

Property Features

- **Now Leasing - Phase 1 Building : 17,000 SF**
- **Lease Rate: \$32 PSF + estimated \$4 PSF in common area expenses**
- Phase 2 Building : 23,000 SF
- \$25 PSF tenant build out allowance
- Great location on corner of Fortress & John Rice Blvd
- 40,000 SF total of retail, restaurant, office space available
- Traffic count: 30,000 +
- 6+ parking spaces per 1,000
- Opening Late Fall 2018
- Easy access to Medical Center Pkwy & Exit 76 /I-24

Only 1 Space Left in Phase 1 Building - 1,062 SF Available – Suite H



Fortress Square **Murfreesboro, TN**

John Harney – Affiliate Broker
615.542.0715 – cell 615.896.4045 – office
johnh@parks-group.com License #221569
1535 W. Northfield Blvd., Suite 7
Murfreesboro, TN 37129

www.parks-group.com

	1 Mile	3 Mile	5 Mile
Population	6,477	35,952	85,883
Median Household Income	\$62,459	\$63,151	\$56,029



LOWEN+ASSOCIATES, LLC

2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
www.JamesLowenPhotography.com
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1A Fortress Boulevard Full Front
North Elevation
Scale: 1/8" = 1'-0"



1B Fortress Boulevard Full Front
North Elevation
Scale: 1/8" = 1'-0"



2 John R. Rice Boulevard Front East Elevation
Scale: 1/8" = 1'-0"



3 Rear South Elevation
Scale: 1/8" = 1'-0"



4 Rear West Elevation
Scale: 1/8" = 1'-0"

Material Key

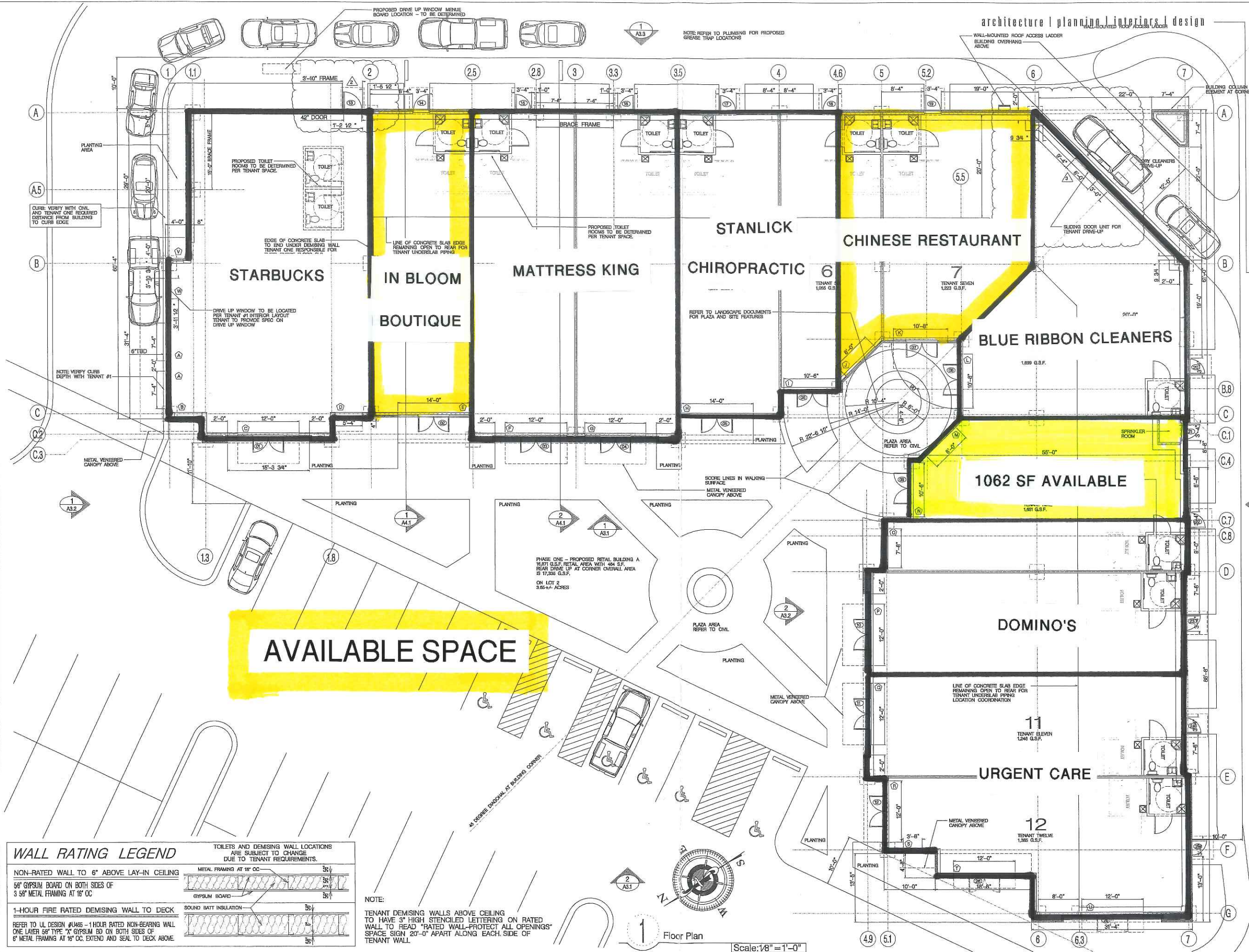


Schematic
Design Review
Set

A NEW RETAIL CENTER - PHASE ONE FOR:
FORTRESS SQUARE
CORNER OF FORTRESS BLVD AND JOHN R. RICE BLVD
MURFREESBORO, TN
OWNER: STEVE BEATY

PHASE:
Schematic Design
PROJECT NUMBER:
17-20
ISSUE DATE:
June 12, 2017
REVISIONS:







Brookwood Ln

Brookrun Rd

Grange Pl

Gotten Mill Dr

W Park Dr

Crosswoods Dr

Highland Park Dr

Bill Smith Dr

Manson Pike

Asbury Ln

Wilkinson Pike

Medical Center Pkwy

Pretoria Run

Puckett Creek Crossing

Maximilian Cir

Bridled

Thunder Gulch Way

Brigade Loop

Fortress Blvd

Shaman Crossing

Sitting Bull Crossing

Manicopa Dr

Doe Dr

Buck Ln

Vassar Ct

Rack Ct

Foxfire Ct

John R. Rice Blvd

Silva

Conference Center Blvd

Joshua Ct

TOYOTA of Murfreesboro

STAYBRIDGE SUITES

ZAXBY'S

Walmart Neighborhood Market

Future Home of Mazda

CHEVROLET

SONIC American Drive-In

SITE

Honda HONDA MURFREESBORO

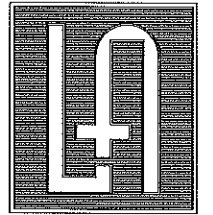
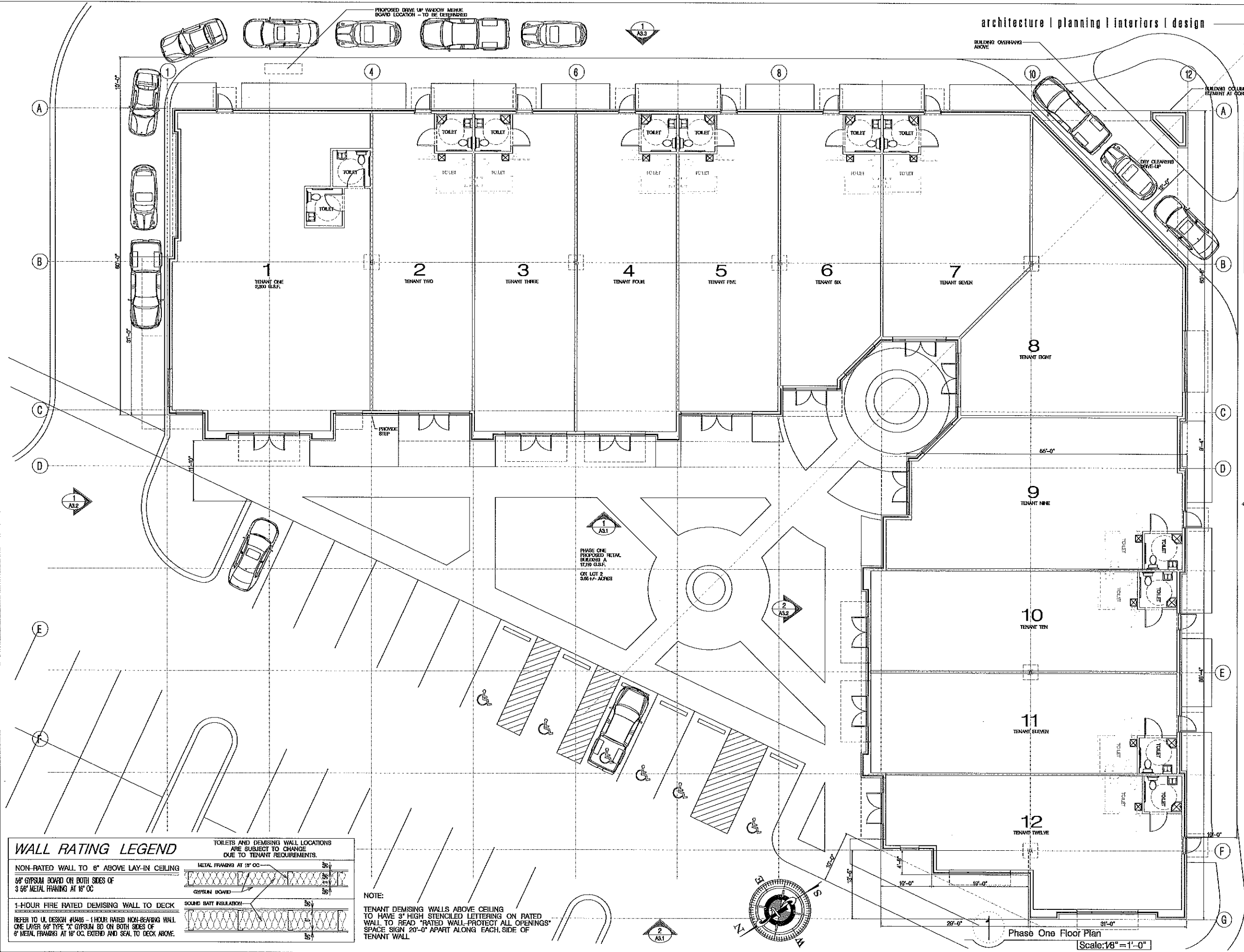
EMBASSY SUITES HOTELS

ROOMS TO GO

THE AVENUE

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Google Earth



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PROFESSIONAL SEAL:
Schematic Design

Schematic
Design Review
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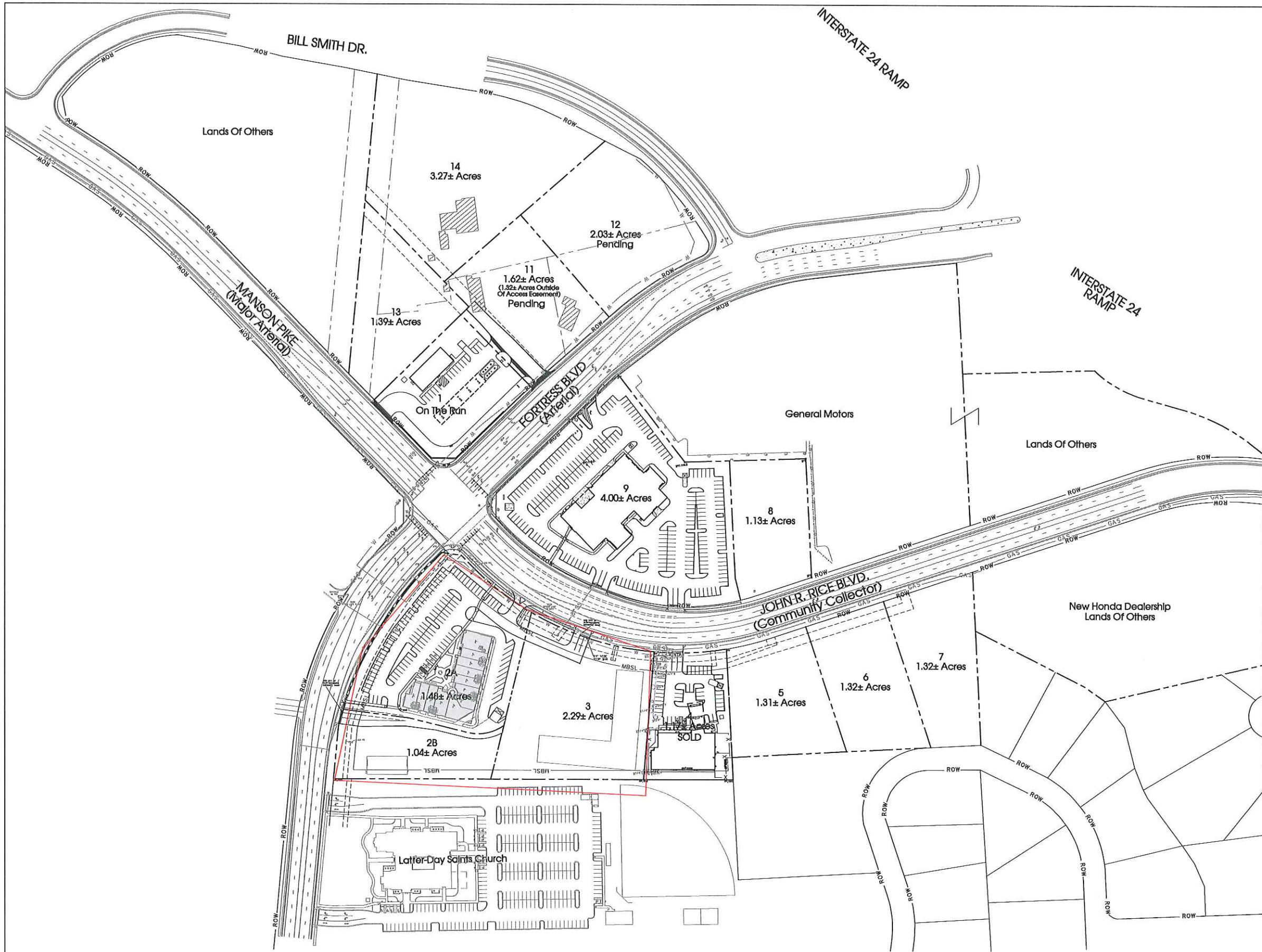
ISSUE DATE:
June 12, 2017

REVISIONS:

- △
- △
- △
- △
- △

Phase One
Floor Plan

A2.1



Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 X	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) X	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT	>	CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EOL		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		_____ PH _____	
EXISTING ELECTRIC		_____ OH _____	
PROPERTY LINE		_____	
EASEMENTS		_____	
RIGHT OF WAY		_____ ROW _____	
EROSION CONTROL SILT FENCE		_____ SF _____ SF _____	
EROSION EEL		_____ E _____ E _____ E _____	
EXISTING TREELINE			
EXISTING FENCELINE		_____ X _____ X _____ X _____ X _____	
MINIMUM BUILDING SETBACK LINE		_____	
PHASE BOUNDARY			
EXISTING GAS LINE		_____ GAS _____	
PROPOSED GAS LINE		_____ GAS _____	
EXISTING STORM		_____ STM _____	
PROPOSED STORM		_____ STM _____	
EXISTING CONTOUR LINES		-----601-----	
PROPOSED CONTOUR LINES		-----601-----	
EXISTING SANITARY SEWER		_____ SS _____	
PROPOSED SANITARY SEWER		_____ SS _____	
EXISTING WATER		_____ W _____ W _____	
PROPOSED WATER		_____ W _____ W _____	

100' 0 100' 200'
SCALE: 1" = 100'

Know what's below.
Call before you dig.

SFC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING, SURVEYING, AND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SFC-INC.COM FAX: (615) 895-2567
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Fortress Square
Murfreesboro, Tennessee

Master Plan

REVISED: 8-19-17: DBF Comments

DRAWN: SJM/CFB3
DATE: 5-23-17
CHECKED:
MAT
FILE NAME:
03123.mxd.dwg
SCALE:
1" = 100'
JOB NO.
03123
SHEET:
3 of 9

Rutherford County, TN Community Profile

Rutherford County in the News

99.6

Cost of Living Index vs.
National Average of 100

Source: 1st Quarter 2018 ACCRA

Cost of
Living Index

Top 3

Murfreesboro and Smyrna
Ranked #2 and #3 Fastest
Growing Cities in
Tennessee

July 1, 2016 - July 1, 2017

Source: U.S. Census Bureau

6th

Rutherford County ranked
6th for the largest
employment increase in the
nation

December 2016 - 2017

Source: U.S. Bureau of Labor Statistics

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

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Senior VP, Workforce Development
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Updated August 1, 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

#3

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

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

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

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

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,298,200	1,050,150	176,680
Unemployment Rate	4.1%	3.2%	3.3%
Available Labor Pool	135,800	34,110	5,830

TN Dept. of Labor June 2018 Report