Publix #1234 - The Market at Salem Cove

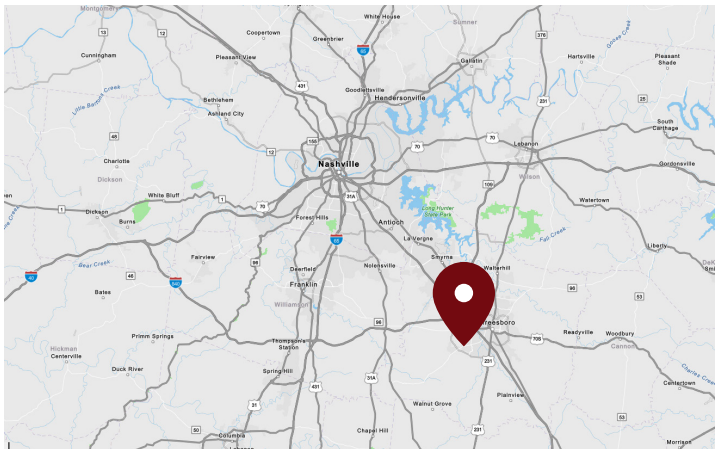
2650 New Salem Highway
Murfreesboro, TN 37128
Lat 35.812, Long -86.457

FOR LEASE

1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-anchored center located in Rutherford County which is the fastest growing County in Tennessee and home to many major employers like Nissan, Amazon, Saint Thomas Health, Verizon Wireless and General Mills (1,000 + employees).
- Situated within the desirable bedroom community of Murfreesboro, the largest suburb of Nashville, this property is supported by exceptional demographics and a multitude of new housing starts.
- Located less than 1 mile from Scales Elementary School (922 students), 3.4 miles from Rockvale Middle School (1,262 students) and 3.6 miles from Riverdale High School (1,783 students).
- Excellent visibility, convenience to Interstate 24 and easy access via multiple points of entry make this the perfect spot for your business.
- Traffic Count: 28,799 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,809	56,488	113,642
Daytime Population	7,098	41,252	125,019
Total Households	4,649	21,590	44,020
Avg. HH Income	$117,798	$111,362	$105,612

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

Office: **334.409.6445** | Cell: **334.590.4332** | **jgolomb@crossmanco.com**
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Publix #1234 - The Market at Salem Cove

2650 New Salem Highway
Murfreesboro, TN 37128
Lat 35.812, Long -86.457

SITE PLAN

Suite	Tenant	Size
ANC	Publix	45,600
A01	Big B Cleaners	1,400
A02	Goodwill Donation Express	1,400
A03	Papa Johns	1,400
A04	La Loma Mexican Grill	2,756
A05	Salem Creek Family Dental	2,418
A06	Luca's Pizzeria	1,082
A08	Greek Gyros	1,050
A08A	China Wok	1,050
A10	Luxy Nail Spa	2,800
A11	AVAILABLE	1,400

TOTAL 62,356

Jamie Golomb

Office: **334.409.6445** | Cell: **334.590.4332** | **jgolomb@crossmanco.com**
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Publix #1234 - The Market at Salem Cove

2650 New Salem Highway
Murfreesboro, TN 37128
Lat 35.812, Long -86.457

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
130,200

EST. # OF VISITS ANNUALLY
890,000

AVG. VISITS / CUSTOMER
6.38

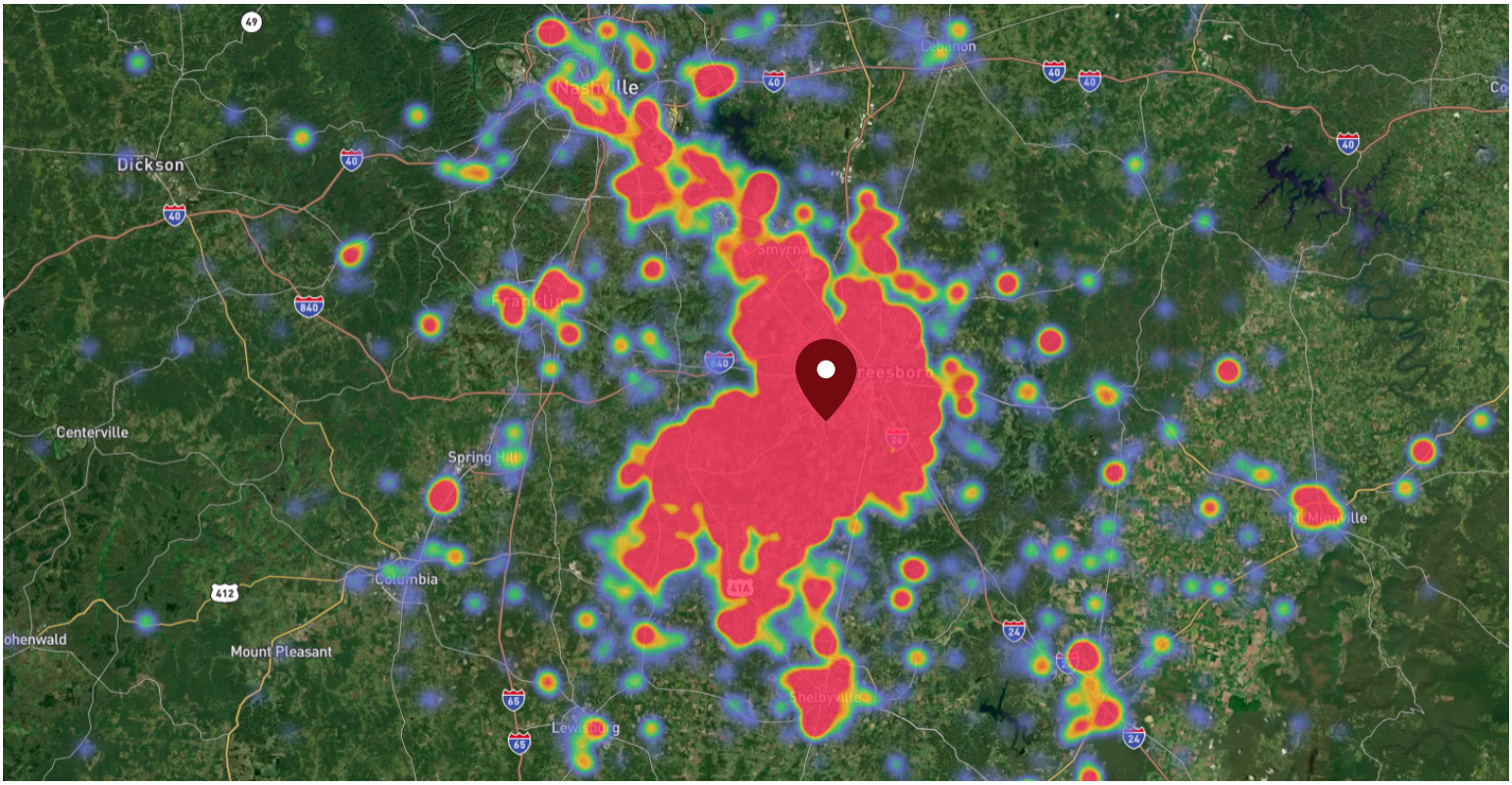
AVG. LENGTH-OF-STAY / VISIT
24 Min

TOP 3 DAYS	# OF VISITS
Saturday	144,969
Friday	134,993
Sunday	133,802

TOP 3 HOURS	# OF VISITS
5-6 PM	147,797
4-5 PM	135,083
6-7 PM	126,204

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2025 - May 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Jamie Golomb
Office: **334.409.6445** | Cell: **334.590.4332** | **jgolomb@crossmanco.com**
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com