

THE SHOPPES OF NORTHGATE

MURFREESBORO, TN

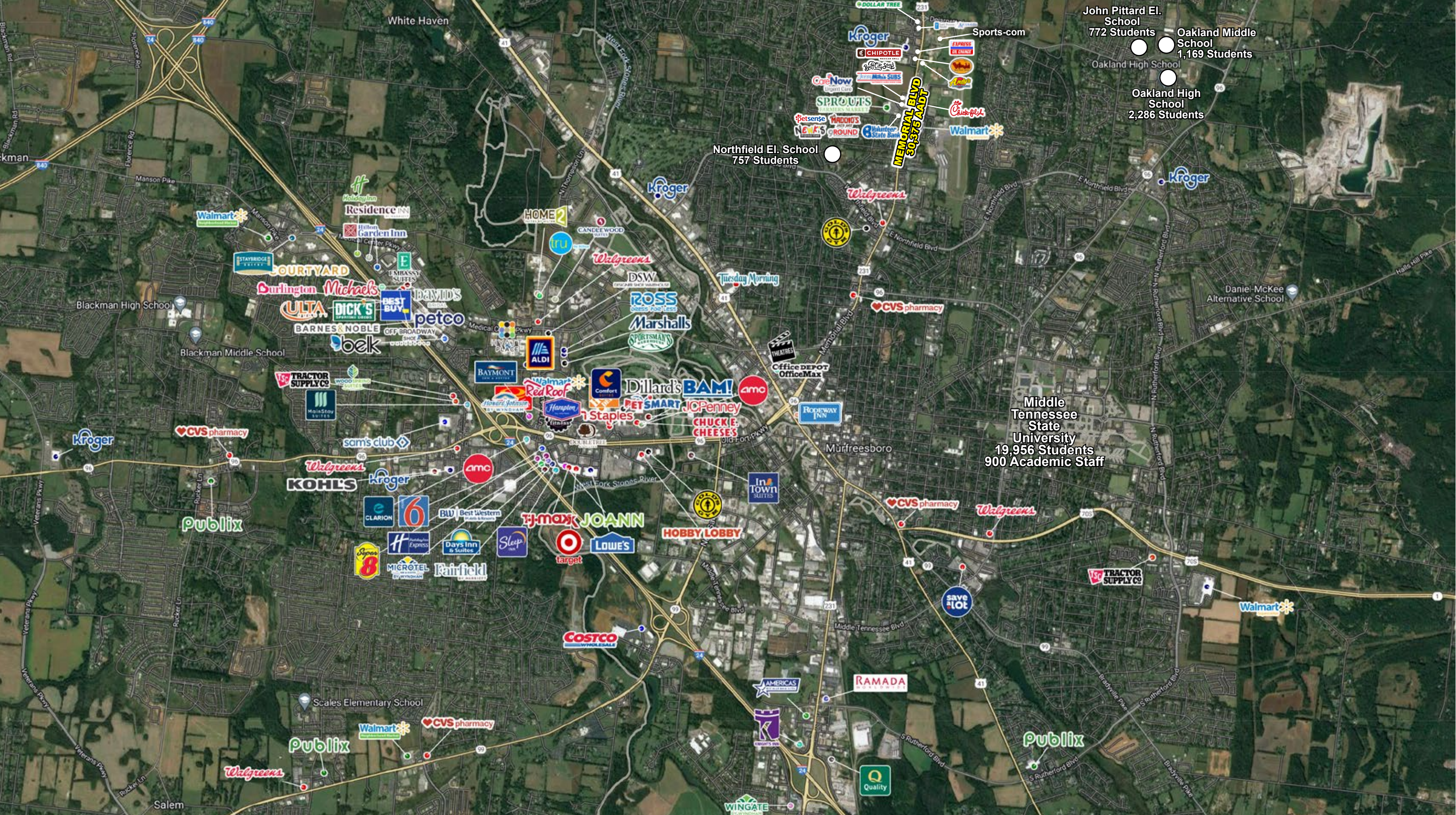


SITE DESCRIPTION

GROCERY-ANCHORED CENTER
143 WENDELWOOD DR
± 6.42 ACRES
30,375 AADT ON MEMORIAL BLVD

The Shoppes of Northgate center has excellent visibility and is directly across from Walmart, McKnight Park (sports complex), and City of Murfreesboro Airport. It is located within minutes from 14 area schools, including Middle Tennessee State University (19,900+ students). In addition to Walmart, center is surrounded by national retailers such as Kroger, Chick-Fil-A, Panera, Walgreens, Dollar Tree, and many others.

Murfreesboro is set to become Tennessee's new business address. Currently, it is home to Middle Tennessee State University (MTSU), one of Tennessee's fastest growing universities, with over 19,900 students enrolled. The city offers a wide array of residential and commercial development options, along with some of the finest schools in Tennessee. The public and private sectors are committed to working together to stimulate and encourage new business development and growth.



LEASING:
Alex Samuels
Alan Lloyd

615.370.0670
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MARKET AERIAL
THE SHOPPES OF NORTHGATE | MURFREESBORO, TN

NUMBERS

THE SHOPPES OF NORTHGATE
MURFREESBORO, TN



3 MILE	65,630
5 MILE	122,633
7 MILE	196,728



3 MILE	25,933
5 MILE	48,283
7 MILE	75,293



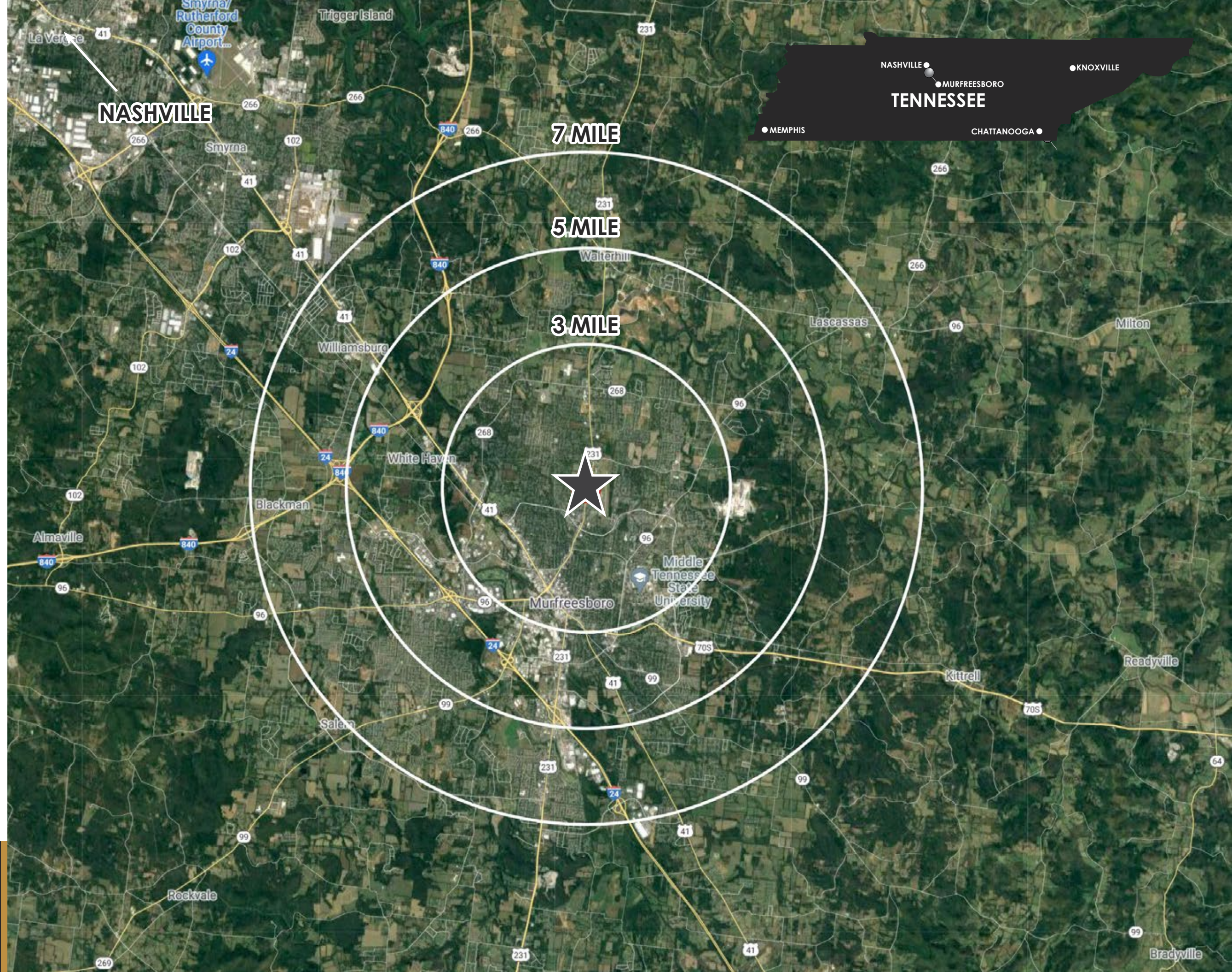
AVERAGE	
3 MILE	\$83,784
5 MILE	\$74,878
7 MILE	\$78,314



MEDIAN	
3 MILE	\$70,010
5 MILE	\$67,853
7 MILE	\$73,812

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CENTER AERIAL
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SITE PLAN

THE SHOPPES OF NORTHGATE
MURFREESBORO, TN

TOTALS

LAND AREA:	± 6.42 AC
PROPOSED AREA:	53,460 SF
PARKING:	281 SPACES
PARKING RATIO:	5.2 /1000

TENANT ROSTER

SPROUTS	30,060 SF
PETSENSE	5,500 SF
THE JOINT CHIRO.	1,600 SF
9ROUND	1,600 SF
AVALON NAILS	1,600 SF
XIAO HIBACHI	3,200 SF
NEWK'S CAFE	4,500 SF
PACIFIC DENTAL	3,000 SF
UNLCE MADDIO'S	2,400 SF

