



## PIONEER SQUARE – SPACES FOR LEASE

### 1990 Old Fort Parkway – Murfreesboro, TN



#### DETAILS:

- Lease Rate: \$16.75 PSF
- CAM charges - \$3.60 PSF
- 2 – 1,040 SF spaces for lease
- High traffic area, close to Walmart
- Pylon Sign Availability
- Traffic Count: Approx. 30,736

**John Harney**  
AFFILIATE BROKER

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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE

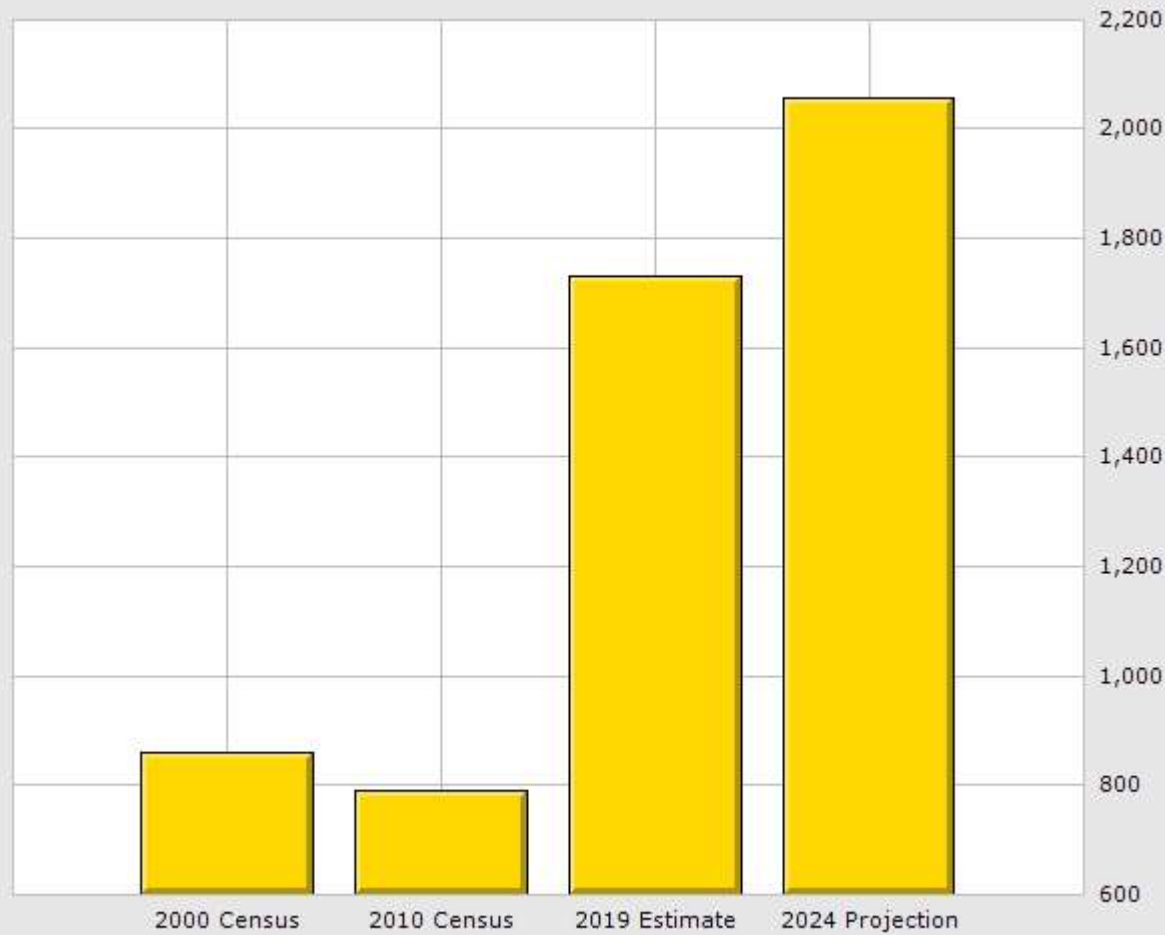


1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129  
615.896.4045

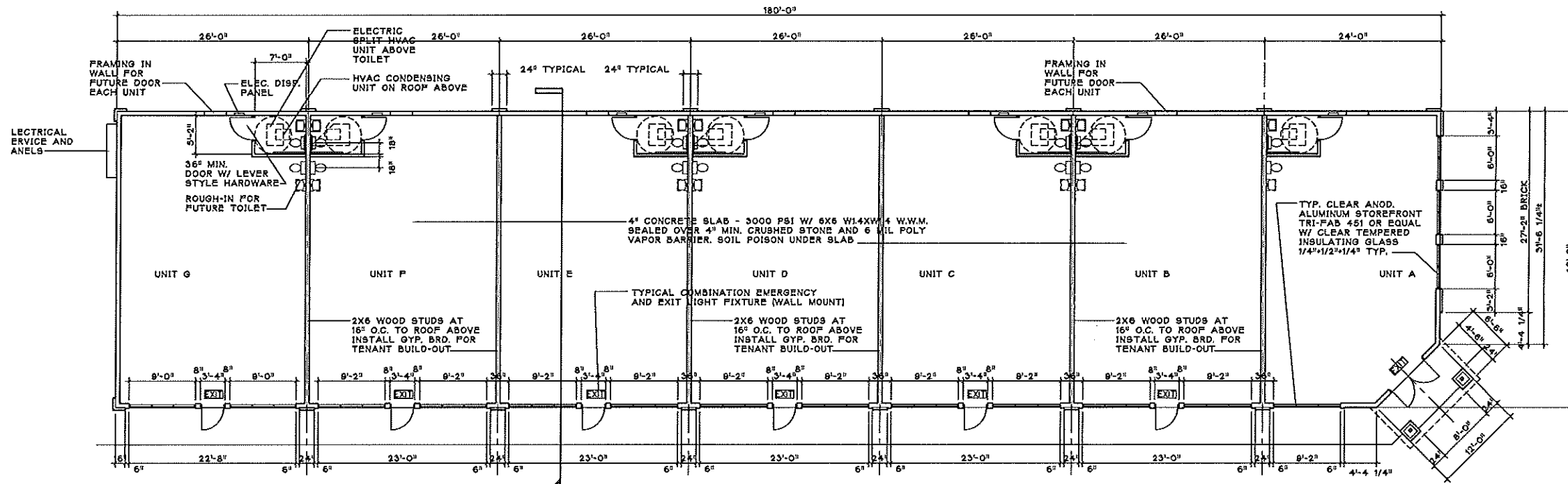
[www.parks-group.com](http://www.parks-group.com)

# Population for 1 Mile Radius

1960 Old Fort Pky, Murfreesboro, TN 37129



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Total Population:	1,731	66,288	151,594
2024 Population:	2,058	75,997	172,786
Pop Growth 2019-2024:	18.89%	14.65%	13.98%
Average Age:	37.00	34.90	34.30
<b>Households</b>			
2019 Total Households:	586	26,543	57,680
HH Growth 2019-2024:	18.60%	14.47%	13.99%
Median Household Inc:	\$67,687	\$57,461	\$59,575
Avg Household Size:	2.90	2.40	2.50
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$169,656	\$182,011	\$198,736
Median Year Built:	2010	1997	1997



1/4" TEMPERED GLASS  
ALL WINDOWS WITHIN 24" OF A DOOR TO HAVE 1/4" TEMPERED GLASS

ALL DOORS TO HAVE LEVER TYPE HARDWARE

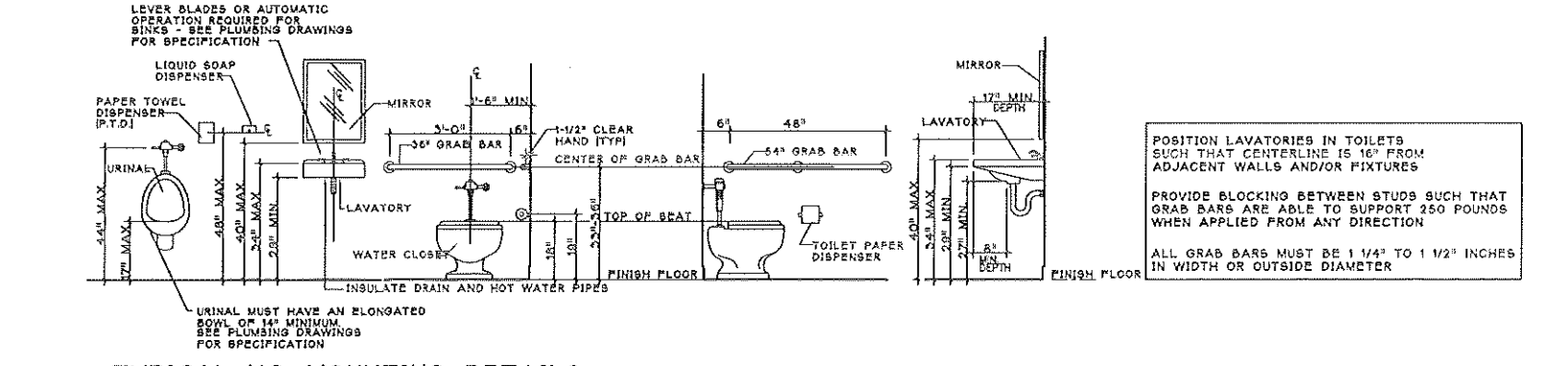
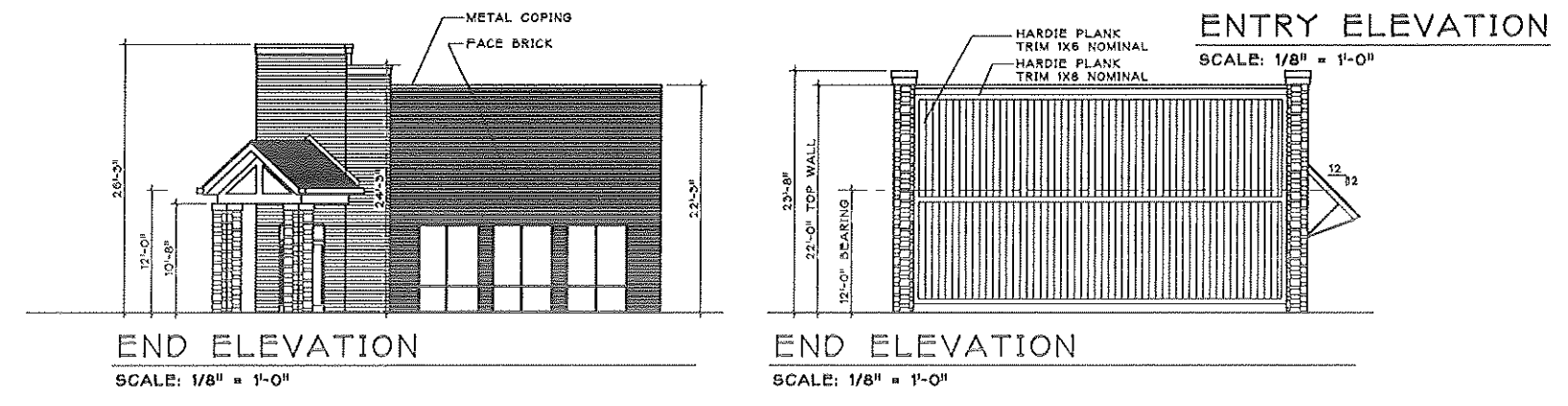
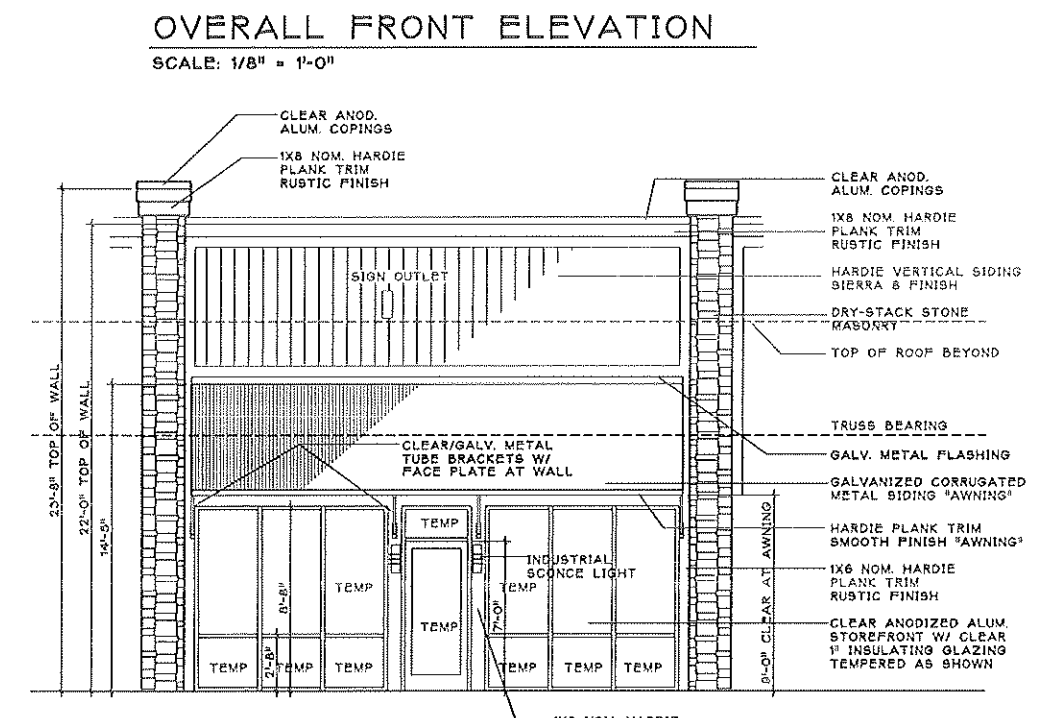
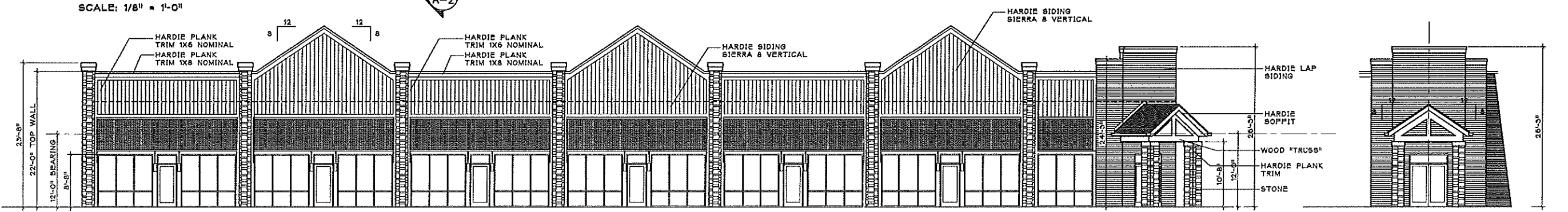
ALL EMERGENCY/EXIT LIGHTING TO HAVE BATTERY BACKUP

18" MIN. CLEARANCE ON PULL SIDES OF DOOR

BACK-FLOW PREVENTER REQUIRED FOR EACH WATER METER

PROVIDE 2 HOUR DEMISING WALLS AT ASSEMBLY TYPE TENANTS - SUCH AS RESTAURANTS W/ 2 LAYERS 5/8" TYPE 3X4 GYP. BRD. EACH SIDE OF STUDS AND SEALED

TOILETS TO COMPLY W/ ADA REQTS. INSULATE PIPES, GRAB BARS, ETC.



POSITION LAVATORIES IN TOILETS SUCH THAT CENTERLINE IS 16" FROM ADJACENT WALLS AND/OR FIXTURES

PROVIDE BLOCKING BETWEEN STUDS SUCH THAT GRAB BARS ARE ABLE TO SUPPORT 250 POUNDS WHEN APPLIED FROM ANY DIRECTION

ALL GRAB BARS MUST BE 1 1/4" TO 1 1/2" INCHES IN WIDTH OR OUTSIDE DIAMETER

**PIONEER SQUARE**  
1990 OLD FORT PARKWAY  
MURFREESBORO, TENNESSEE

W. Michael Stewart  
Architect  
1318 Tomahawk Trace Murfreesboro, Tennessee 37129

PLAN AND ELEVATIONS

MAY 24, 2006  
SCALE: AS SHOWN

A-1





Wal-mart

Sam Walton Dr

N. Thompson Lane

Amy Dr

N. Thompson Ln

James Lusinski Dr

Woodward Dr

site

Prince

Mall

To I-24

Old Fort Pkwy.

Old Fort Pkwy.

Chaffin Dr



# Rutherford County, TN Community Profile

## Rutherford County in the News

90.9

Cost of Living Index vs.  
National Average of 100

Source: 3rd Quarter 2018 ACCRA

Cost of  
Living Index

6th

Murfreesboro Ranked 6th  
Best Real Estate Market  
in the Nation

Source: WalletHub 2018

8th

Murfreesboro Ranked  
Fastest Growing Midsize  
City in the United States

Source: WalletHub 2018

1,187

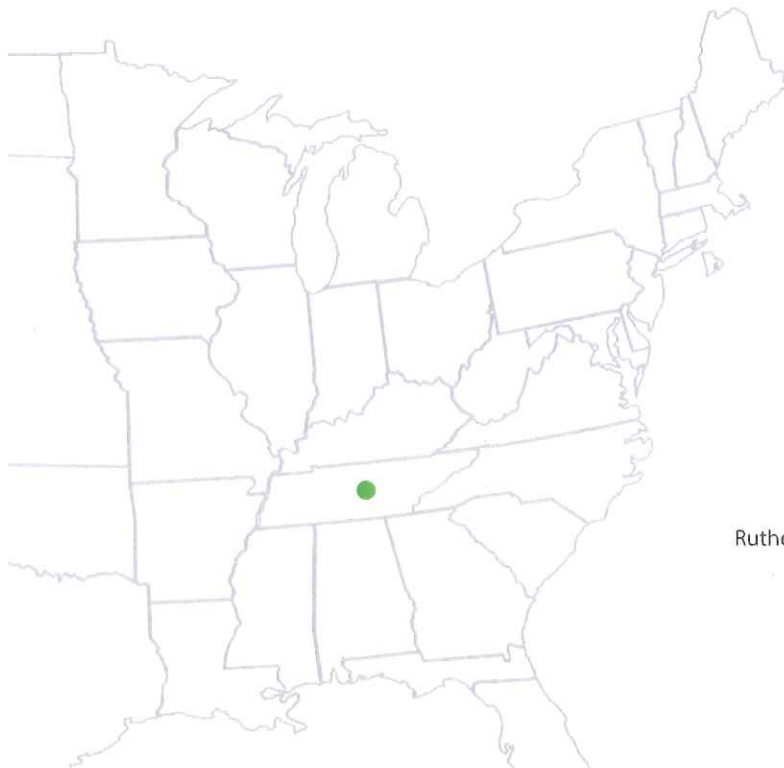
New Jobs were created  
in 2018 and \$544 Million  
in Capital Investments were  
made from 14 relocations  
and 17 existing company  
expansions.

## Destination Rutherford

Destination Rutherford is an economic development organization intended to serve all investors as a mechanism that pulls together the collective leadership of the Rutherford County public and private sectors in order to stimulate strategic economic growth.

## Top 10 Private Sector Employers

Company	Employees
Nissan North America, Inc.	8,500
Ingram Content Group	1,807
State Farm Insurance Co.	1,650
Amazon Fulfillment Center	1,621
St. Thomas Rutherford Hospital	1,285
Asurion	1,250
Verizon Wireless	1,068
General Mills	1,028
Adient	1,000
Bridgestone Americas, Inc.	975



Rutherford County Chamber of Commerce  
3050 Medical Center Pkwy  
Murfreesboro, Tennessee 37129

P: (615) 893-6565 | F: (615) 278-2013

rutherford  
works

## Quick Facts

### Rutherford County

2019 Population: 330,409  
 2024 Projection: 359,045  
 2010 Census: 262,604  
 Households: 121,021  
 Avg. HH Income: \$82,882.00  
 Med. HH Income: \$65,798.00

### City of Murfreesboro

2019 Population: 142,056  
 2024 Projection: 153,707  
 2010 Census: 108,755  
 Households: 54,190  
 Avg. HH Income: \$81,115.00  
 Med. HH Income: \$61,705.12

### Town of Smyrna

2019 Population: 51,519  
 2024 Projection: 56,223  
 2010 Census: 39,974  
 Households: 19,297  
 Avg. HH Income: \$76,969.00  
 Med. HH Income: \$62,608.00

### City of La Vergne

2019 Population: 39,404  
 2024 Projections: 42,933  
 2010 Census: 32,588  
 Households: 13,007  
 Avg. HH Income: \$75,305.00  
 Med. HH Income: \$63,378.57

### City of Eagleville

2019 Population: 744  
 2024 Projection: 811  
 2010 Census: 604  
 Households: 288  
 Avg. HH Income: \$75,675.00  
 Med. HH Income: \$57,618.53

#### Sources:

2019 Claritas Estimate  
 2010 Census Data

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Updated March 28, 2019

## Recent Announcements

### The ICEE Company



Nationwide beverage company, The Icee Company announced plans to relocate its headquarters from California to La Vergne, TN creating 207 jobs and \$10.3 million in capital investment.

### Cardinal Health, Inc.



Global healthcare and logistics company, Cardinal Health, Inc. plans to expand its presence in La Vergne by constructing a new facility, representing a \$21.3 million capital investment and the creation of 95 new jobs for Rutherford County.

### i3 Verticals



i3 Verticals, a company that provides technology-enabled payment processing and software solutions, will open an operations center in a new class A office district in Murfreesboro. The move will create approximately 50 high-paying jobs for the community.

## Education

Middle Tennessee State University  
 Murfreesboro  
 Fall 2018 Enrollment: 21,630

Motlow Community College  
 Smyrna Campus  
 Spring 2018 Enrollment: 2,469

TN College of Applied Technology  
 Murfreesboro and Smyrna  
 2018 Enrollment: 714

Rutherford County Schools  
 2017-2018 Enrollment: 46,000

Murfreesboro City Schools  
 2017-2018 Enrollment: 8,900

Rutherford County Private Schools  
 Enrollment: 2,546

### Rutherford Ranked

#3

MSA in the United States for  
 Job Growth  
 Source: May, 2018 Forbes

#4

In the State of Tennessee  
 for Retail Sales  
 Source: TN Dept. of  
 Revenue

#9

In the State of Tennessee for Tourism  
 Related Expenditures  
 Source: U.S. Travel Association

2017 Total County Retail Sales  
**\$8 Billion**  
 Source: TN Dept. of Revenue

2017 Travel Related Expenditures  
**\$351 Million**  
 Source: U.S. Travel Association

## Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,266,700	1,055,990	178,770
Unemployment Rate	3.7%	2.7%	2.7%
Available Labor Pool	120,000	28,820	4,760

TN Dept. of Labor January 2019 Report