CROSS ACCESS EASEMENT  
21' EASEMENT  
2' WATER METER  
TYPICAL ADA PARKING SPACE (SEE DETAIL 8, SHEET C-5.0)  
30' P.U.E. 35' M.B.S.L.  
20' Utility Easement (See Detail 10, Page 754)  
DUMPSTER PAD & ENCLOSURE (SEE DETAIL 7, SHEET C-5.0)  
5' LANDSCAPE BUFFER  
10' M.B.S.L.  
7.5' CONCRETE SIDEWALK  
CLEAN-OUT  
LOADING DOCK SPACES  
FLOYD MAYFIELD DRIVE (80' R.O.M.)  
N72° 32' 51'E 143.62'  
S72° 32' 51'E 147.00'  
N72° 32' 35'W 85.96'  
N72° 32' 35'W 147.00'

**Legend:**  
Signal Box  
Curb and Gutter

**Notes:**  
Parcel #14 07205  
United States Postal Serv  
5309 Matthews Road  
Lot 1  
La Vegas Post Office  
P.B. 31, Page 104  
R.O.C.  
ZONING: C-2