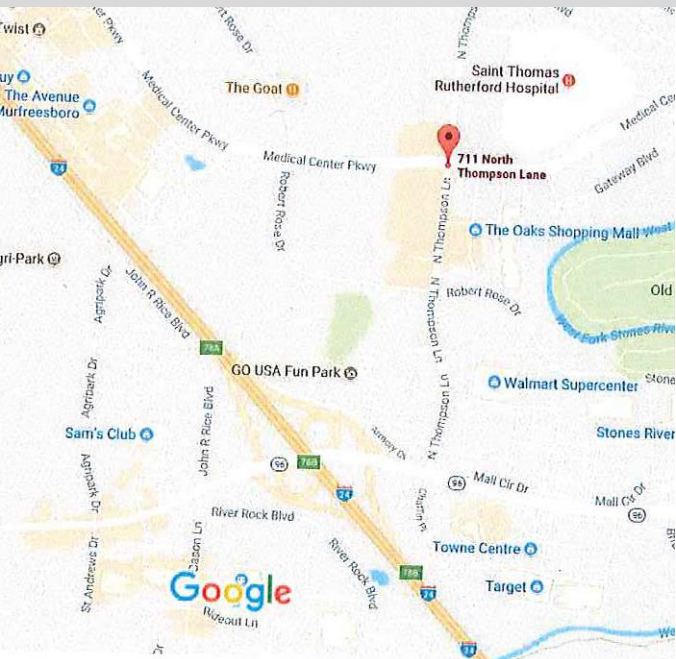


LEASE RATES FROM \$28 NNN



711 N. THOMPSON LANE MURFREESBORO, TN

RETAIL/COMMERCIAL SPACES FROM 1,447 SF – 2,894 SF



AMENITIES

- Lease rates from \$28 NNN
- \$25 PSF Tenant Allowance
- Great location near The Avenue, St. Thomas Rutherford Hospital, hotels, shopping, Murfreesboro's Gateway and I-24
- Spaces available from 1,447 SF – 2,894 SF
- Anchored by Marty & Liz Shoes and Metro Diner
- Traffic Count: Approx. 23,940

John Harney
AFFILIATE BROKER

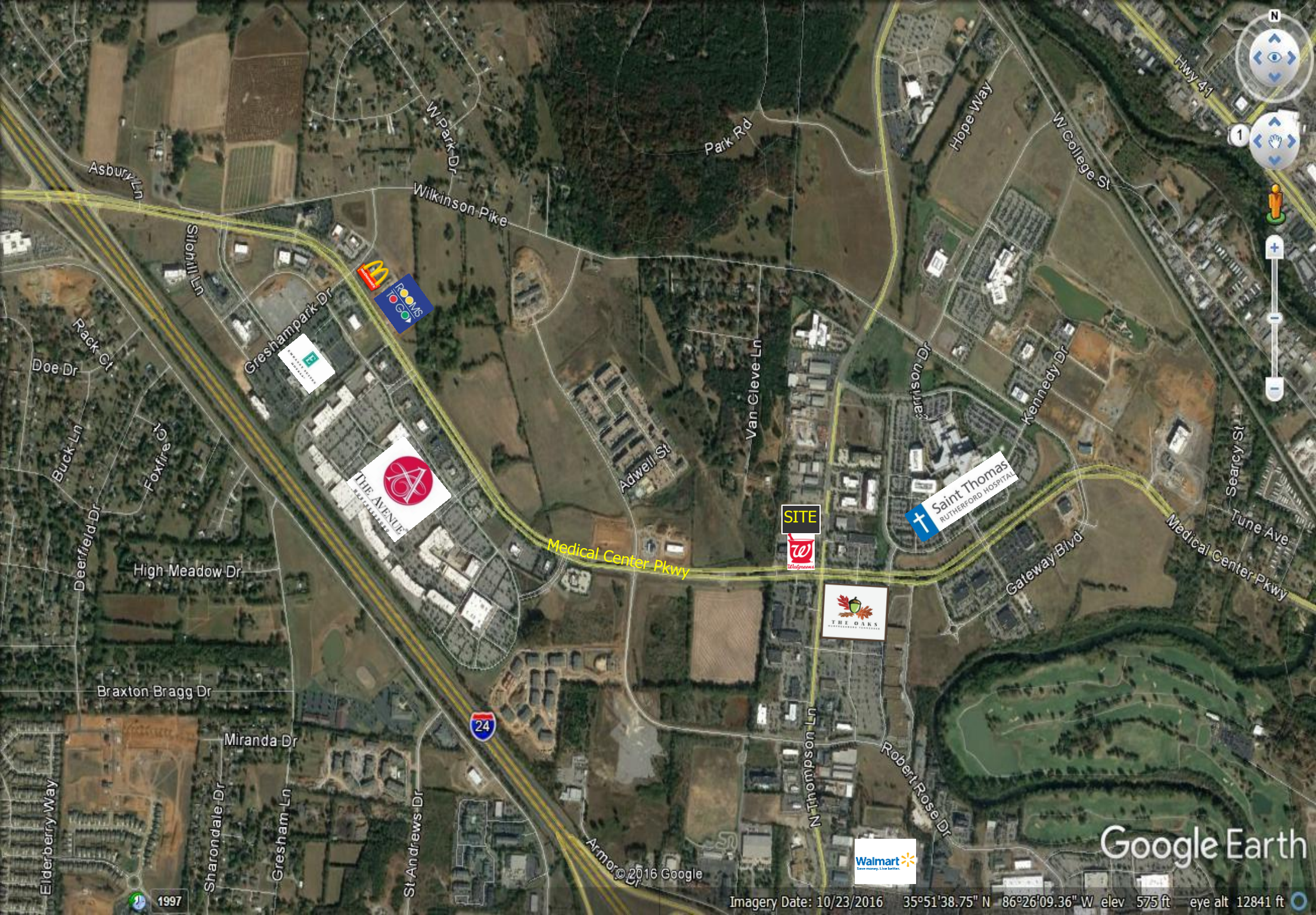
615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

615.896.4045
www.parks-group.com



Google Earth

© 2016 Google

Imagery Date: 10/23/2016 35°51'38.75" N 86°26'09.36" W elev 575 ft eye alt 12841 ft

1997



Thompson Lane



SITE



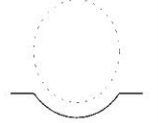
Medical Center Pkwy



LOWEN+ASSOCIATES, LLC

2700 Belmont Boulevard, Suite A
 Nashville, Tennessee 37212
 www.Lowen-Associates.com
 www.JameelLowenPhotography.com
 p (615) 306-3357 f (615) 306-3329

PROFESSIONAL SEAL:
 Construction Documents

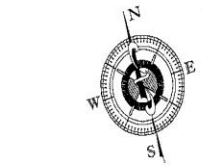
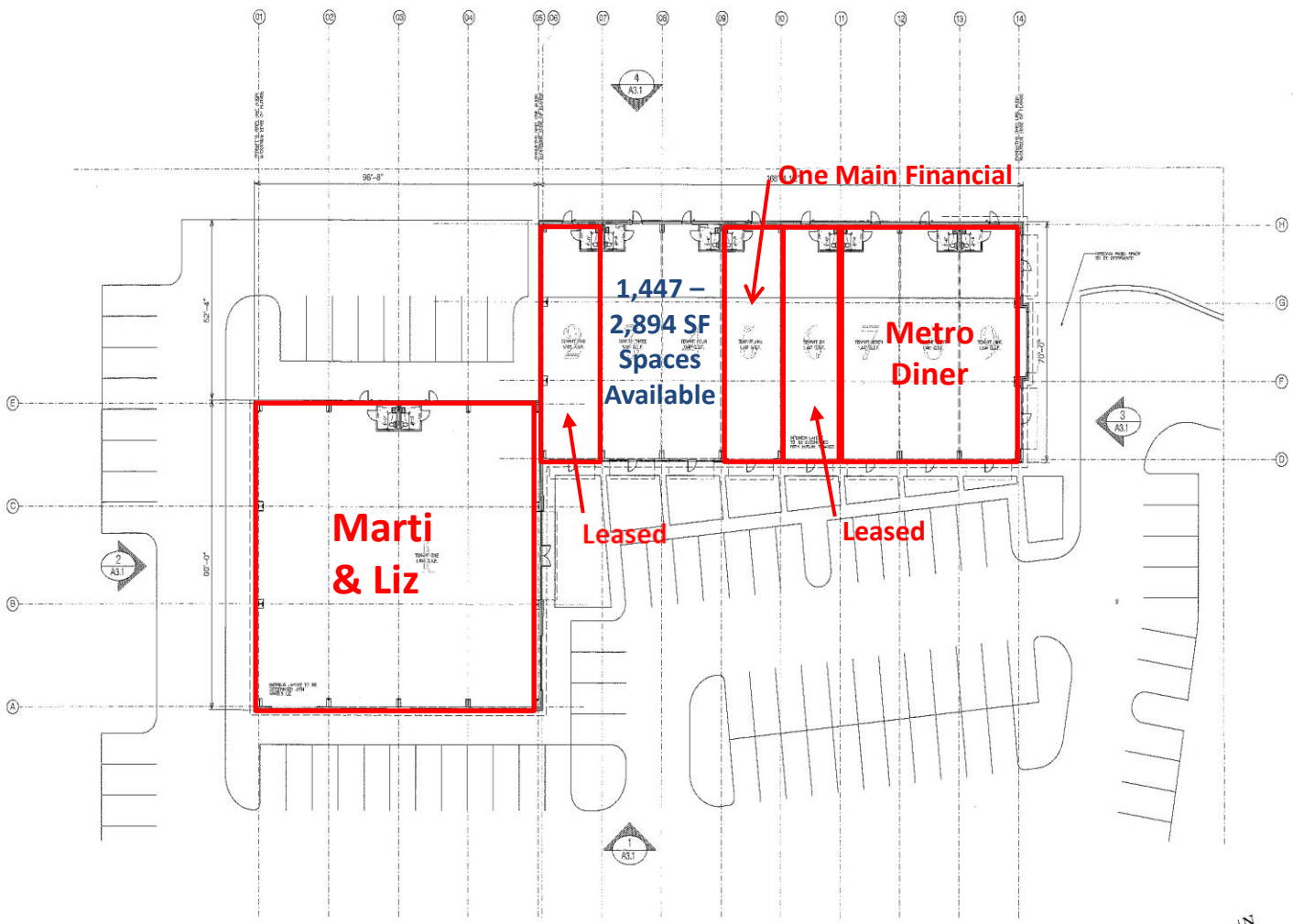


A NEW RETAIL CENTER FOR:
MARTI & LIZ
A RETAIL CENTER
 PARKWAY PLAZA OLIVER SUBDIVISION LOT 8
 NORTH THOMPSON LANE
 MURFREESBORO, TENNESSEE

PHASE:
 Construction Documents
 PROJECT NUMBER:
 15-21
 ISSUE DATE:
 July 17, 2015
 REVISIONS:
 ▲
 ▲
 ▲
 ▲
 ▲

Floor Plan

A2.1



1 Floor Plan
 Scale: 1/16" = 1'-0"
 Building Square Footage: 20,748 g.s.f.

Demographic Summary Report

711 N Thompson Ln, Murfreesboro, TN 37129

Building Type: **General Retail** Total Available: **4,340 SF**
 Secondary: - % Leased: **79.02%**
 GLA: **20,687 SF** Rent/SF/Yr: **\$28.00**
 Year Built: -

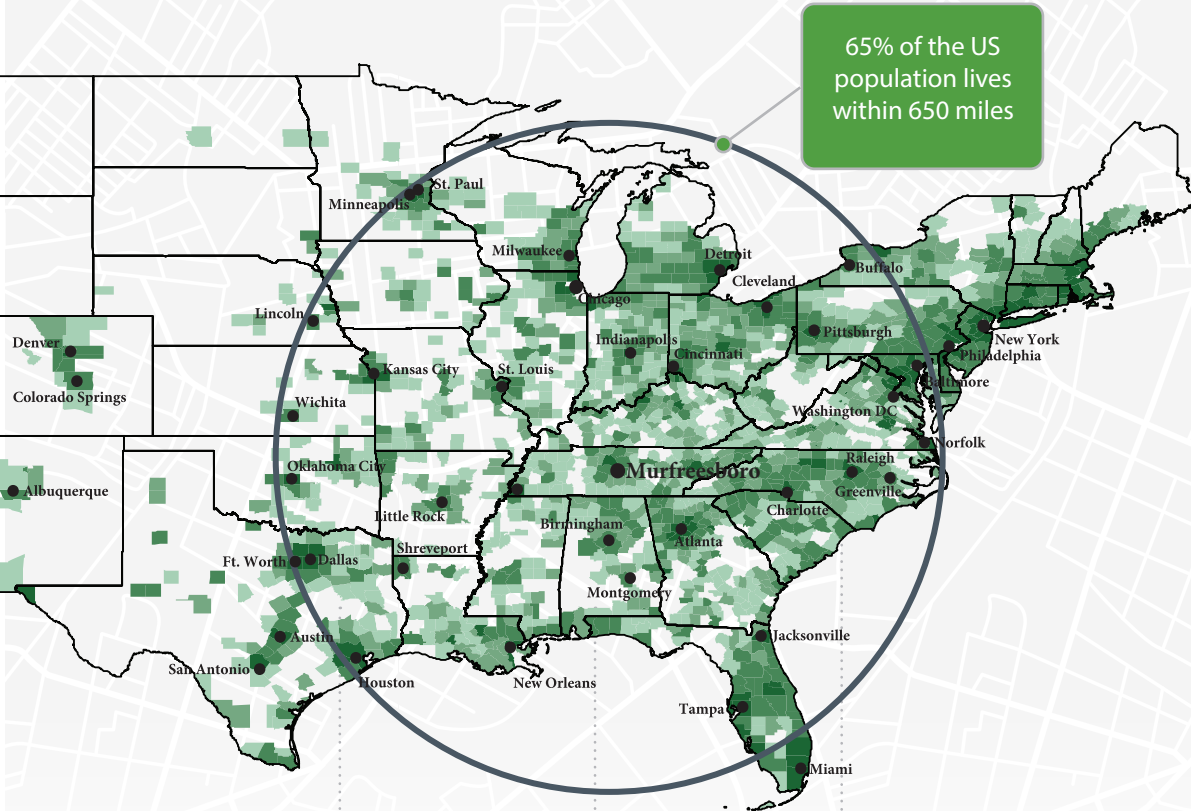


Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	5,138	71,404	188,157
2022 Estimate	4,238	61,589	162,460
2010 Census	1,360	43,151	114,216
Growth 2022 - 2027	21.24%	15.94%	15.82%
Growth 2010 - 2022	211.62%	42.73%	42.24%
2022 Population by Hispanic Origin	272	4,642	12,806
2022 Population	4,238	61,589	162,460
White	3,351 79.07%	46,250 75.09%	120,481 74.16%
Black	546 12.88%	10,331 16.77%	29,572 18.20%
Am. Indian & Alaskan	11 0.26%	303 0.49%	816 0.50%
Asian	221 5.21%	2,715 4.41%	6,488 3.99%
Hawaiian & Pacific Island	0 0.00%	47 0.08%	195 0.12%
Other	108 2.55%	1,944 3.16%	4,908 3.02%
U.S. Armed Forces	9	107	375
Households			
2027 Projection	1,738	27,677	69,769
2022 Estimate	1,440	24,014	60,512
2010 Census	490	17,355	43,564
Growth 2022 - 2027	20.69%	15.25%	15.30%
Growth 2010 - 2022	193.88%	38.37%	38.90%
Owner Occupied	1,073 74.51%	14,464 60.23%	36,035 59.55%
Renter Occupied	367 25.49%	9,550 39.77%	24,477 40.45%
2022 Households by HH Income	1,438	24,013	60,513
Income: <\$25,000	149 10.36%	3,002 12.50%	8,526 14.09%
Income: \$25,000 - \$50,000	269 18.71%	5,149 21.44%	13,606 22.48%
Income: \$50,000 - \$75,000	403 28.03%	5,488 22.85%	12,152 20.08%
Income: \$75,000 - \$100,000	248 17.25%	3,404 14.18%	7,882 13.03%
Income: \$100,000 - \$125,000	90 6.26%	2,470 10.29%	5,858 9.68%
Income: \$125,000 - \$150,000	66 4.59%	1,838 7.65%	4,702 7.77%
Income: \$150,000 - \$200,000	195 13.56%	1,781 7.42%	4,903 8.10%
Income: \$200,000+	18 1.25%	881 3.67%	2,884 4.77%
2022 Avg Household Income	\$82,866	\$83,098	\$84,927
2022 Med Household Income	\$69,333	\$67,543	\$66,548

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



65% of the US
population lives
within 650 miles

95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000
Employees

amazon.com
2,700
Employees

INGRAM
1,918
Employees

+ Saint Thomas Health
1,741
Employees

asurion
1,250
Employees

verizon
1,068
Employees

General Mills
1,000
Employees

ADIENT
1,000
Employees

BRIDGESTONE
987
Employees

CardinalHealth
816
Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

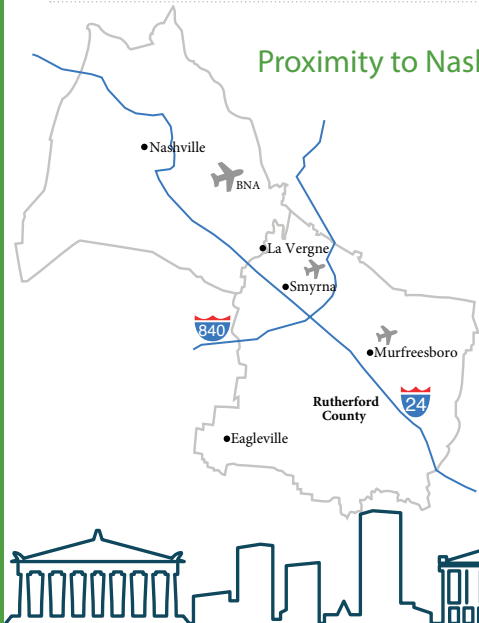
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000