

**1,500 SF – 7,553 SF  
Lease Space**



## **RETAIL/OFFICE SPACE FOR LEASE**

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



### **DETAILS:**

- **\$18 PSF NNN Lease Rate**
- **\$4.75 PSF CAM**
- **Rear building has 1,500 to 7,553 SF available lease space**
- **See chart for available spaces**
- **Daily Traffic Count: Approx. 35,000+/-**

**John Harney**  
**AFFILIATE BROKER**

**615.542.0715**  
**johnh@parks-group.com**  
**TN LIC# 221569**

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



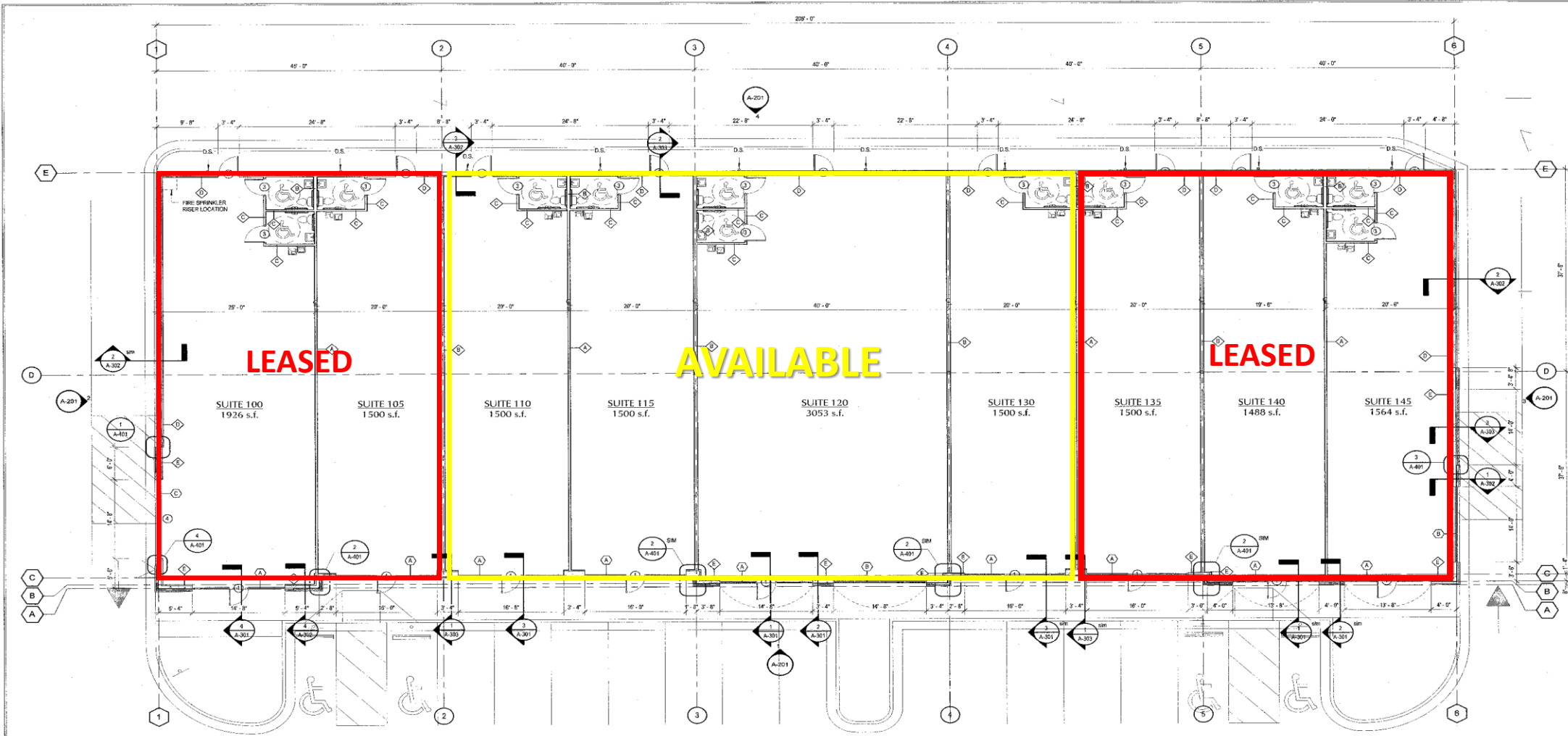
1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129  
615.896.4045

**www.parks-group.com**









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 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 GWS TO 8" AFF AT RET 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 GWS TO 8" AFF AT RET WALL OF TOILET ROOMS.	1 Hour	
C	3" SIP 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 GWS TO 8" AFF AT RET WALL OF TOILET ROOMS.		
D	FURNISH ON THE FAP CONCRETE PANELS 2" SIP METAL STUDS FURNISH @ 24" O.C. W/ R 8 BATT INSULATION AND 5/8" GWS TO 10'-6" AFF. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8" AFF AT RET WALL OF TOILET ROOMS.		
E	FURNISH ON CMG 2" SIP METAL STUDS FURNISH @ 24" O.C. W/ R 6 BATT INSULATION AND 5/8" GWS TO 10'-6" AFF. APPLY GWB VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8" AFF AT RET 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 CONC. BLACK				
PT-1		WALL PAINT: EGGSHHELL WHITE *				
VCT-1		VINYL COMPOSITION TILE: ARMSTRONG STANDARD 12X12, 51639 "DESERT BEIGE" *				

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



RANDALL  
PAULSON  
architects



Boswell Hill  
65-A Hill Street Suite 200  
Roswell, Georgia 30075  
1 770 850 7558 1 770 850 7559  
rpa@rpa.com architects@randallpaulson.com

architecture/interiors

These plans and specifications are the property of Randall Paulson Architects, Inc. They are not to be used, copied, reproduced, or otherwise disseminated in any form without the written consent of Randall Paulson Architects, Inc. All other rights of copyright or other intellectual property are reserved.

THE SHOPS AT INNSBROOKE

BUILDINGS 100 & 300

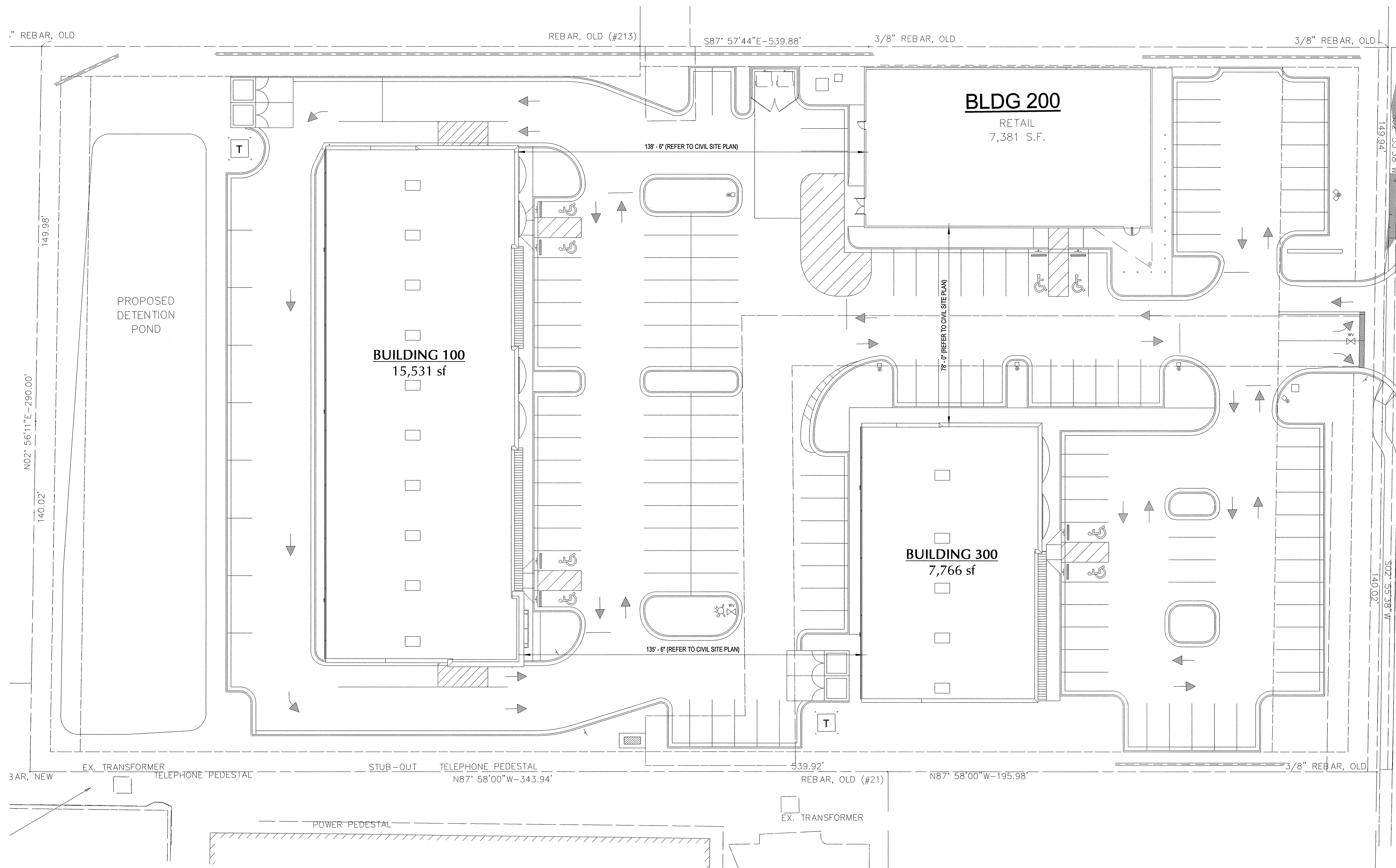
DEVELOPED BY:

**FLEXION  
OPERATING,  
LTD.**

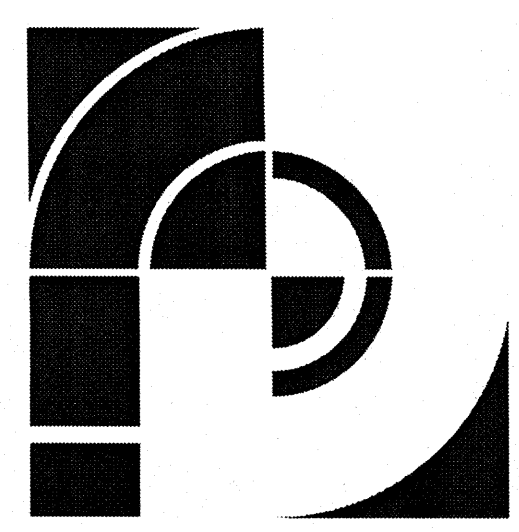
MURFREESBORO, TN

Plot Record  
22 NOV 2009 ISSUE FOR PERMITTING

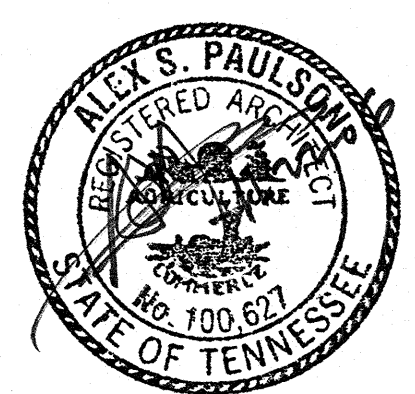
Date	Project No.
11/22/2009	2009244.00
Sheet Title	
Floor Plan - Building 100	
Sheet No.	
A-101	
<input checked="" type="checkbox"/> Released for Construction	
<input type="checkbox"/> Not Released for Construction	



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



RANDALL  
 PAULSON  
 architects



Roswell Mill  
 85-A Mill Street Suite 200  
 Roswell, Georgia 30075  
 1770.650.7550 f 770.650.7559  
 e-mail architects@randallpaulson.com

architecture/interiors

These plans and specifications are the property of Randall Paulson Architects, Incorporated. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Randall Paulson Architects, Incorporated. All necessary permits and approvals are hereby specifically reserved.

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

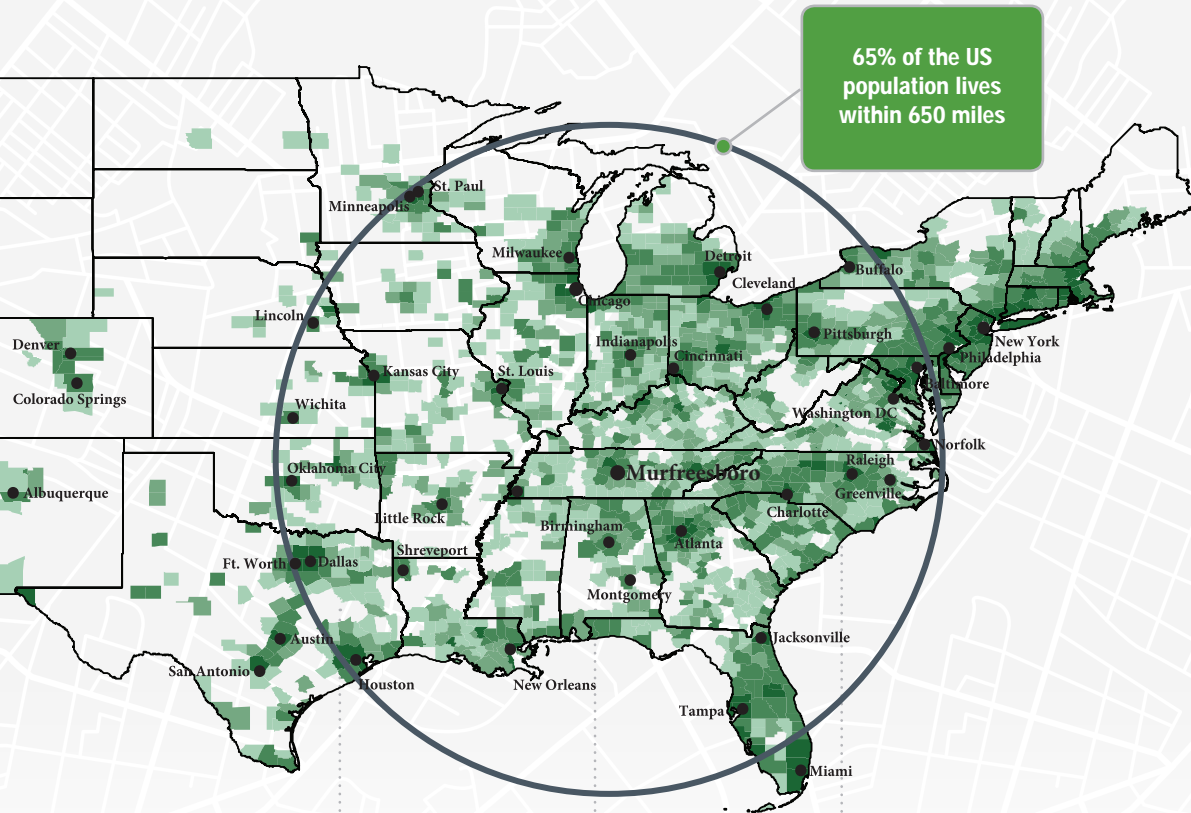
Date 11/22/2006 Project No. 2006244.00  
 Sheet Title Architectural Site Plan

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**

**INGRAM**

**State Farm**

**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

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



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