



STARBUCKS
SUNTANCITY



2904 S Church Street: For Sale

MURFREESBORO, TENNESSEE 37127

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Murfreesboro, TN 37127



INVESTMENT HIGHLIGHTS

- 3,970 Square Feet of Rentable Space
- 100% Occupied
- Excellent visibility along Hwy 231 (Church St)
- Located in thriving community south of Nashville
- Primary lease terms thru 2021 (Sun Tan City) and 2023 (Starbucks)

Sale Price: \$2,400,000



Site Plan



Aerial



Location Overview

IMMEDIATE TRADE AREA

Starbucks and Sun Tan City sit along South Church Street (Traffic: 28,490 cars/day) just north of Innsbrooke Boulevard. The property is located just 1.5 miles south of Interstate 24 (Traffic: 87,863 cars/day), a major highway that connects Murfreesboro to both Nashville and Chattanooga.

The subject property is strategically positioned as an outparcel to Innsbrooke Town Square, a 88,257 square foot Kroger anchored shopping center, and has excellent visibility along South Church Street. Nearby retailers include Walgreens, Dollar General, Sonic, McDonald's, and Rite-Aid. It is directly across the street from the Indian Hills Golf Club and just 5 miles southeast of the Stone River Mall, which is anchored by Dillard's, J C Penney, and Sears.

MURFREESBORO, TENNESSEE

Murfreesboro is the county seat of Rutherford County and part of the Nashville MSA. In 2016, census estimates showed a population of 131,947. A suburb of Nashville, Murfreesboro is Tennessee's fastest growing major city. In fact, it's one of the fastest growing cities in the country with a population growth of 124% between 1990 and 2010. In 2006, Money Magazine named Murfreesboro as the 84th best place to live in the United States out of 745 cities with a population over 50,000.

Middle Tennessee State University, the largest undergraduate university in Tennessee, is located in Murfreesboro and maintains a population of over 25,000 students. The city is also home to the Battle of Stones River, the site of a major Civil War battle.



NASHVILLE MSA

The Nashville-Davidson-Murfreesboro-Franklin MSA is the largest metropolitan area in Tennessee and the 38th largest MSA in the United States. Located in central Tennessee, the area includes 6,868 square miles of land and is comprised of 13 counties.

The Nashville region enjoys a high quality of life with its low cost of living, affordable housing in a range of diverse neighborhoods, education, arts and music, climate, nationally recognized sporting events (Tennessee Titans NFL football and Nashville Predators NHL hockey), abundant parks, recreational areas, and lively cultural activities. As a result, the region's population has been increasing steadily over the past decade. The 2015 population of the entire 13 county Nashville metropolitan area was 1,830,345, making it the largest metropolitan statistical area in the state.

The city of Nashville is the second largest metropolis in the state and is a center for the healthcare, music, publishing, banking, and transportation industries. It is also home to a large number of colleges and universities, including American Baptist College, Belmont University, Tennessee State University, and Vanderbilt University. The region is served by the Nashville International Airport, which provides the regional economy with \$1.3 billion in wages and more than 56,000 jobs annually.

Tourism plays a major role in the city's economic growth as Nashville is located near numerous Civil War battlefields, along with several well-preserved antebellum plantation houses such as Belle Meade Plantation and Belmont Mansion. Nicknamed Music City USA, Nashville is particularly important to the country music industry. Home of The Grand Ole Opry and Country Music Hall of Fame, the city hosts numerous country music festivals throughout the year, such as the CMA Music Festival and the annual CMA Awards.

The Nashville region was ranked number 13 in The 100 Best Places to Live and Launch study, based on business friendliness and lifestyle offerings. In 2016, Nashville was ranked the most friendliest city in America by Travel + Leisure.



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