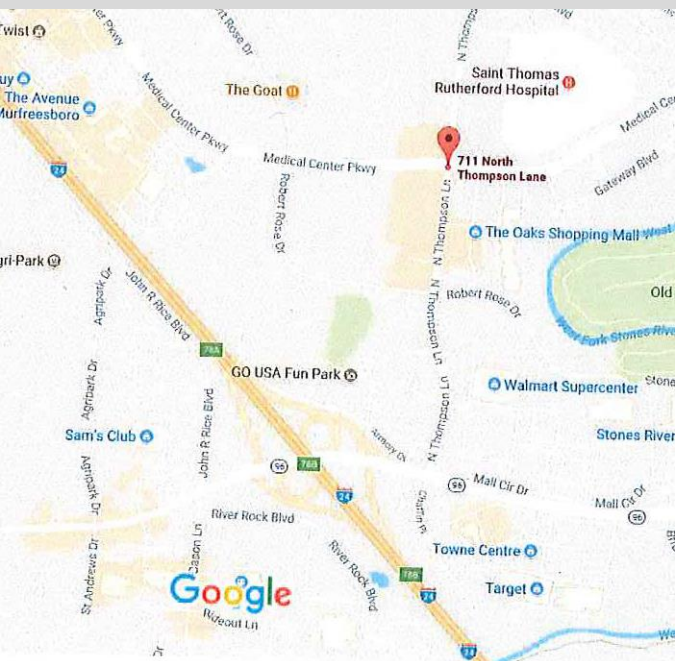


# LEASE RATES FROM \$28 NNN



## 711 N. THOMPSON LANE MURFREESBORO, TN

### RETAIL/COMMERCIAL SPACES FROM 1,447 SF – 5,788 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 – 5,788 SF
- Anchored by Marty and Liz Shoes

**John Harney**  
AFFILIATE BROKER

**615.542.0715**  
johnh@parks-group.com  
TNLIC# 221569

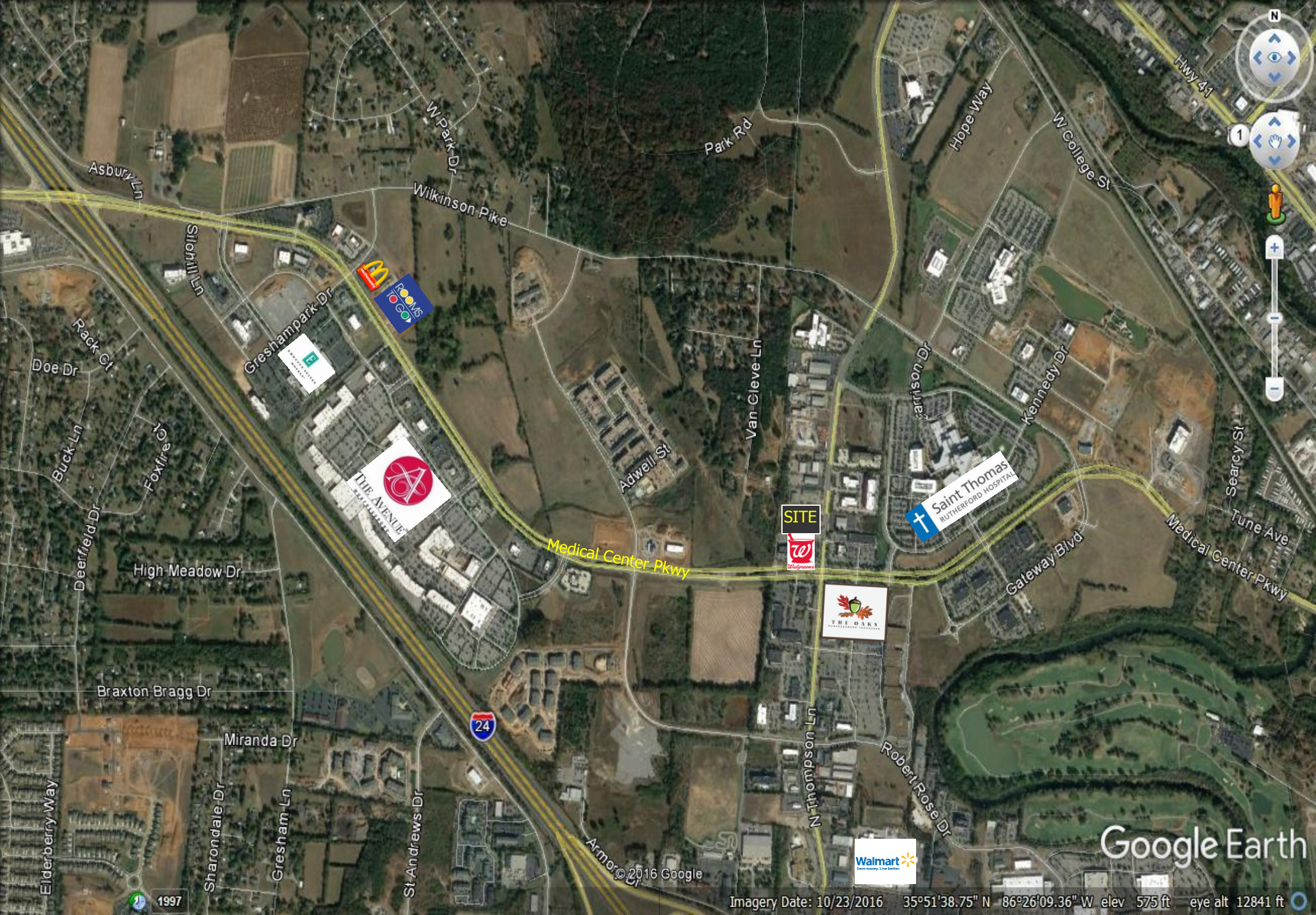
**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 Northfield Blvd, Suite 7 Murfreesboro, TN 37129

615.896.4045  
[www.parks-group.com](http://www.parks-group.com)





Google Earth

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

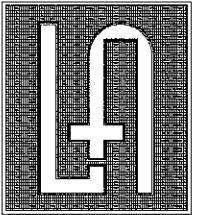


SITE



Medical Center Pkwy

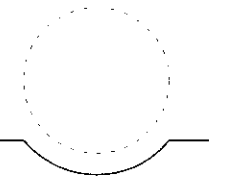




**LOWEN+ASSOCIATES, LLC**

2700 Belmont Boulevard, Suite A  
Nashville, Tennessee 37212  
[www.Lowen-Associates.com](http://www.Lowen-Associates.com)  
[www.JamesLowenPhotography.com](http://www.JamesLowenPhotography.com)  
p (615) 386-3357 f (615) 386-3329

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

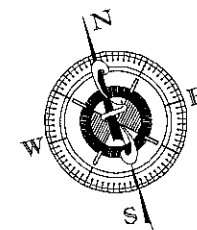
REVISIONS:



## Floor Plan

## A2.1

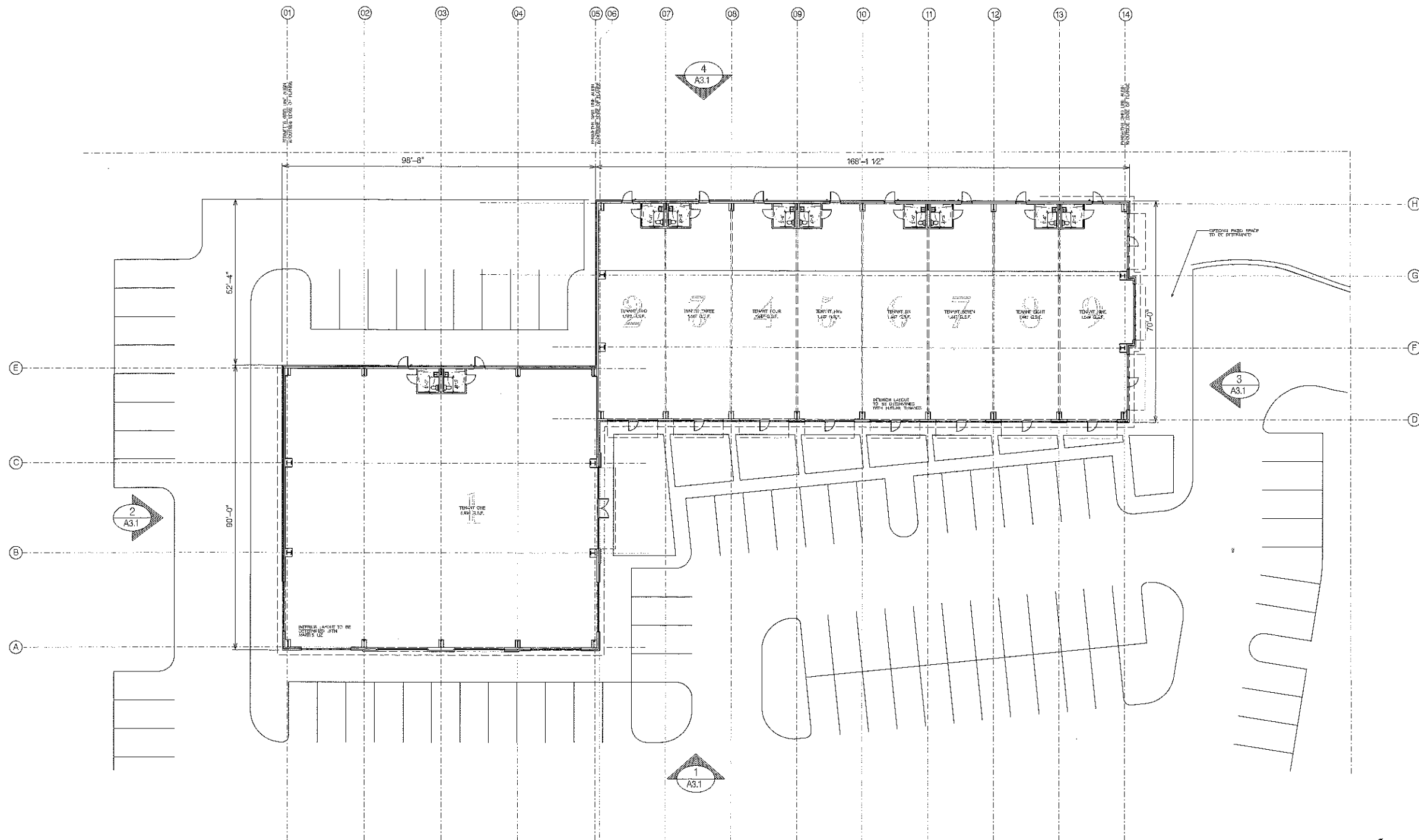
© Copyright 2015 LOWEN + ASSOCIATES, LLC

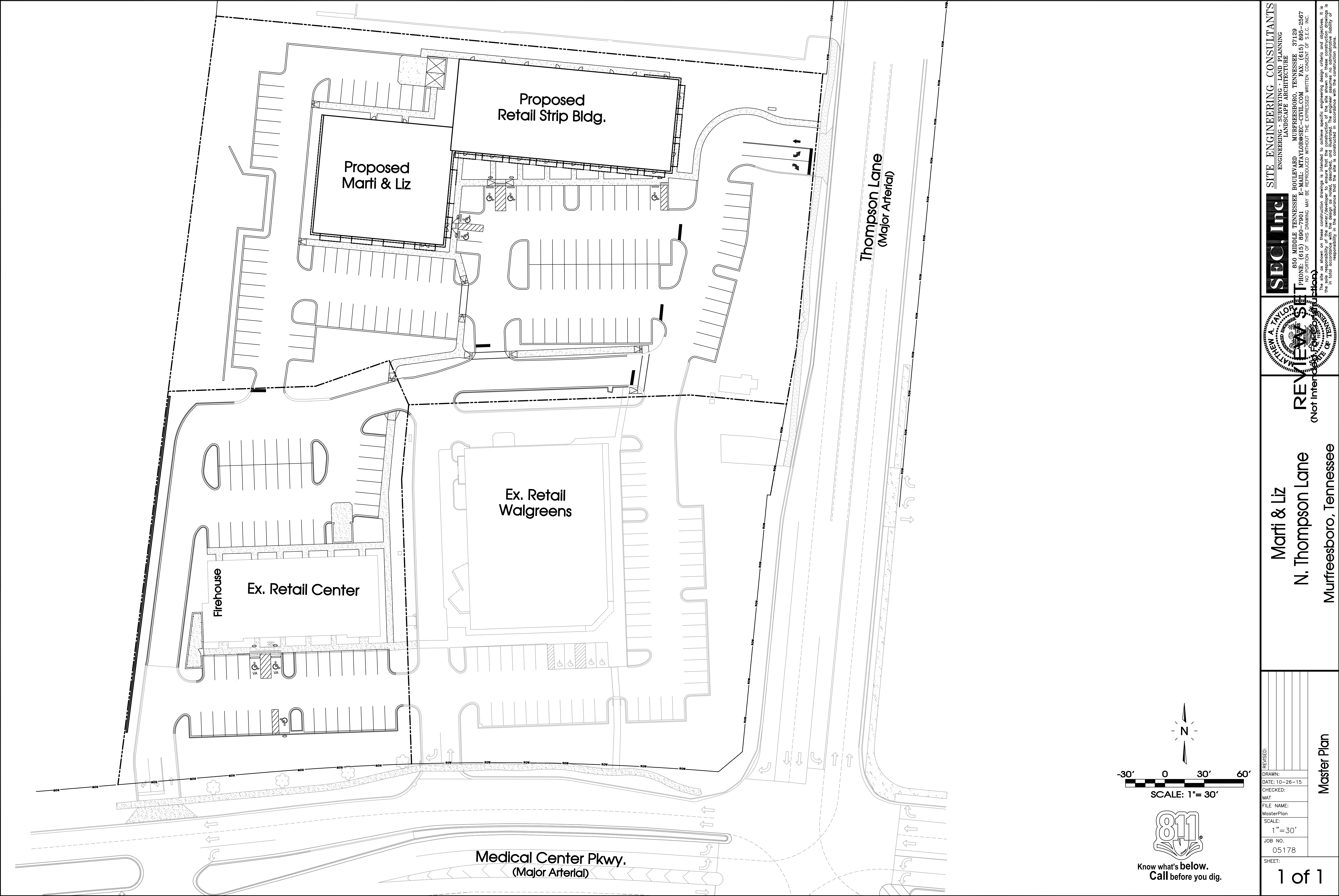


## 1 Floor Plan

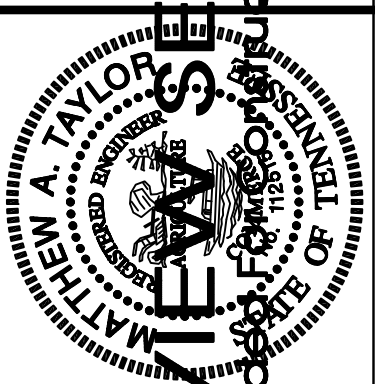
Scale:  $1/16" = 1'-0"$

Building Square Footage: 20,748 g.s.f.





**SEC, Inc.**  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.



**REVIEW SET**  
(Not Intended for Construction)  
**Marti & Liz**  
**N. Thompson Lane**  
**Murfreesboro, Tennessee**

|            |            |
|------------|------------|
| REVISIONS: |            |
| DRAWN:     |            |
| DATE:      | 10-26-15   |
| CHECKED:   |            |
| MAT        |            |
| FILE NAME: | MasterPlan |
| SCALE:     | 1"=30'     |
| JOB NO.    | 05178      |
| SHEET:     | 1 of 1     |

Master Plan

# Rutherford County, TN Community Profile

## Rutherford County in the News

96.7

Cost of Living Index vs.  
National Average of 100

Source: 4th Quarter 2017 ACCRA

Cost of  
Living Index

#1

Murfreesboro Ranked #1  
Fastest Growing City in the  
State of Tennessee  
July 2015 - July 2016

Source: U.S. Census Bureau

#10

Murfreesboro Ranked #10  
Fastest Growing City in the  
United States  
July 1, 2015 - July 1, 2016

Source: U.S. Department of  
Commerce

1,523

New Jobs were created  
in 2017 and \$389 Million  
in Capital Investments were  
made from 7 relocations  
and 15 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      | 1,400     |
| St. Thomas Rutherford Hospital | 1,315     |
| Asurion                        | 1,250     |
| Verizon Wireless               | 1,068     |
| General Mills                  | 1,050     |
| Bridgestone Americas, Inc.     | 1,007     |
| Adient                         | 1,000     |

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

2018 Population: 321,230  
2023 Projection: 349,860  
2010 Census: 262,604  
Households: 117,744  
Avg. HH Income: \$81,875.00  
Med. HH Income: \$64,982.05

### City of Murfreesboro

2018 Population: 136,595  
2023 Projection: 148,135  
2010 Census: 108,755  
Households: 52,271  
Avg. HH Income: \$79,509.00  
Med. HH Income: \$59,266.71

### Town of Smyrna

2018 Population: 50,183  
2023 Projection: 54,807  
2010 Census: 39,974  
Households: 18,890  
Avg. HH Income: \$75,976.00  
Med. HH Income: \$61,494.68

### City of La Vergne

2018 Population: 39,114  
2023 Projections: 42,746  
2010 Census: 32,588  
Households: 12,804  
Avg. HH Income: \$78,492.00  
Med. HH Income: \$65,722.02

### City of Eagleville

2018 Population: 702  
2023 Projection: 761  
2010 Census: 604  
Households: 271  
Avg. HH Income: \$79,076.00  
Med. HH Income: \$63,912.33

Sources:  
2018 Claritas Estimate  
2010 Census Data

Brian D. Hercules  
Senior VP, Economic Development  
bhercules@rutherfordchamber.org

K. Beth Duffield  
Senior VP, Workforce Development  
bduffield@rutherfordchamber.org

Updated April 30, 2018

## Recent Announcements



### 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.



### Topre America

Tier one automotive supplier to Nissan, Topre America, announced plans to expand their existing facility in Smyrna, TN, representing a \$37.8 million capital investment and the creation of 50 jobs.



### NFI

NFI officials announce plans to invest approximately \$7.2 million to establish a distribution facility in Smyrna. One of North America's largest logistic providers, NFI will create nearly 170 new jobs over the next five years in Rutherford County.

## Education

Middle Tennessee State University  
Murfreesboro  
Fall 2017 Enrollment: 21,913

Motlow Community College  
Smyrna Campus  
Spring 2017 Enrollment: 2,309

TN College of Applied Technology  
Murfreesboro and Smyrna  
2017 Students Earning  
Certificate or Diploma: 320

Rutherford County Schools  
2016-2017 Enrollment: 43,683

Murfreesboro City Schools  
Enrollment: 8,437

Rutherford County Private Schools  
Enrollment: 2,546

### Rutherford Ranked

#4

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

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

#5

2016 Travel Related Expenditures  
**\$331.9 Million**  
Source: U.S. Travel Association

#9  
In the State of Tennessee for  
Tourism Related Expenditures  
Source: U.S. Travel Association

MSA in the United  
States for Job Growth  
from  
June 2015 - June 2016  
Source: U.S. Bureau  
of Labor Statistics

## Labor Force At-A-Glance

|                      | Tennessee | Nashville MSA | County  |
|----------------------|-----------|---------------|---------|
| Labor Force          | 3,235,000 | 1,028,390     | 172,640 |
| Unemployment Rate    | 3.5%      | 2.7%          | 2.6%    |
| Available Labor Pool | 111,800   | 27,850        | 4,540   |

TN Dept. of Labor March 2018 Report