



Colliers

## Retail Space For Lease

# St. Charles Square

505-517 Cason Lane Murfreesboro, TN

## Highlights

- 18,000 SF shopping center located just off Interstate 24 and Old Fort Parkway in Murfreesboro, TN
- Suite 517G - 1,500 SF
- Area retailers included Kroger, Kohl's, O'Reilly Auto Parts, AMC Theaters, Starbucks, Texas Roadhouse, Walmart, Sam's Club, Target, TJ Maxx, Lowe's, and Dollar Tree
- Traffic counts:
  - Cason Lane - 14,613
  - Old Fort Parkway - 27,182
  - Interstate 24 - 116,494

Lease Rate: \$24/SF NNN (\$4.52/SF Opex)

### CONTACT US

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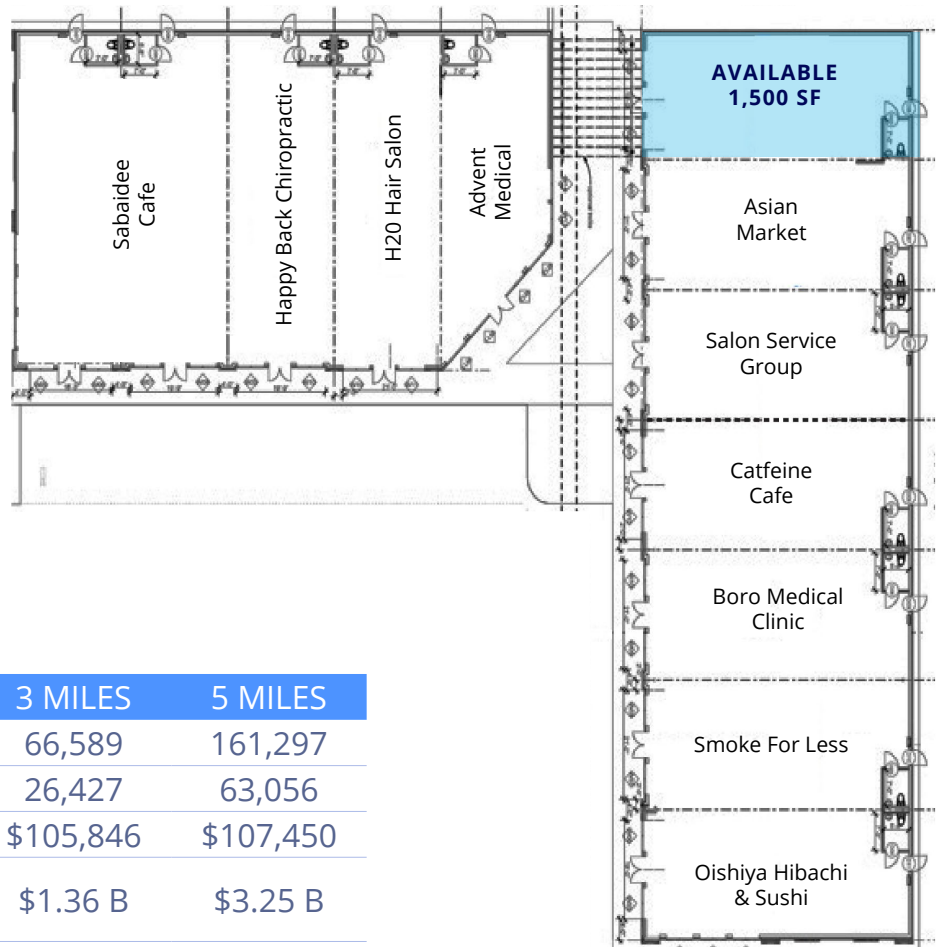
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FOR LEASE



## DEMOGRAPHICS (2025)

|                           | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------------|----------|-----------|-----------|
| Population                | 10,473   | 66,589    | 161,297   |
| Households                | 4,276    | 26,427    | 63,056    |
| Avg. HH Income            | \$99,878 | \$105,846 | \$107,450 |
| Annual Retail Expenditure | \$210 M  | \$1.36 B  | \$3.25 B  |

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