



For Lease | Shop Space & Outparcels Available

# Westlawn Pavilion

I-840 & Veterans Pkwy @ Westlawn Blvd, Murfreesboro, TN 37128

**Publix** ANCHORED

Owned and Managed By:

[www.langleyproperty.com](http://www.langleyproperty.com)



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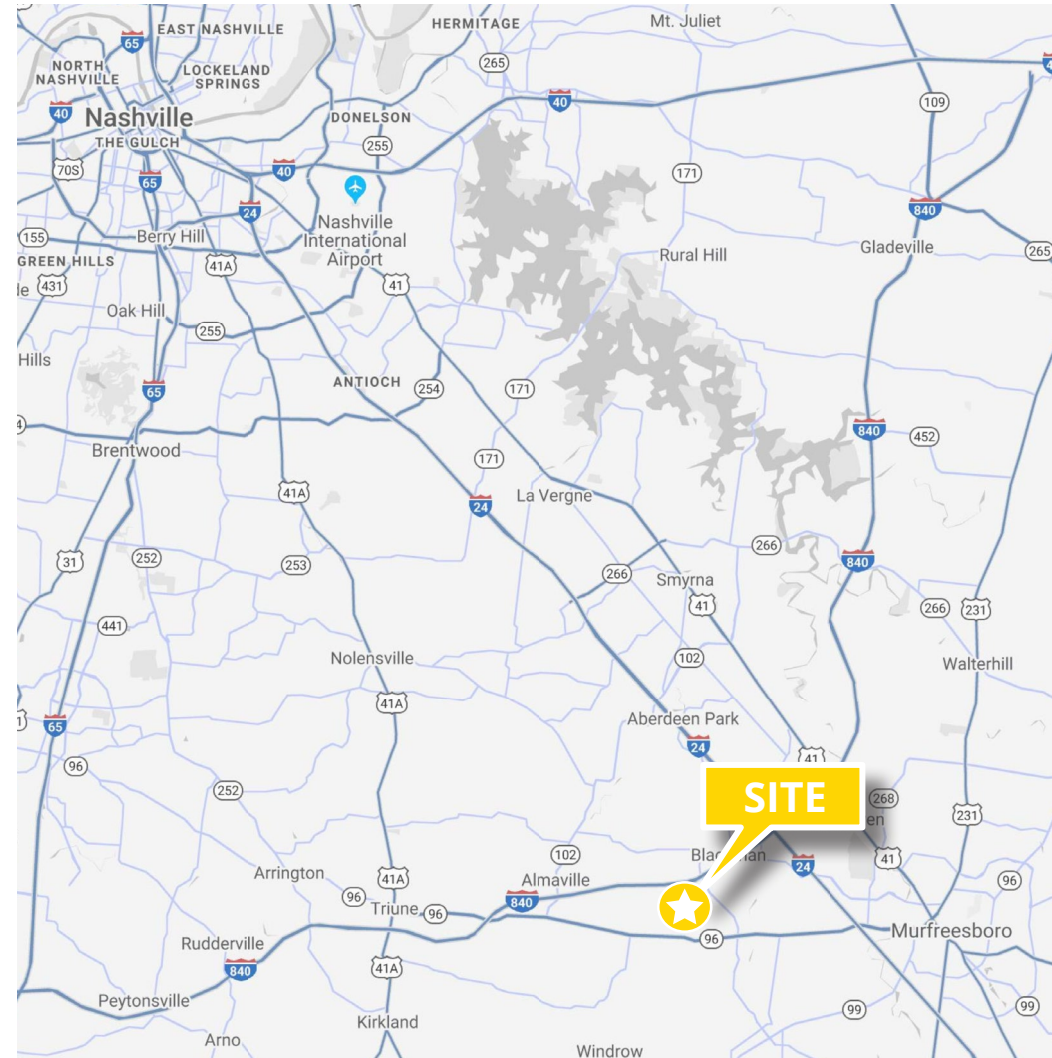


# Overview

## Site Features

- 83,965 SF Class A retail development located in the high-growth Blackman community in Murfreesboro (Nashville MSA)
- Publix anchored with 29,000 SF of shop space for lease and 5 outparcels for sale, ground lease, or BTS
- Tremendous residential growth comprising of over 12,000 units under construction, new or existing
- Veterans Parkway is the major north-south thoroughfare in the trade area connecting Interstates 24, 840, 96, 99 and 231
- Population:  
Murfreesboro, TN - 167,410  
Rutherford County - 368,184
- Population of 36,181 within 3 miles
- Strong average household incomes in excess of \$94,000 within a 1-mile radius of the site
- Traffic counts (TDOT 2023):  
Veterans Parkway - 17,471  
Franklin Road - 27,182  
Interstate 840 - 53,996  
Interstate 24 - 144,734

## Lease Rate: [Contact Agent](#)



## Demographics (2024)

|                                  | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------------|-----------|-----------|-----------|
| Population                       | 3,493     | 36,181    | 84,188    |
| Projected Growth 2024–2029       | 1.7%      | 1.9%      | 1.6%      |
| Average Household Income         | \$159,041 | \$118,033 | \$111,169 |
| Total Annual Retail Expenditures | \$53M     | \$488M    | \$1.1B    |

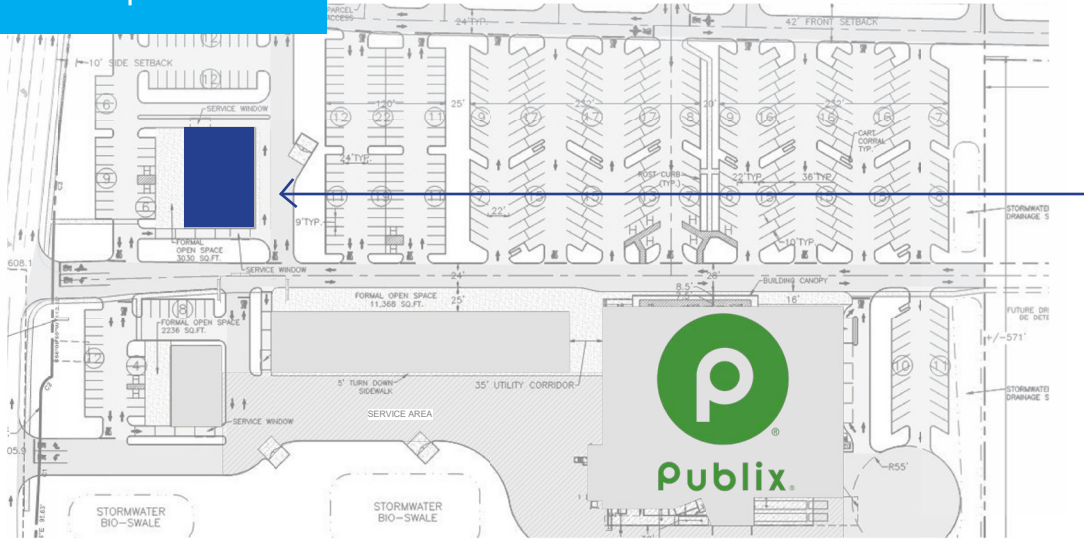








# Shops A



**Negotiating Lease**



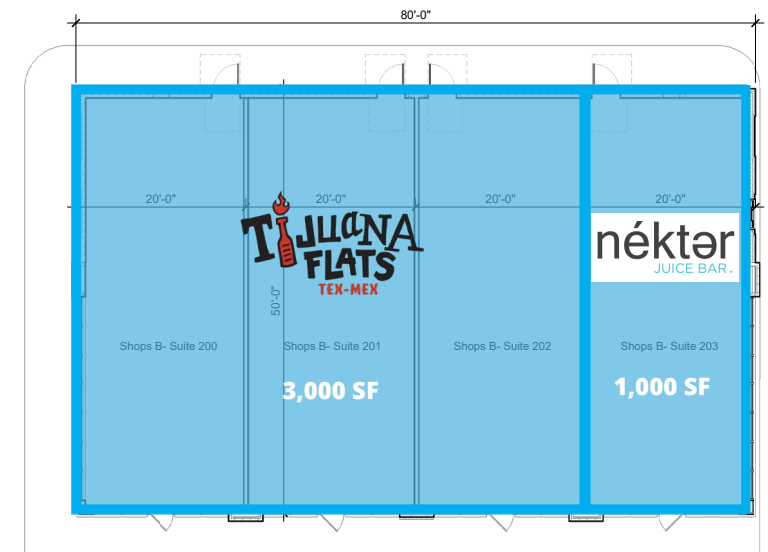
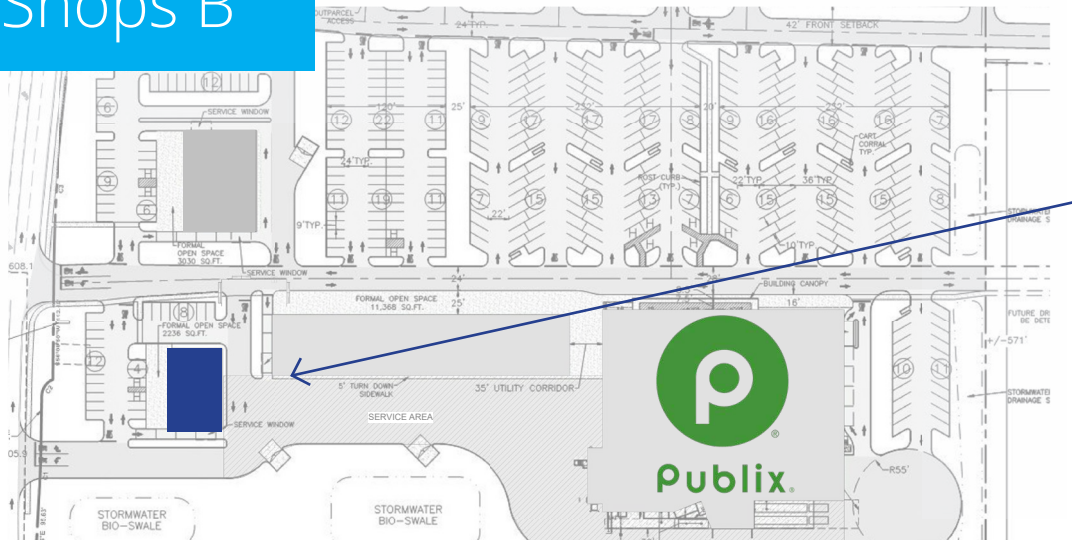
**LOI**



**Lease Executed**



# Shops B



**Negotiating  
Lease**



**LOI**

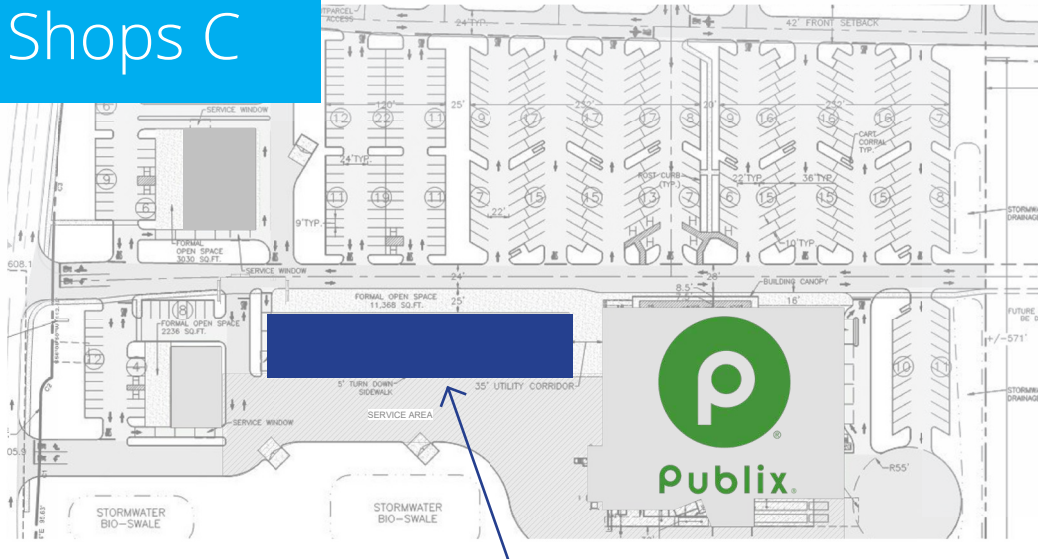


**Lease  
Executed**

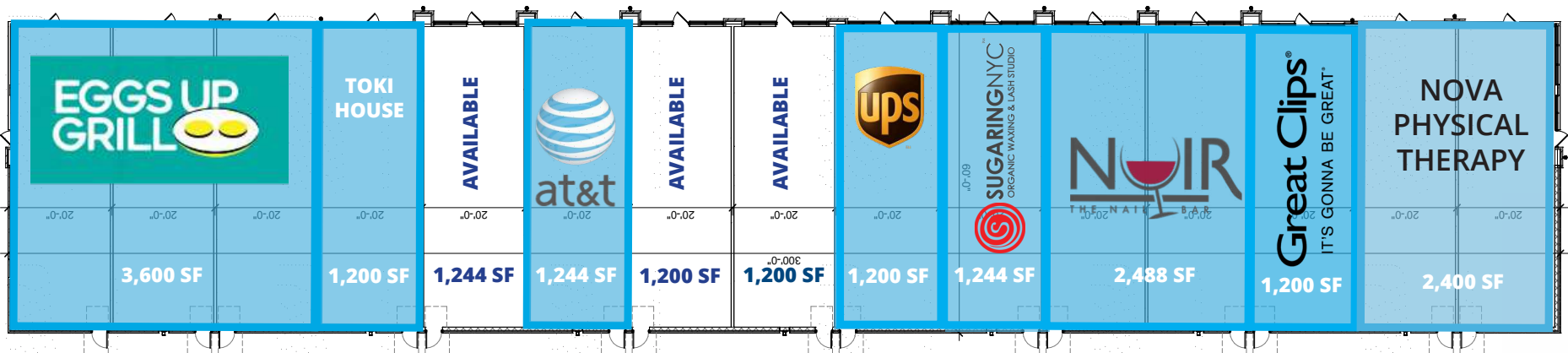




# Shops C



- **Negotiating Lease**
- **LOI**
- **Lease Executed**

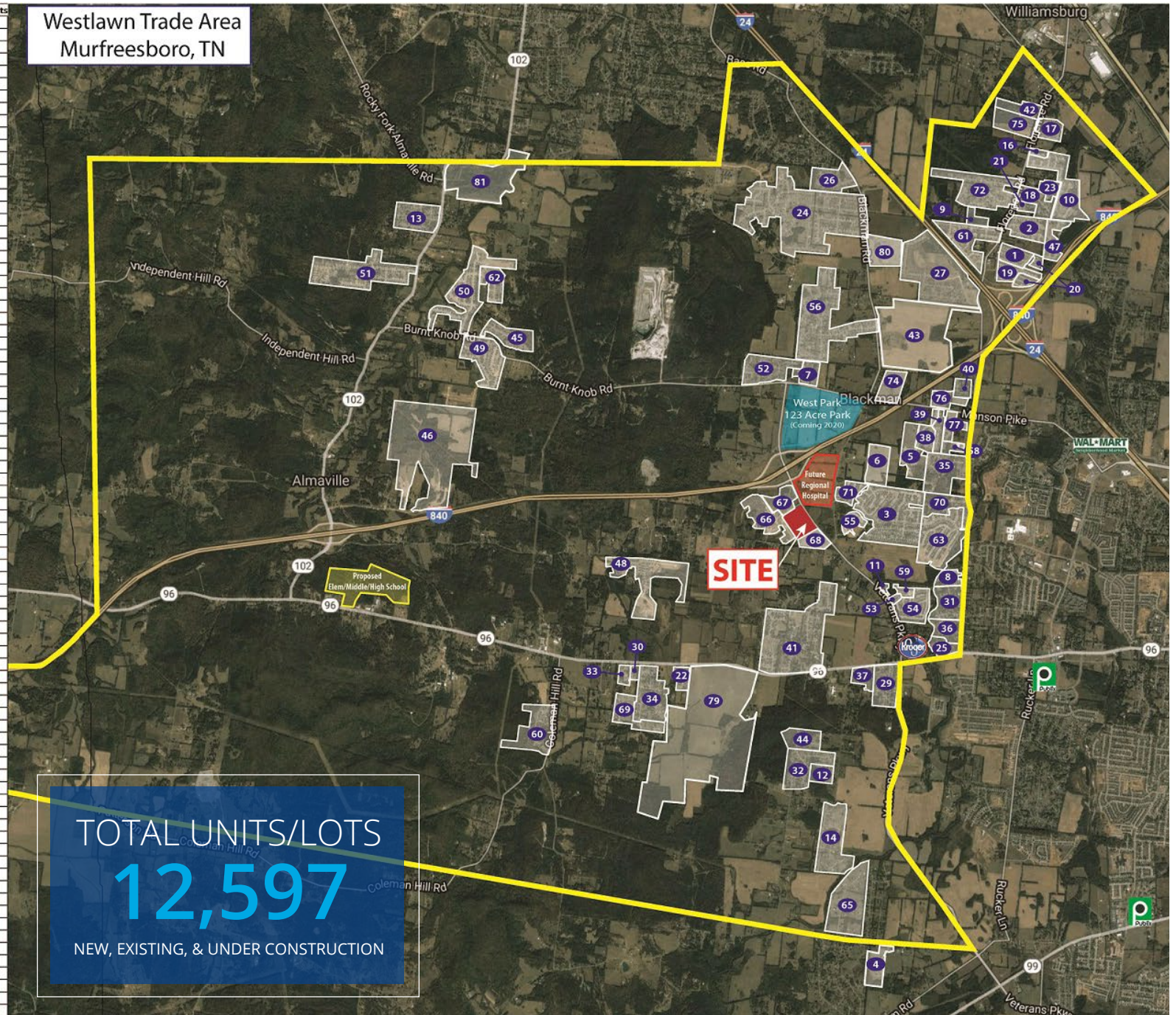




# Subdivision Growth Map

| #            | Subdivision Name                     | Lots/Units    |
|--------------|--------------------------------------|---------------|
| 1            | Adams Pointe                         | 159           |
| 2            | Adams Run                            | 104           |
| 3            | Berkshire                            | 385           |
| 4            | Blackberry Farms                     | 14            |
| 5            | Blackman Meadows/Oakton              | 195           |
| 6            | Braxton Park                         | 88            |
| 7            | Burnt Knob Trace                     | 15            |
| 8            | Cedar Creek                          | 33            |
| 9            | Cedar Retreat                        | 68            |
| 10           | Cherrywood Estates                   | 153           |
| 11           | Cloisters (New Development)          | 16            |
| 12           | Devonshire                           | 18            |
| 13           | Emmett Heights                       | 94            |
| 14           | Fairwood Estates & Acres             | 72            |
| 15           | Falls Grove (see map 2)              | 335           |
| 16           | Florence Acres                       | 18            |
| 17           | Florence Green                       | 69            |
| 18           | Florence Meadows                     | 34            |
| 19           | Florence Pointe                      | 130           |
| 20           | Florence Village I & II              | 165           |
| 21           | Florence Dale                        | 7             |
| 22           | Fox Ridge                            | 22            |
| 23           | Foxboro                              | 63            |
| 24           | Foxfire Meadows                      | 293           |
| 25           | Franklin Rd Estates                  | 15            |
| 26           | Harris Downs                         | 46            |
| 27           | Heatherwood                          | 215           |
| 28           | Hickory Hills                        | 54            |
| 29           | Hideaway (see map 2)                 | 482           |
| 30           | Joywood                              | 9             |
| 31           | KC Subdivision                       | 35            |
| 32           | Kingwood Trace                       | 61            |
| 33           | Mayfield Estates                     | 12            |
| 34           | McNeil Farms                         | 93            |
| 35           | Meadowland                           | 36            |
| 36           | Meadowlane                           | 33            |
| 37           | Oakdale Acres                        | 32            |
| 38           | Oakton                               | 43            |
| 39           | Princeton Oaks                       | 33            |
| 40           | Royal Court                          | 21            |
| 41           | Royal Glen                           | 243           |
| 42           | Seward Crossing                      | 92            |
| 43           | Shelton Springs                      | 750           |
| 44           | Sherwood Oaks                        | 24            |
| 45           | Smotherman Park                      | 25            |
| 46           | Southaven                            | 552           |
| 47           | Spring Lake                          | 68            |
| 48           | Springhouse / Nature Walk            | 179           |
| 49           | Stewart Creek Farms                  | 151           |
| 50           | Stewart Springs                      | 190           |
| 51           | Stonewood                            | 197           |
| 52           | Sugartree                            | 79            |
| 53           | The Brooks                           | 18            |
| 54           | The Cloister                         | 179           |
| 55           | The Enclave                          | 98            |
| 56           | The Foothills                        | 160           |
| 57           | The Grove (see map 2)                | 820           |
| 58           | The Reserves at Blackman             | 5             |
| 59           | The Villas at Cloister               | 139           |
| 60           | The Woodlands                        | 34            |
| 61           | Thistle Downs                        | 246           |
| 62           | Travis Estates                       | 65            |
| 63           | Villages at Berkshire                | 295           |
| 64           | Vineyard Valley (see map 2)          | 112           |
| 65           | Walter Leathers                      | 22            |
| 66           | Westlawn                             | 264           |
| 67           | Westlawn Multi-Family                | 318           |
| 68           | Westlawn Town Homes                  | 98            |
| 69           | White Oak Meadows                    | 28            |
| 70           | Willowbend                           | 28            |
| 71           | Winslow Park @ Berkshire             | 94            |
| 72           | Youngstown                           | 103           |
| 73           | McDaniel Farms & Estates (see map 2) | 388           |
| 74           | Hardeman Grove                       | 160           |
| 75           | Windwoods                            | 107           |
| 76           | Blackman Village                     | 79            |
| 77           | Blackman Station                     | 180           |
| 79           | Burgess Farm                         | 1900          |
| 80           | Smith Farms                          | 203           |
| 81           | Clear Creek                          | 134           |
| <b>Total</b> |                                      | <b>12,597</b> |

Westlawn Trade Area  
Murfreesboro, TN



TOTAL UNITS/LOTS

12,597

NEW, EXISTING, & UNDER CONSTRUCTION





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