

For Sale: Commercial Building

\$1,250,000



**236 Robert Rose Dr.
Murfreesboro, TN**

PROPERTY FEATURES

- **5,801 SF – per tax record**
- **Single tenant has 7 years remaining on a 10-year lease**
- **Cap rate of 8%**
- **Great investment in the middle of Murfreesboro's fast growing Gateway area**



**The
Parks Group**
— *Commercial Real Estate*

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These statements, figures, area calculations and conclusions herein and attached as exhibits were obtained from sources considered to be reliable. The Parks Group assumes no responsibility for their accuracy. Property is subject to availability and prices are subject to change – either or both without notice.

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SITE



Robert Rose Dr

Stones River Mall Blvd



Dillard's

Stones River
MALL



Medical Center Pkwy

Robert Rose Dr.

hgregg

ASAP

SITE

Old Fort Park & Golf Course

Robert Rose Blvd.

Walmart

THE HOME DEPOT

Dillard's

JCPenney

Stones River Mall

STAPLES

PETSMART

Mall Cir

Stones River-Mall Blvd

Woodward Dr

96

Market Prince Ln

Mall Cir

I-24

River-Rock-Blvd

TARGET

LOWE'S

Bridge