

**1,500 – 4,500 SF  
Lease Space**



## RETAIL/OFFICE SPACE FOR LEASE

**2886 South Church St. – Murfreesboro, TN**



### DETAILS:

- **\$18 PSF NNN Lease Rate for Rear Building**
- **\$4.75 PSF CAM**
- **Rear building has 1,500 SF to 4,500 SF available lease space**
- **See chart for available spaces**
- **Daily Traffic Count: Approx. 50,000+/-**
- **Landlord offering a \$35 PSF tenant improvement allowance**

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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE

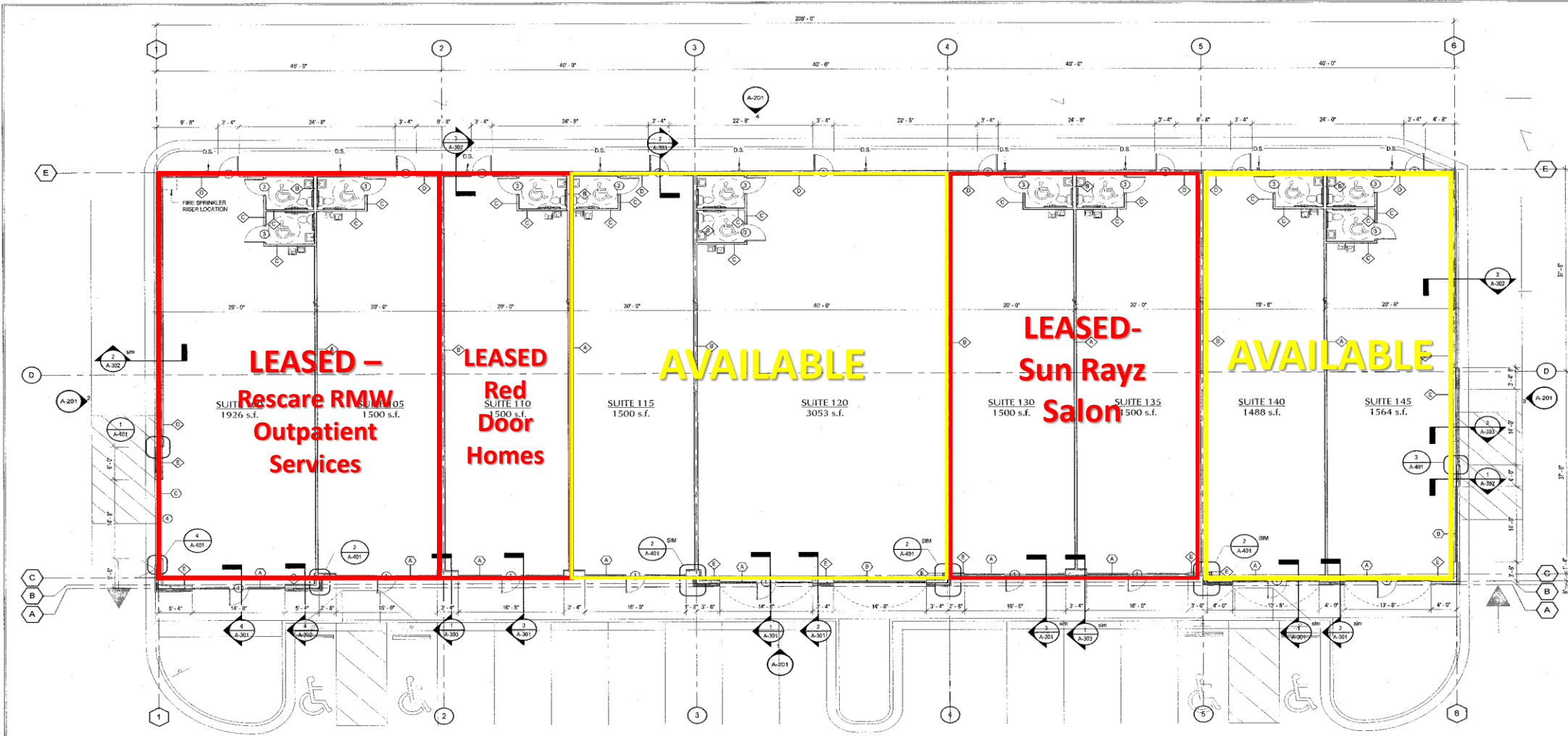


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1 Floor Plan - Building 100  
A-101 SCALE: 1/8" = 1'-0"

MARK	DESCRIPTION	RATING	ASSEMBLY
A	3/8" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTIS 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 GWB TO 8" AFF AT WEI WALL OF TOILET ROOMS.	1 Hour	
B	2" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTIS 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 GWB TO 8" AFF AT WEI WALL OF TOILET ROOMS.	1 Hour	
C	1 1/2" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTIS AND 1/2" GWB FULL HEIGHT TO CEILING BOTH SIDES. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWB TO 8" AFF AT WEI WALL OF TOILET ROOMS.		
D	FURNISH ON THE FLOOR CONCRETE PANELS 2" METAL STUDS FURNISH @ 24" O.C. W/ R 8 BATT INSULATION AND 5/8" GWB TO 10'-6" AFF. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWB TO 8" AFF AT WEI WALL OF TOILET ROOMS.		
E	FURNISH ON CEILING 2" METAL STUDS FURNISH @ 24" O.C. W/ R 8 BATT INSULATION AND 5/8" GWB TO 10'-6" AFF. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWB 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 CONVEX, BLACK				
PT-1		WALL PAINT: EGGSHELL 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 SELECTION 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

Date	Project No.
11/22/2009	2009244.00
Sheet Title	
Floor Plan - Building 100	
Sheet No.	
A-101	
<input checked="" type="checkbox"/> Released for Construction	
<input type="checkbox"/> Not Released for Construction	

# Demographic Summary Report

## The Villages of Innsbrooke

2886-2898 S Church St, Murfreesboro, TN 37127

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **30,522 SF**  
 Year Built: **2007**

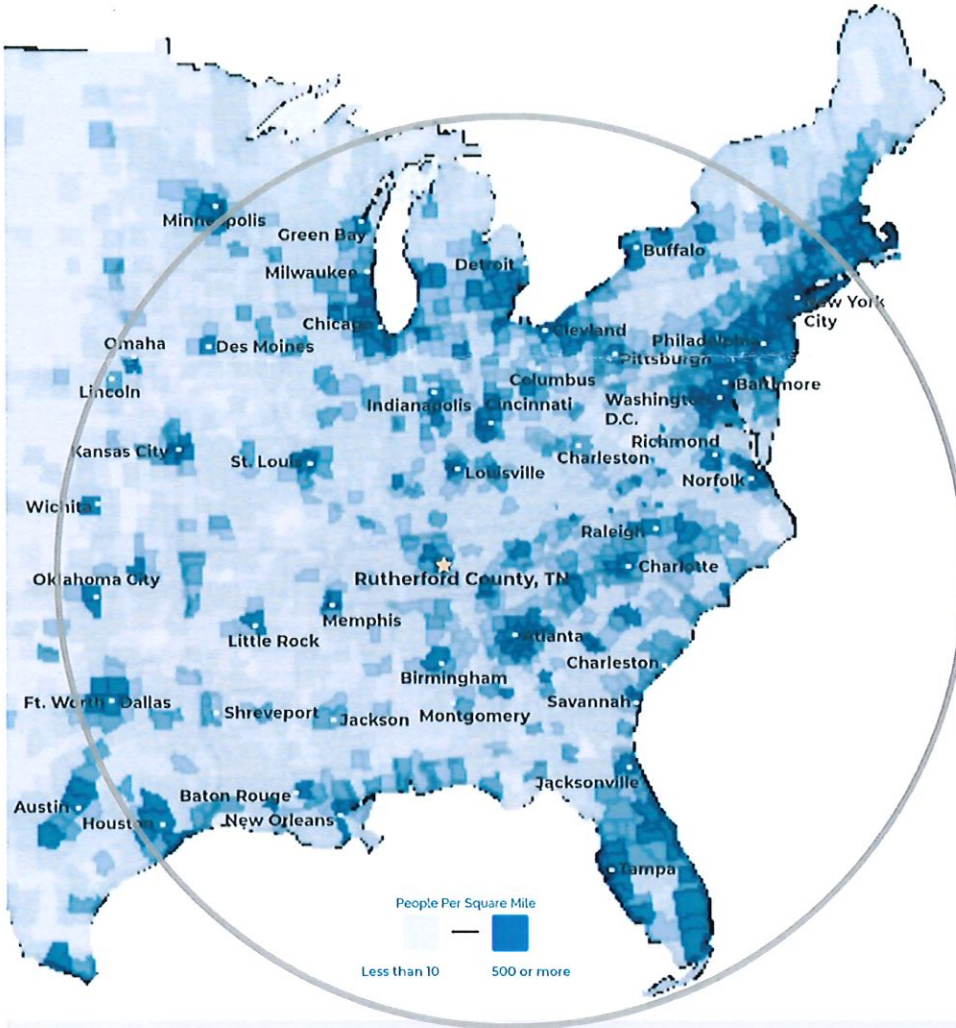
Total Available: **18,366 SF**  
 % Leased: **39.83%**  
 Rent/SF/Yr: **\$18.37**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	12,882	34,517	113,198
2020 Estimate	11,603	30,792	100,688
2010 Census	9,991	24,322	76,740
Growth 2020 - 2025	11.02%	12.10%	12.42%
Growth 2010 - 2020	16.13%	26.60%	31.21%
<b>2020 Population by Hispanic Origin</b>	479	1,893	7,764
<b>2020 Population</b>	11,603	30,792	100,688
White	8,886 76.58%	23,536 76.44%	73,760 73.26%
Black	1,794 15.46%	4,775 15.51%	19,012 18.88%
Am. Indian & Alaskan	71 0.61%	179 0.58%	511 0.51%
Asian	455 3.92%	1,361 4.42%	4,182 4.15%
Hawaiian & Pacific Island	10 0.09%	16 0.05%	97 0.10%
Other	387 3.34%	924 3.00%	3,127 3.11%
U.S. Armed Forces	66	129	285
<b>Households</b>			
2025 Projection	4,982	12,831	42,548
2020 Estimate	4,492	11,471	37,844
2010 Census	3,881	9,191	28,889
Growth 2020 - 2025	10.91%	11.86%	12.43%
Growth 2010 - 2020	15.74%	24.81%	31.00%
Owner Occupied	3,016 67.14%	8,285 72.23%	21,977 58.07%
Renter Occupied	1,475 32.84%	3,186 27.77%	15,867 41.93%
<b>2020 Households by HH Income</b>	4,493	11,472	37,843
Income: <\$25,000	418 9.30%	1,150 10.02%	6,120 16.17%
Income: \$25,000 - \$50,000	1,038 23.10%	2,611 22.76%	9,745 25.75%
Income: \$50,000 - \$75,000	1,013 22.55%	2,496 21.76%	8,582 22.68%
Income: \$75,000 - \$100,000	673 14.98%	1,874 16.34%	5,703 15.07%
Income: \$100,000 - \$125,000	521 11.60%	1,385 12.07%	3,487 9.21%
Income: \$125,000 - \$150,000	326 7.26%	687 5.99%	1,398 3.69%
Income: \$150,000 - \$200,000	259 5.76%	738 6.43%	1,658 4.38%
Income: \$200,000+	245 5.45%	531 4.63%	1,150 3.04%
<b>2020 Avg Household Income</b>	\$87,095	\$85,370	\$71,985
<b>2020 Med Household Income</b>	\$68,531	\$69,132	\$58,339

# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- # 1** Boomtown in America  
- SmartAsset
- # 1** largest suburb of Nashville, TN
- # 1** largest university in Middle Tennessee  
- Nashville Business Journal
- # 4** metro for economic strength  
- Policom 2022
- 4<sup>th</sup>** best small city to buy a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** fastest growing midsize city in the U.S.  
- Census 2020
- 50%** of U.S. Population lives with 650 mile radius

## RUTHERFORD COUNTY INSIGHTS

- 3** major interstates
- 1.6** million residents within a 45 min drive
- 12** million people within a 2.5 hour drive
- #1** elementary, middle and high schools in Tennessee
- 30** minutes to Nashville Attractions
- 5** hospital expansions since 2018 serving infants to seniors

## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

## 2022 RUTHERFORD COUNTY QUICK FACTS

### Population

344,000

### Median Age

34

### Median Home Price

\$400,000

### Average HH Income

\$82,000

### 3 Colleges

25,000 students

### College Degrees

42% hold Associate or above

\*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

## LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

## RECENT ANNOUNCEMENTS

### Gutterglove PRO™

Manufacturing & Distribution Facility  
Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

### Woods AIR MOVEMENT

North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

### Hunter

Divisional HQ, R&D & Manufacturing Operation Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

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