



Property Features

- Lease Rate: \$32 PSF + estimated \$4.50 PSF in common area expenses
- \$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 - 1,700 SF Available – Suite G
SPACE DESIGNED FOR DRY CLEANERS
WITH BACK DOOR DRIVE THRU CANOPY**



**Fortress Square
Murfreesboro, TN**

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

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Murfreesboro, TN 37129

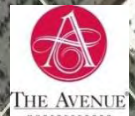
www.parks-group.com





SITE

Future Home
of Mazda



Brookwood Ln

Brookrun Rd

Grange Pl

Gotton Mill Dr

W Park Dr
Crosswoods Dr

Highland Park Dr

Manson Pike

Bill Smith Dr

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

Maneopa Dr

Blackfoot

Azlee Dr

Vassar Ct

Buck Ln

Doe Dr

Rack Ct

John R Rice Blvd

Deerfield Dr

Joshua Ct

Foxfire Ct

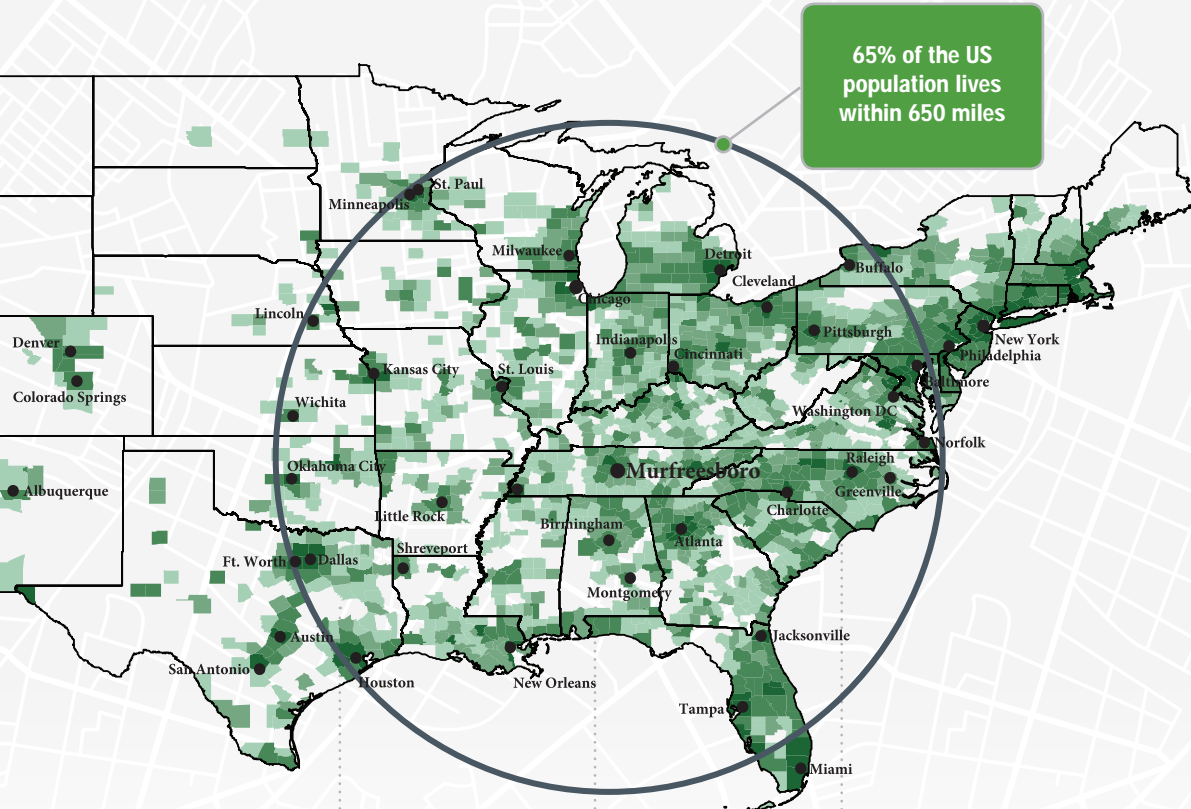
Silva

Conference Center Blvd

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

8,500
Employees

INGRAM

1,807
Employees

State Farm

1,650
Employees

amazon.com

1,621
Employees

Saint Thomas Health

1,285
Employees

asurion

1,250
Employees

verizon

1,068
Employees

General Mills
Making Food
People Love

1,028
Employees

ADIENT

1,000
Employees

BRIDGESTONE

975
Employees

rutherford
works

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

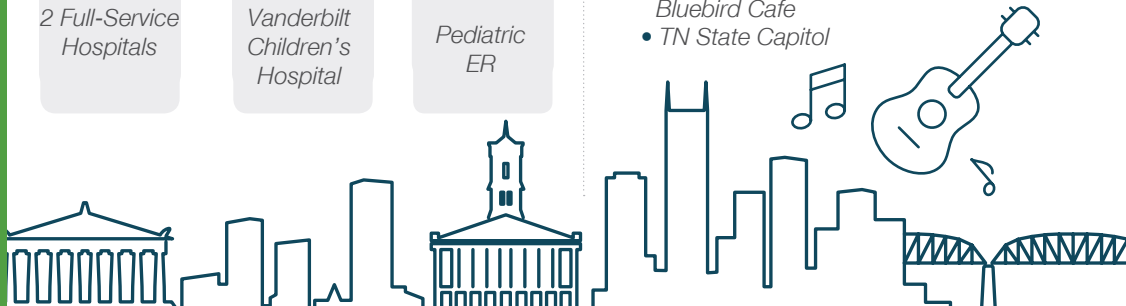
- No State or Local Tax on Wages, Salaries, or Estates 
- 9.1% Lower Cost of Living than US Average 
- 2018 Average Home Sale: \$276,000 (\$131/sq ft) 

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