THE PARKS GROUP
COMMERCIAL REAL ESTATE

Fortress Square
Fortress Blvd @ John Rice Blvd.

RETAIL SPACE FOR LEASE

1,700 SF Available – Suite G
SPACE DESIGNED FOR DRY CLEANERS OR OTHER RETAIL USE WITH BACK DOOR DRIVE THRU CANOPY

Property Features

- **Lease Rate: $32 PSF + estimated $4.50 PSF in common area expenses**
- Space designed for generic retail use
- 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

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

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

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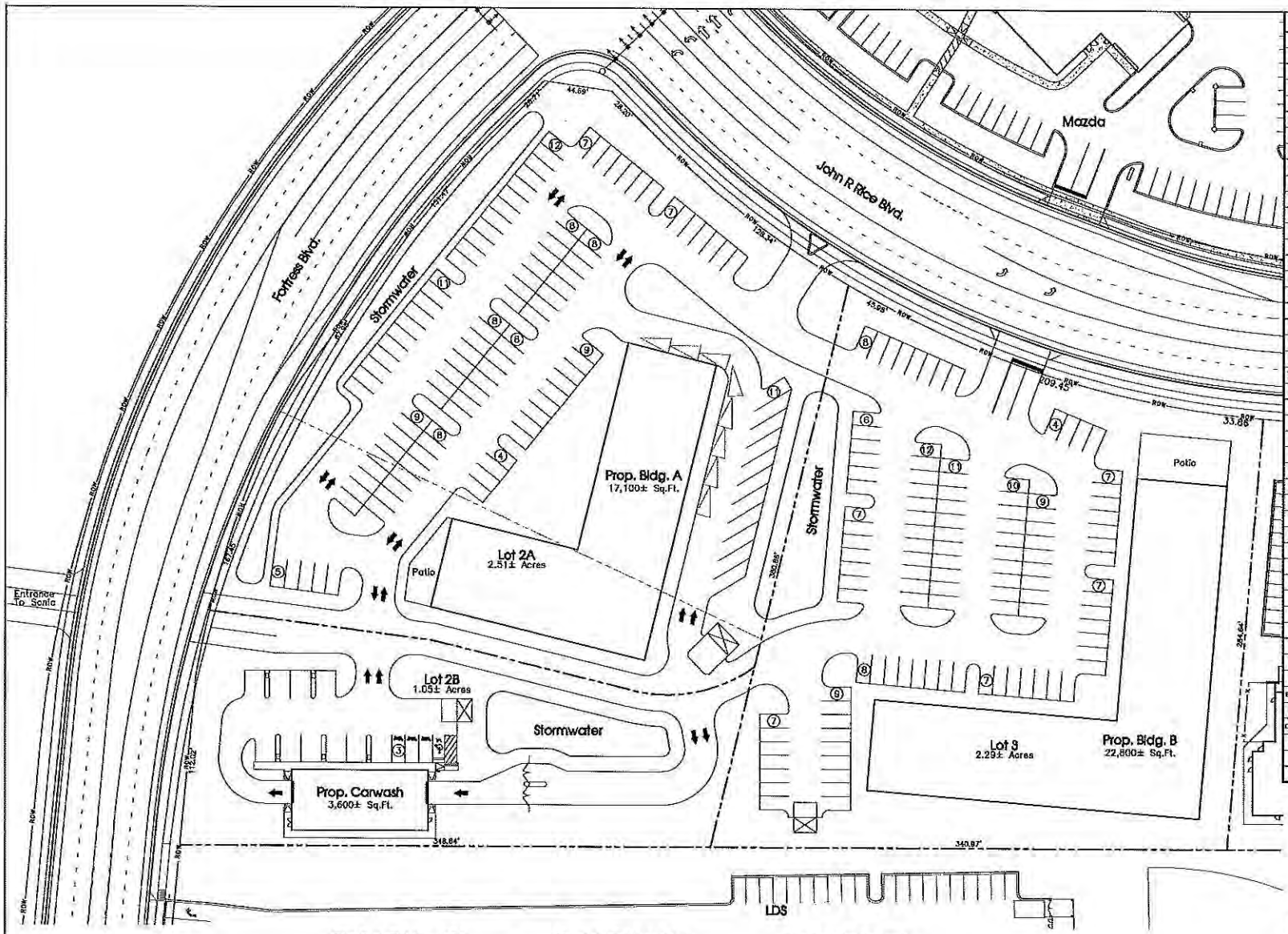

Site Data Table Lot 2A:
17,100 Sq.Ft. Building A
115 Spaces
6.73 Spaces/1000 Sq.Ft.

Site Data Table Lot 2B:
3,600 Sq.Ft. Carwash
3 Spaces

Site Data Table Lot 3:
22,800 Sq.Ft. Building B
112 Spaces
4.91 Spaces/1000 Sq.Ft.

Legend:

	EXIST. CONCRETE MONUMENT		SILT PROTECTION FILTER
	IRON PIN SET (S.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (S.P.F.)		NO SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	93.25	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(93.25)	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTENDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE

EXISTING PHONE	
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	
PROPOSED STORM	ST W
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
620 MEDICAL TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37128
(615) 890-7901 FAX (615) 890-7926 E-MAIL: SEC@SECINC.NET
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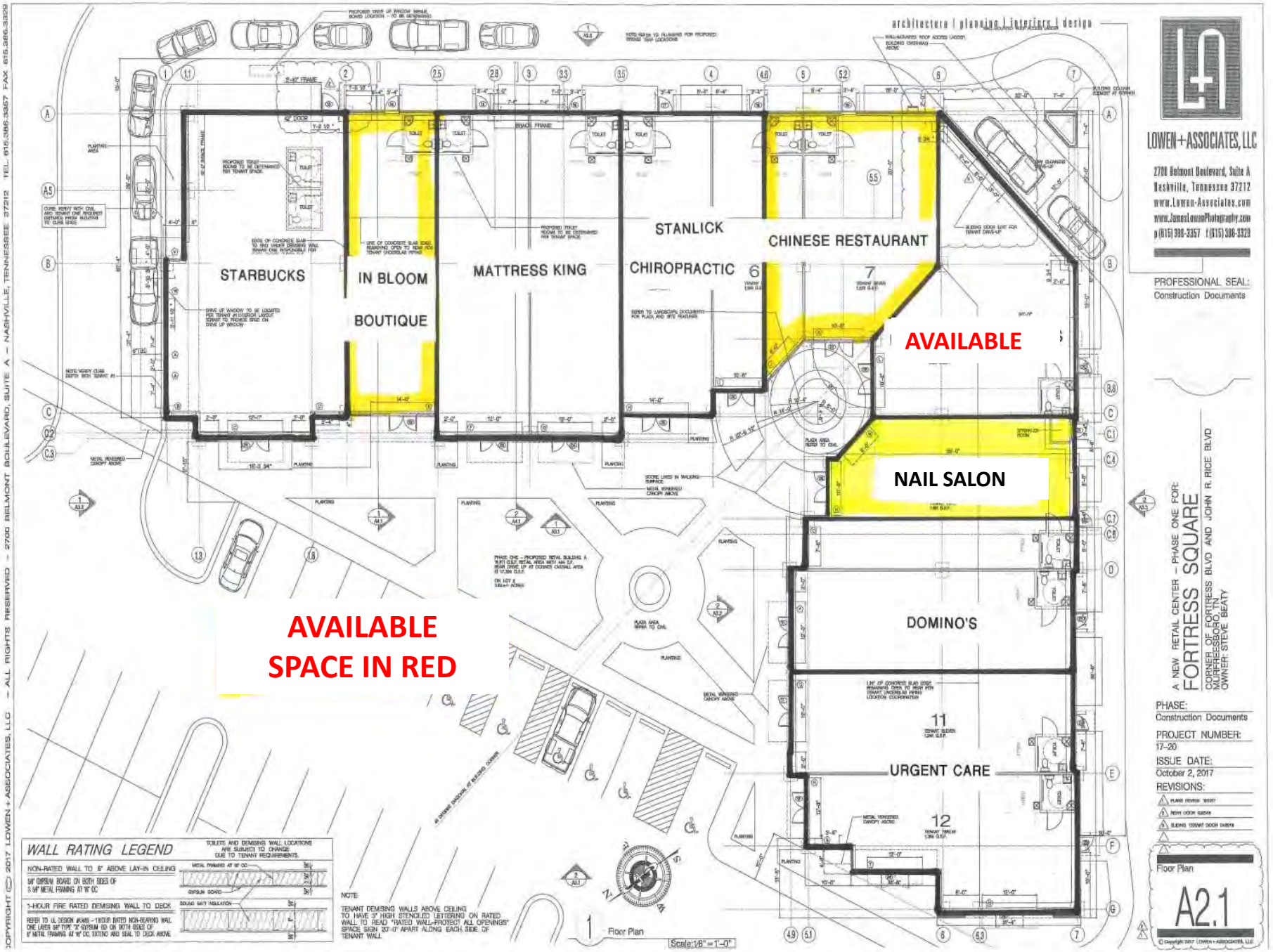
SEC, Inc.

REVIEW SET
04-Preliminary For Comment

Murfreesboro, Tennessee

Master Plan

REVISIONS
DRAWN: SMA
DATE: 4-4-17
CHECKED: MAT
FILE NAME: Concept-09
SCALE: 1"=30'
JOB NO. 03122
SHEET: 1 of 1

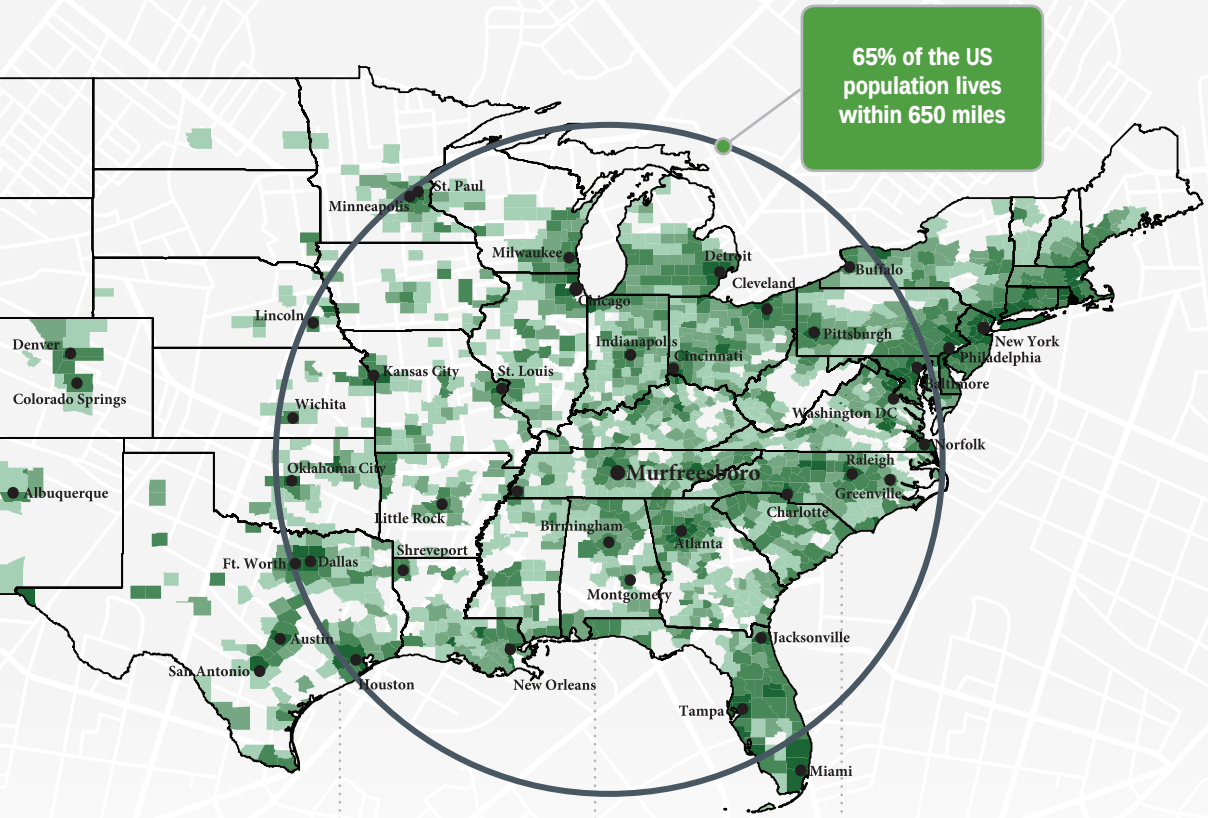



Brookrun Rd
Bridle Dr
Grange Pl
Cotton Mill Dr
Brookwood Ln
W Park Dr
Crosspark Dr
Crosswoods Dr
Highland Park Dr
TOYOTA of Murfreesboro
Bill Smith Dr
Manson Pike
STAYBRIDGE SUITES
ZAXBY'S
Walmart Neighborhood Market
Asbury Ln
Wilkinson Pike
Medical Center Pkwy
Future Home of Mazda
CHEVROLET
SONIC America's Drive-In
SITE
HONDA Honda MURFREESBORO
24
ROOMS TO GO
EMBASSY SUITES HOTELS
Center Blvd
Pretoria Run
Puckett Creek Crossing
Maximillian Cir
Unbridled
Thunder Gulch Way
Brigade Loop
Fortress Blvd
Shaman Crossing
Sitting Bull Crossing
Maricopa Dr
Rack Ct
Doe Dr
John R Rice Blvd
Buck Ln
Deerfield Dr
Joshua Ct
THE AVENUE
Blackfoot Tr
Aztec Dr
Vassar Ct
Foxfire Ct
© 2016 Google
Google Earth
1997
Imagery Date: 10/23/2016 35°51'56.00" N 86°27'31.55" W elev 588 ft eye alt 8112 ft

Rutherford County, TN
Community Snapshot

rutherford works

It's All Here!
Location. Demographics. Workforce. Education. Quality of Life.



90.9

Cost of living index *vs. National Average of 100*

Source: 3rd Quarter 2018 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City *in the US with 23 new residents per day*

Source: WalletHub 2018

6th

Best Real Estate *Market in the Nation*

Source: WalletHub 2018

#1

Largest suburb *in the Nashville MSA*

NISSAN	INGRAM	StateFarm	amazon.com
8,500 Employees	1,807 Employees	1,650 Employees	1,621 Employees

Saint Thomas Health	asurion	verizon
1,285 Employees	1,250 Employees	1,068 Employees

General Mills Making Food People Love	ADIENT	BRIDGESTONE
1,028 Employees	1,000 Employees	975 Employees

Quality of Life

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 Projection: 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
TN.Gov (LAUS)

Top Rated Schools

- *5th Best High School in the US (Central Magnet)*
- *95% Graduation Rate*
- *15 CTE Career Clusters*
  - *STEM*
  - *IT*
  - *Business*
  - *Advanced Manufacturing*
- *24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology*

Low Cost of Living

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

9.1% Lower Cost of Living than US Average

2018 Average Home Sale: $276,000 ($131/sq ft)

Healthcare Hub

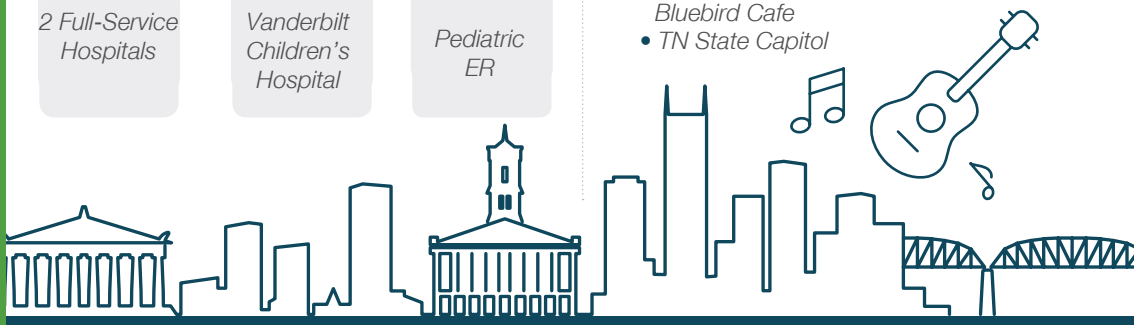
2 Full-Service Hospitals

Vanderbilt Children's Hospital

Pediatric ER

Proximity to Nashville

- *3 Professional Sports Teams*
- *World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe*
- *TN State Capitol*



Recent Additions

207 Jobs at New HQ
$10.3 Million Investment

95 New Jobs
$21.3 Million Investment

50 New Office Jobs
Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	*3,363,300*	*1,084,040*	*183,730*
Unemployment Rate	*3.1%*	*2.4%*	*2.4%*
Available Labor Pool	*102,700*	*26,140*	*4,380*

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Rutherford County Chamber of Commerce

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