

**1,400 – 12,000 SF
Lease Space**



RETAIL/OFFICE SPACE FOR LEASE

2886 South Church St. – Murfreesboro, TN

DETAILS:

- **\$27 PSF NNN Lease Rate for 1,400 SF in Front Building with drive thru window**
- **\$18 PSF NNN Lease Rate for Rear Building**
- **\$4.75 PSF CAM**
- **Rear building has 1,500 to 12,000 SF available lease space**
- **See chart for available spaces**
- **Daily Traffic Count: Approx. 50,000+/-**



John Harney
AFFILIATE BROKER

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johnh@parks-group.com
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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

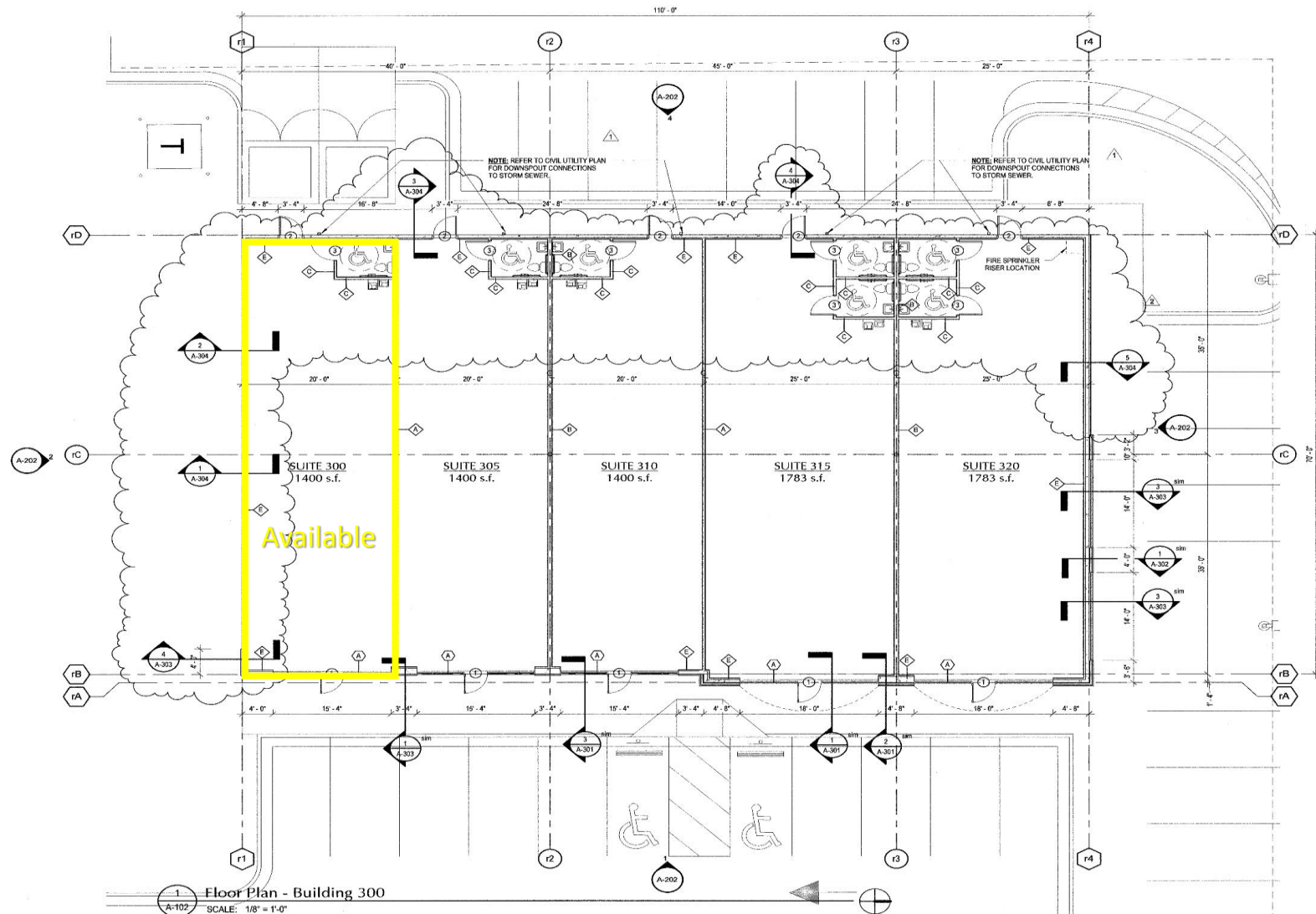
615.896.4045

www.parks-group.com





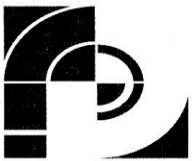




1
A-102
Floor Plan - Building 300
SCALE: 1/8" = 1'-0"

MARK	INTERIOR PARTITION TYPE SCHEDULE (SEE SHEET A-002)	DESCRIPTION	RATING	ASSEMBLY
A	3 5/8" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTS AND 5/8" TYPE 'X' GWS FULL HEIGHT TO ROOF DECK BOTH SIDES. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOINTS AND FIRE CAULK AT ROOF DECK JOINT. PROVIDE MOISTURE RESISTANT GWS TO 8'-0" AFF AT WET WALL OF TOILET ROOMS.		1 Hour	
B	1/2" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTS AND 5/8" TYPE 'X' GWS FULL HEIGHT TO ROOF DECK BOTH SIDES. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOINTS AND FIRE CAULK AT ROOF DECK JOINT. PROVIDE MOISTURE RESISTANT GWS TO 8'-0" AFF AT WET WALL OF TOILET ROOMS.		1 Hour	
C	3 5/8" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTS AND 1/2" GWS FULL HEIGHT TO CEILING BOTH SIDES. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8'-0" AFF AT WET WALL OF TOILET ROOMS.			
D	FLOORING ON CMU: 2 1/2" METAL STUD FLOORING @ 24" O.C. W/ R-8 BATT INSULATION AND 5/8" GWS TO 10'-0" AFF. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8'-0" AFF AT WET WALL OF TOILET ROOMS.			
E	FLOORING ON TILT-UP CONCRETE PANELS: 2 1/2" METAL STUD FLOORING @ 24" O.C. W/ R-8 BATT INSULATION AND 5/8" GWS TO 10'-0" AFF. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWS TO 8'-0" AFF AT WET 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 COVE, BLACK					
PT-1	WALL PAINT: EGGSHELL WHITE *					
VCT-1	VINYL COMPOSITION TILE: ARMS/STRONG STANDARD 12"x12", 51809 "DESERT BEIGE" *					
NOTES:						
1.	ALL FINISHES SHALL BE CLASS "B" MINIMUM					
2.	FINAL FLOOR AND WALL FINISH SELECTION BY TENANT AT TIME OF BUILDOUT.					



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THE SHOPPES
AT INNSBROOKE

BUILDINGS 100 & 300

DEVELOPED BY:

FLEXON
OPERATING,
LTD.

MURFREESBORO, TN

Print Record
22 NOV 2006 ISSUE FOR PERMITTING

Author	Check	Drawn	Reviewed
1. BY 10/10/06	1. BY 10/10/06	1. BY 10/10/06	1. BY 10/10/06
2. BY 10/10/06	2. BY 10/10/06	2. BY 10/10/06	2. BY 10/10/06

Date: 11/19/2006 Project No.: 2006/04.001
Sheet Title: Floor Plan - Building 300

Sheet No.:
A-102
Released for Construction
Not Released for Construction



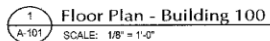
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MURFREESBORO, TN .

Reviews									
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Sheet No. **A-101**

☒ Released for Construction
☐ Not Released for Construction



INTERIOR PARTITION TYPE SCHEDULE SEE SHEET A-002)			
MARK	DESCRIPTION	RATING	ASSEMBLY
A	3/8" METAL STUD @24" O.C. W/ SOUND ATTENUATING BATT AND 5/8" TYPE "C" GWS FULL HEIGHT TO ROOF DECK JOIST. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOIST FULL HEIGHT TO ROOF DECK JOIST. PROVIDE 1/2" METAL WALL OF TOLLET ROOM.	1 Hour	
B	3/8" METAL STUD @24" O.C. W/ SOUND ATTENUATING BATT AND 5/8" TYPE "C" GWS FULL HEIGHT TO ROOF DECK BOLD JOIST. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOIST AND FUSE TO ROOF DECK JOIST. PROVIDE MOISTURE RESISTANT GWS TO 6" AFF AT WET WALL OF TOLLET ROOM.	1 Hour	
C	1/8" METAL STUD @24" O.C. W/ SOUND ATTENUATING BATT AND 1/2" GWS FULL HEIGHT TO BELLEVUE BOLD JOIST. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOIST. PROVIDE MOISTURE RESISTANT GWS TO 6" AFF AT WET WALL OF TOLLET ROOM.		
D	1/2" TYPE "C" CONCRETE PARTITION. 1/2" TYPE "C" CONCRETE PARTITION. 1/2" W/ R-BATT INSULATION AND GWS TO 18" AFF. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOIST. PROVIDE MOISTURE RESISTANT GWS TO 6" AFF AT WET WALL OF TOLLET ROOM.		
E	FLOORING ON CMU 12" METAL STUD HURRING @24" O.C. W/ R-BATT INSULATION AND 5/8" GWS TO 18" AFF. APPLY GWS VERTICALLY. SCREW ATTACH FINISH JOIST. PROVIDE MOISTURE RESISTANT GWS TO 6" AFF AT WET WALL OF TOLLET ROOM.		

INTERIOR FINISH LEGEND						
SUITE	ROOM	FLOOR	BASE	WALLS	CEILING	CLG. HT.
ALL	OPEN / SALES	CONCRETE	NONE	PT-1	ACT-1	10'-0"
	TOLER ROOM	TOCT-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 COVE, BLACK					
PT-1	WALL PAINT: EGGSHELL WHITE *					
TOCT-1	VINYL COMPOSITION TILE, ARMSTRONG STANDARD 6"X12", 51039 "DESERT BEIGE" *					
NOTES: 1. ALL FINISHES SHALL BE CLASS 10 MINIMUM. 2. FINAL FLOOR AND WALL FINISH SELECTION BY TENANT AT TIME OF BUDGET.						

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**

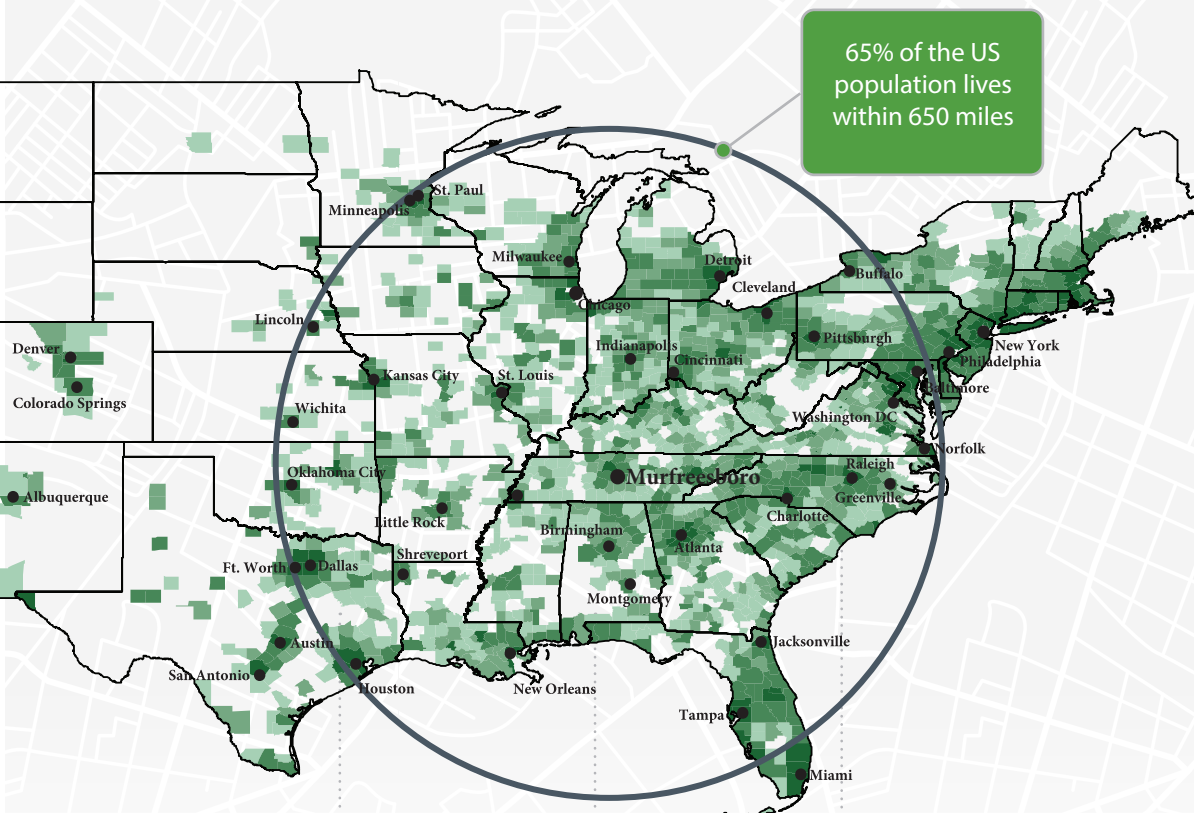


Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	12,882		34,517		113,198	
2020 Estimate	11,603		30,792		100,688	
2010 Census	9,991		24,322		76,740	
Growth 2020 - 2025	11.02%		12.10%		12.42%	
Growth 2010 - 2020	16.13%		26.60%		31.21%	
2020 Population by Hispanic Origin	479		1,893		7,764	
2020 Population	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	
Households						
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%
2020 Households by HH Income	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%
2020 Avg Household Income	\$87,095		\$85,370		\$71,985	
2020 Med Household Income	\$68,531		\$69,132		\$58,339	

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



95.4

Nashville MSA Cost of Living Index vs. National Average of 100

Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day

Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)

Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN

8,000
Employees

amazon.com

2,700
Employees

INGRAM

1,918
Employees

† Saint Thomas Health

1,741
Employees

asurion

1,250
Employees

verizon

1,068
Employees

General Mills
Making Food People Love

1,000
Employees

ADIENT

1,000
Employees

BRIDGESTONE

987
Employees

CardinalHealth

816
Employees

Quick Facts



Rutherford County

2021 Population: 344,329
2026 Projection: 369,889
Households: 125,957
Avg. HH Income: \$83,720
Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
2026 Projection: 159,756
Households: 56,774
Avg. HH Income: \$82,310
Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
2026 Projection: 57,303
Households: 20,008
Avg. HH Income: \$74,705
Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
2026 Projection: 44,765
Households: 13,608
Avg. HH Income: \$78,525
Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
2026 Projection: 860
Households: 310
Avg. HH Income: \$88,456
Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
November 2020
TN Department of Labor

Top Ranked Schools

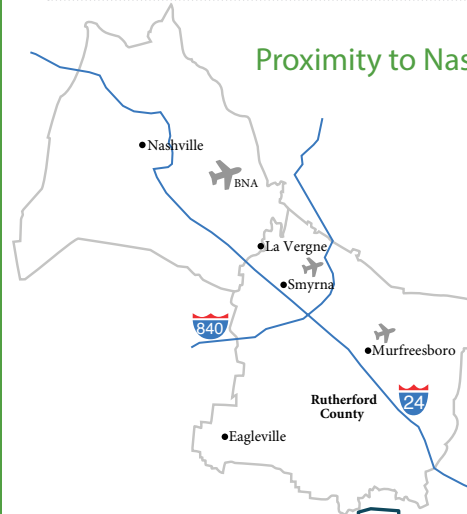
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

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



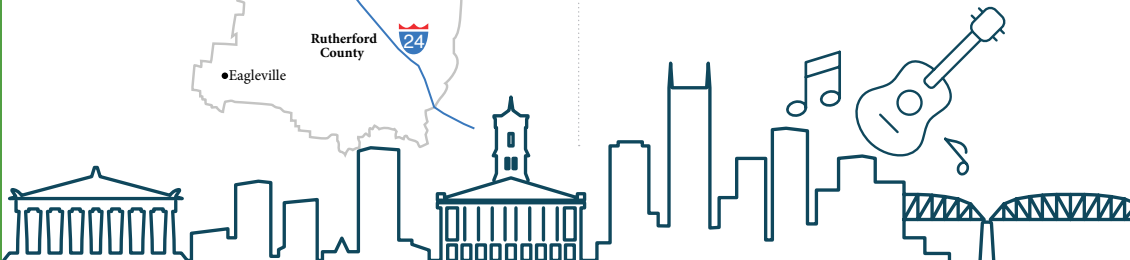
2020 Average Home Sale Price: \$291,250
-Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
-Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility

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

Woods

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.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000