

**1,500 SF - 13,000 SF
Lease Space**



RETAIL/OFFICE SPACE FOR LEASE

2886 South Church St. – Murfreesboro, TN



DETAILS:

- **\$18 PSF NNN Lease Rate**
- **Rear building has 1,500 to 13,000 SF available lease space**
- **See chart for available spaces**
- **Projected NNN expenses \$4.75 PSF**
- **Daily Traffic Count: Approx. 35,000+/-**

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COMMERCIAL REAL ESTATE



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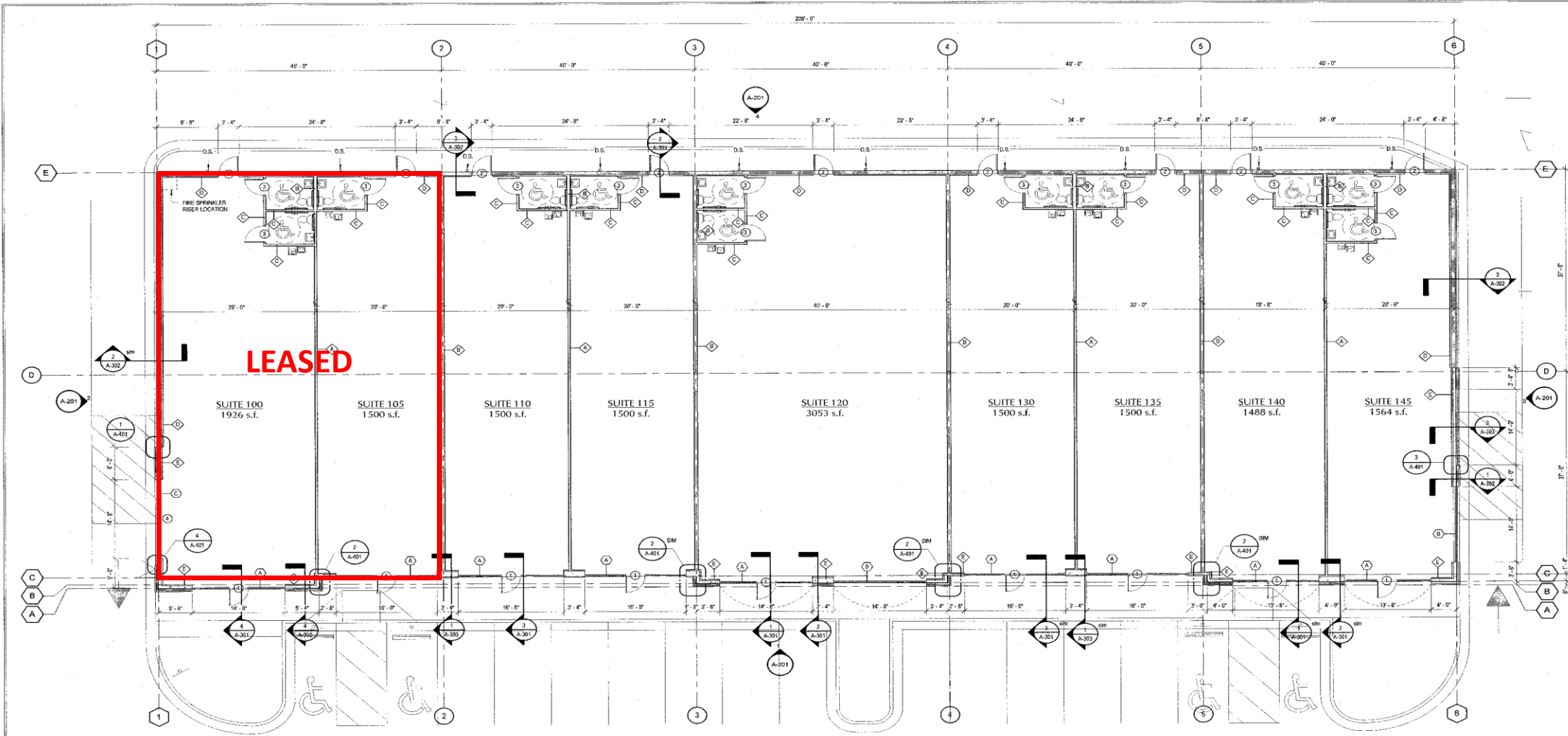


Tenant Name	Rentable SF	Pro Rata Share
AutoZone	7,381 SF	24.20%
Vacant	15,375 SF	50.40%
Whitt's	1,400 SF	4.59%
Leased		
Advance Financial	2,983 SF	9.78%









1 Floor Plan - Building 100
A-101 SCALE: 1/8" = 1'-0"

MARK	DESCRIPTION	RATING	ASSEMBLY
A	3" SIP METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTS AND 5/8" TYPE 'X' GWB FULL HEIGHT TO ROOF DECK BOTH SIDES. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS AND FIRE CALK AT ROOF DECK JOINT. PROVIDE MOISTURE RESISTANT GWS TO 8" AFF AT WEI WALL OF TOILET ROOMS.	1 Hour	
B	2" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTS AND 5/8" TYPE 'X' GWB FULL HEIGHT TO ROOF DECK BOTH SIDES. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS AND FIRE CALK AT ROOF DECK JOINT. PROVIDE MOISTURE RESISTANT GWS TO 8" AFF AT WEI WALL OF TOILET ROOMS.	1 Hour	
C	3" SIP METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTS AND 1/2" GWB FULL HEIGHT TO CEILING BOTH SIDES. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8" AFF AT WEI WALL OF TOILET ROOMS.		
D	FURNISH ON THE FAP CONCRETE FLOOR 2" SIP METAL STUDS FURNISH @ 24" O.C. W/ R 8 BATT INSULATION AND 5/8" GWB TO 18" AFF. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8" AFF AT WEI WALL OF TOILET ROOMS.		
E	FURNISH ON CMG 2" SIP METAL STUDS FURNISH @ 24" O.C. W/ R 6 BATT INSULATION AND 5/8" GWB TO 18" AFF. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8" AFF AT WEI WALL OF TOILET ROOMS.		

INTERIOR FINISH LEGEND						
SUITE	ROOM	FLOOR	BASE	WALLS	CEILING	CLG. HT.
ALL	OPEN / SALES	CONCRETE	NONE	PT-1	ACT-1	10'-0"
	TOILET ROOM	VCT-1	B-1	PT-1	ACT-1	10'-0"
ACT-1		2x4' ACOUSTIC CEILING TILE WITH STANDARD EDGE, WHITE TILE & GRID				
B-1		VINYL BASE: 4" HIGH CONV. BLACK				
PT-1		WALL PAINT: EGGSHHELL WHITE *				
VCT-1		VINYL COMPOSITION TILE: ARMSSTRONG STANDARD 12X12, 51839 "DESERT BEIGE" *				

NOTES:
1. ALL FINISHES SHALL BE CLASS '1' MINIMUM.
2. FINAL FLOOR AND WALL FINISH DIRECTION BY TENANT AT TIME OF BUILDOUT.



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THE SHOPS AT INNSBROOKE

BUILDINGS 100 & 300

DEVELOPED BY:

**FLEXION
OPERATING,
LTD.**

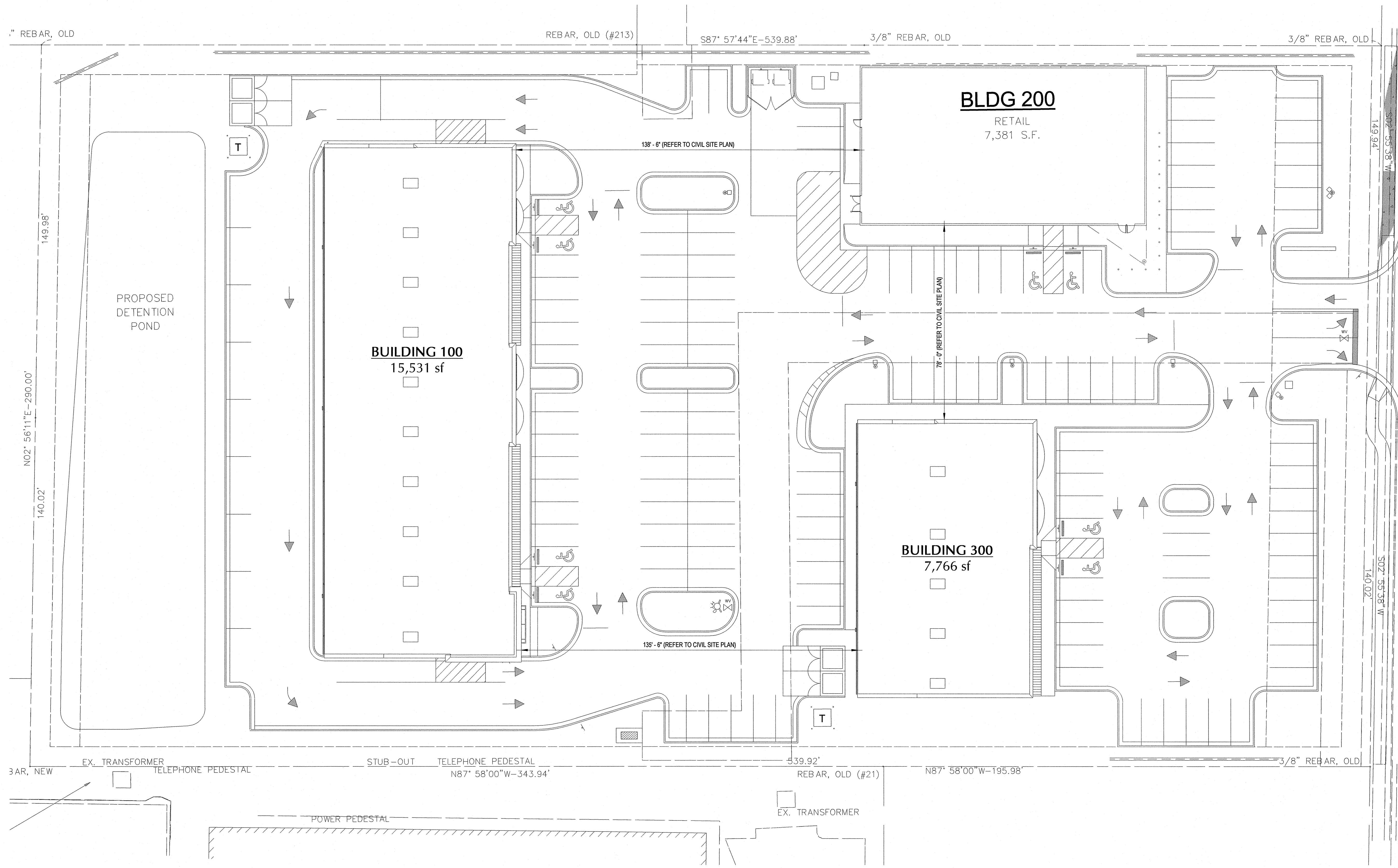
MURFREESBORO, TN

Plot Record
22 NOV 2009 ISSUE FOR PERMITTING

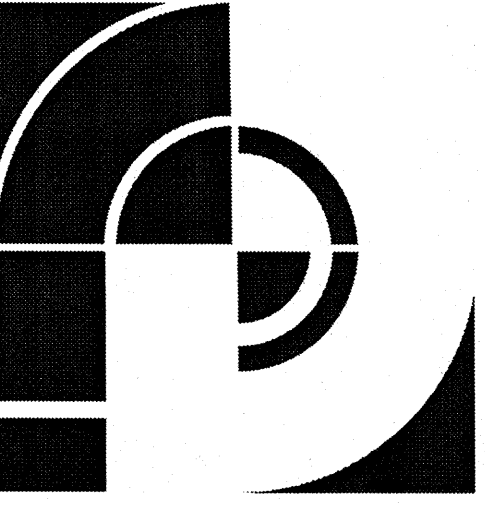
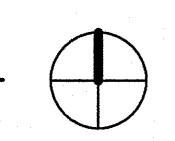
NO.	REVISION	DATE

Date 11/22/2009 Project No. 2008244.00
Sheet Title Floor Plan - Building 100

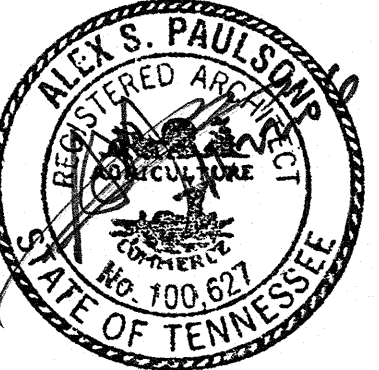
Sheet No. **A-101**
 Released for Construction
 Not Released for Construction



1 Architectural Site Plan
 A-100 SCALE: 1" = 20'-0"



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THE SHOPPES
 AT INNSBROOKE

BUILDINGS 100 & 300

DEVELOPED BY:

FLEXXON
 OPERATING,
 LTD.

MURFREESBORO, TN

Print Record
 22 NOV 2006 ISSUE FOR PERMITTING

Revisions

No.	Description

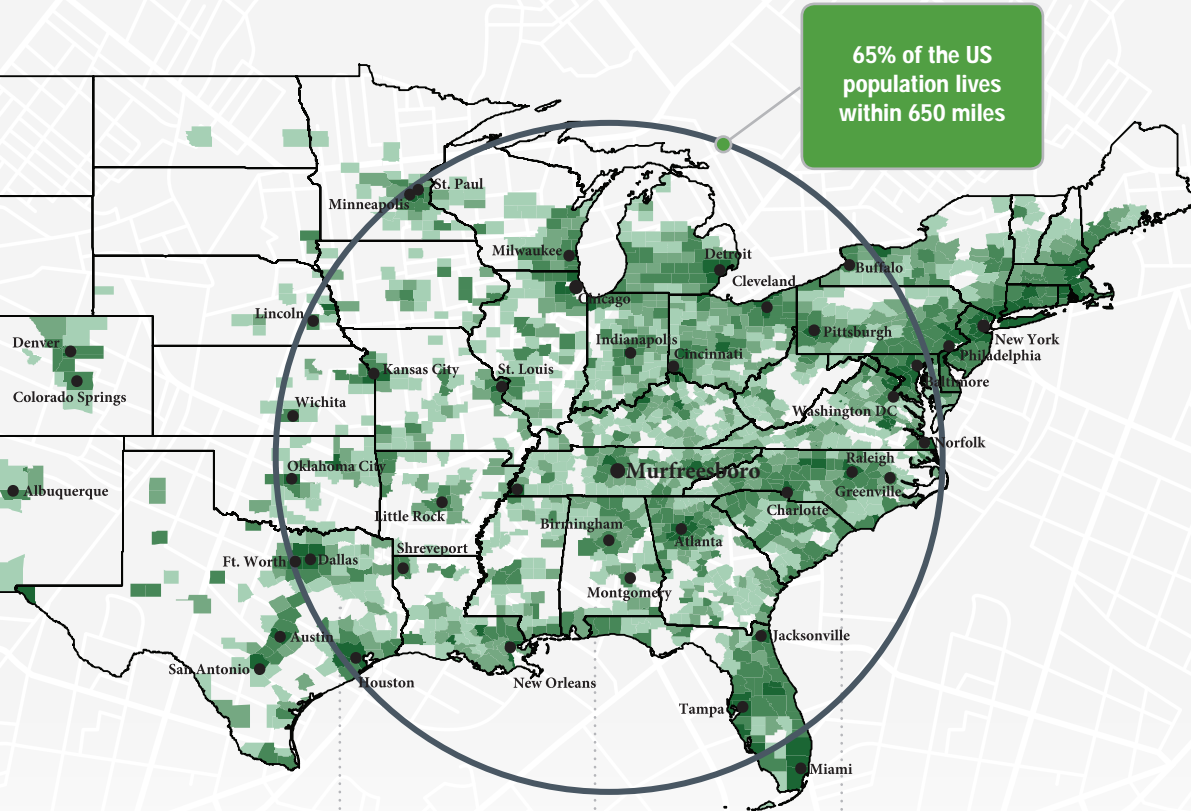
Date 11/22/2006 Project No. 2006244.00
 Sheet Title Architectural Site Plan

Sheet No. **A-100**
 Released for Construction
 Not Released for Construction

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

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



CardinalHealth
 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