

**1,400 SF - 15,000 SF  
Lease Space**



## RETAIL/OFFICE SPACE FOR LEASE

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



### DETAILS:

- \$18 to \$20 PSF NNN Lease Rates
- Front building 1,400 SF & 1,966 SF
- Rear building has 1,500 to 15,000 SF available lease space
- See chart for available spaces
- Projected NNN expenses \$4.75 PSF
- Daily Traffic Count: Approx. 35,000+/-

**John Harney**  
AFFILIATE BROKER

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TNLIC# 221569

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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

615.896.4045

[www.parks-group.com](http://www.parks-group.com)









**1,400 SF of Available Space – Suite B**



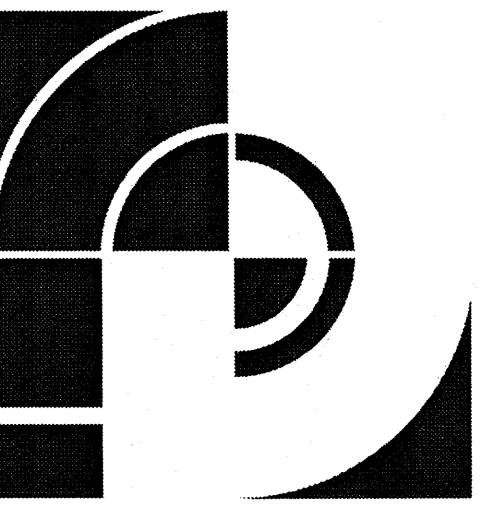
**1,966 SF of Available Space – Suite C**



**15,375 SF of Available Space in the Back Building**



**15,375 SF of Available Space in the Back Building**



**RANDALL  
PAULSON**  
architects



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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

Revisions	Date	Description

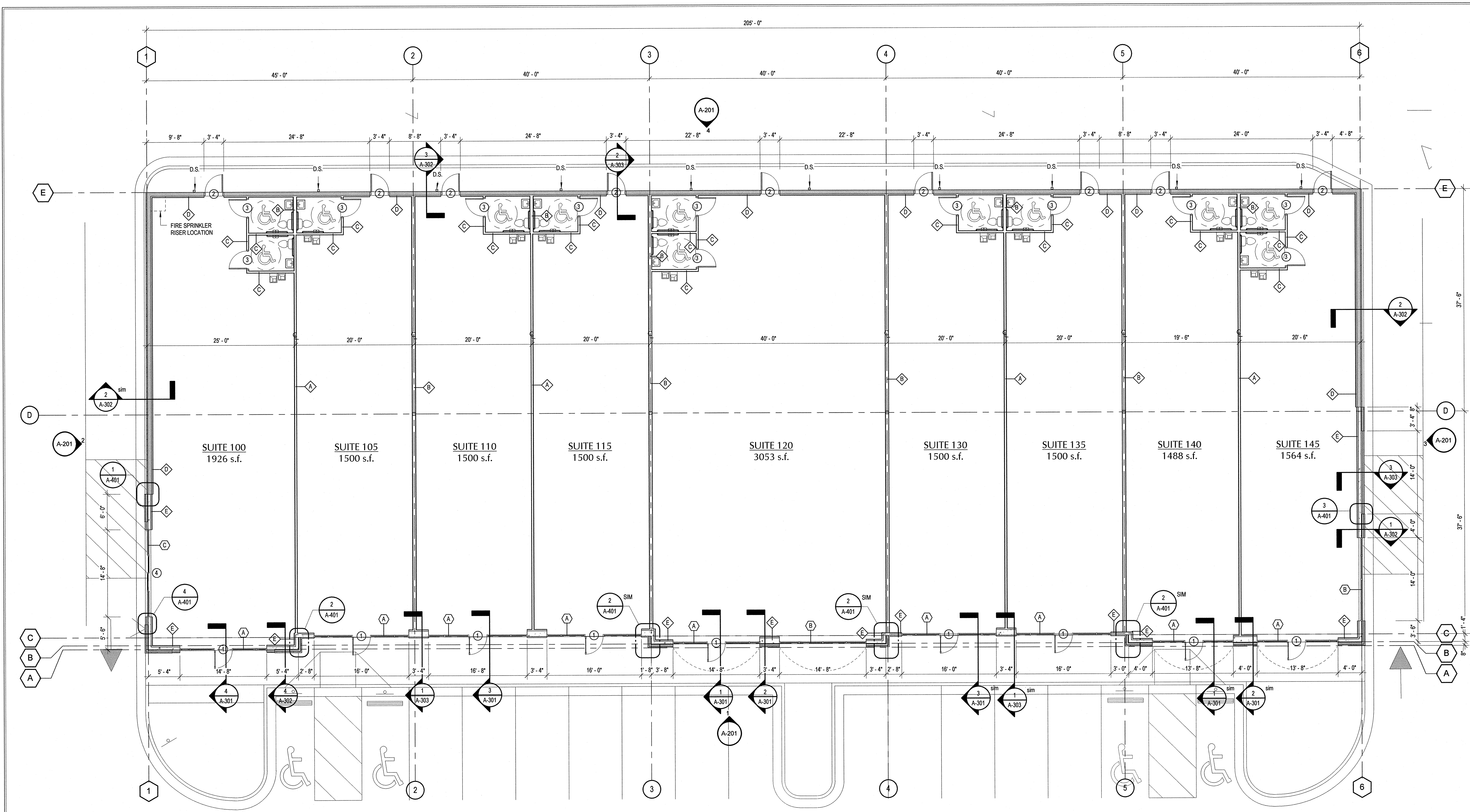
Date 11/22/2006 Project No. 2006244.00

Sheet Title  
Floor Plan - Building 100

Sheet No.

**A-101**

Released for Construction  
Not Released for Construction

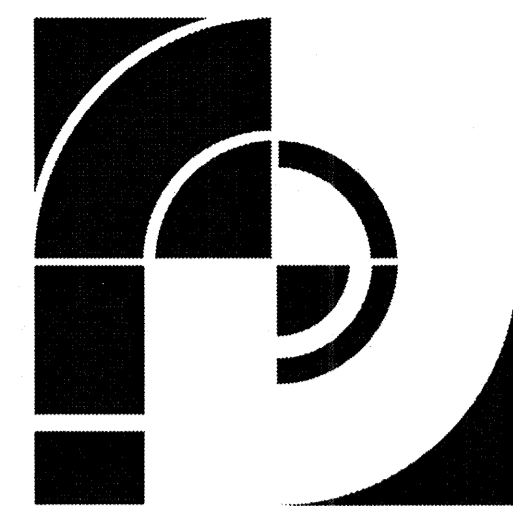


**1 Floor Plan - Building 100**  
SCALE: 1/8" = 1'-0"

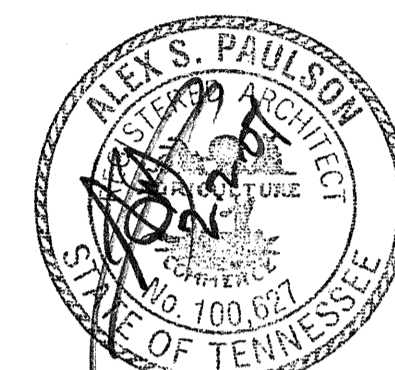
MARK	DESCRIPTION	RATING	ASSEMBLY
A	3 5/8" METAL STUDS @ 24" O.C. W/ SOUND ATTENUATING BATTS AND 5/8" TYPE 'X' GWB FULL HEIGHT TO ROOF DECK BOTH SIDES. APPLY GWB VERTICALLY, SCREW ATTACH, FINISH JOINTS AND FIRE CAULK AT ROOF DECK JOINT. PROVIDE MOISTURE RESISTANT GWB TO 8'-0" AFF AT WET WALL OF TOILET ROOMS.	1 Hour	
B	6" 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 CAULK AT ROOF DECK JOINT. PROVIDE MOISTURE RESISTANT GWB 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" GWB FULL HEIGHT TO CEILING BOTH SIDES. APPLY GWB VERTICALLY, SCREW ATTACH, FINISH JOINTS. PROVIDE MOISTURE RESISTANT GWB TO 8'-0" AFF AT WET WALL OF TOILET ROOMS.		
D	FURRING ON TILT-UP CONCRETE PANEL: 2 1/2" METAL STUD FURRING @ 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'-0" AFF AT WET WALL OF TOILET ROOMS.		
E	FURRING ON CMU: 2 1/2" METAL STUD FURRING @ 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'-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: ARMSTRONG 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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BUILDINGS 100 & 300

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MURFREESBORO, TN

Print Record

22 NOV 2006 ISSUE FOR PERMITTING

Revisions

NO.	DATE	DESCRIPTION
1	04 DEC 2005	OWNER & CITY COMMENTS
2	02 FEB 2007	BUILDING 300 REVISION

Date Project No.

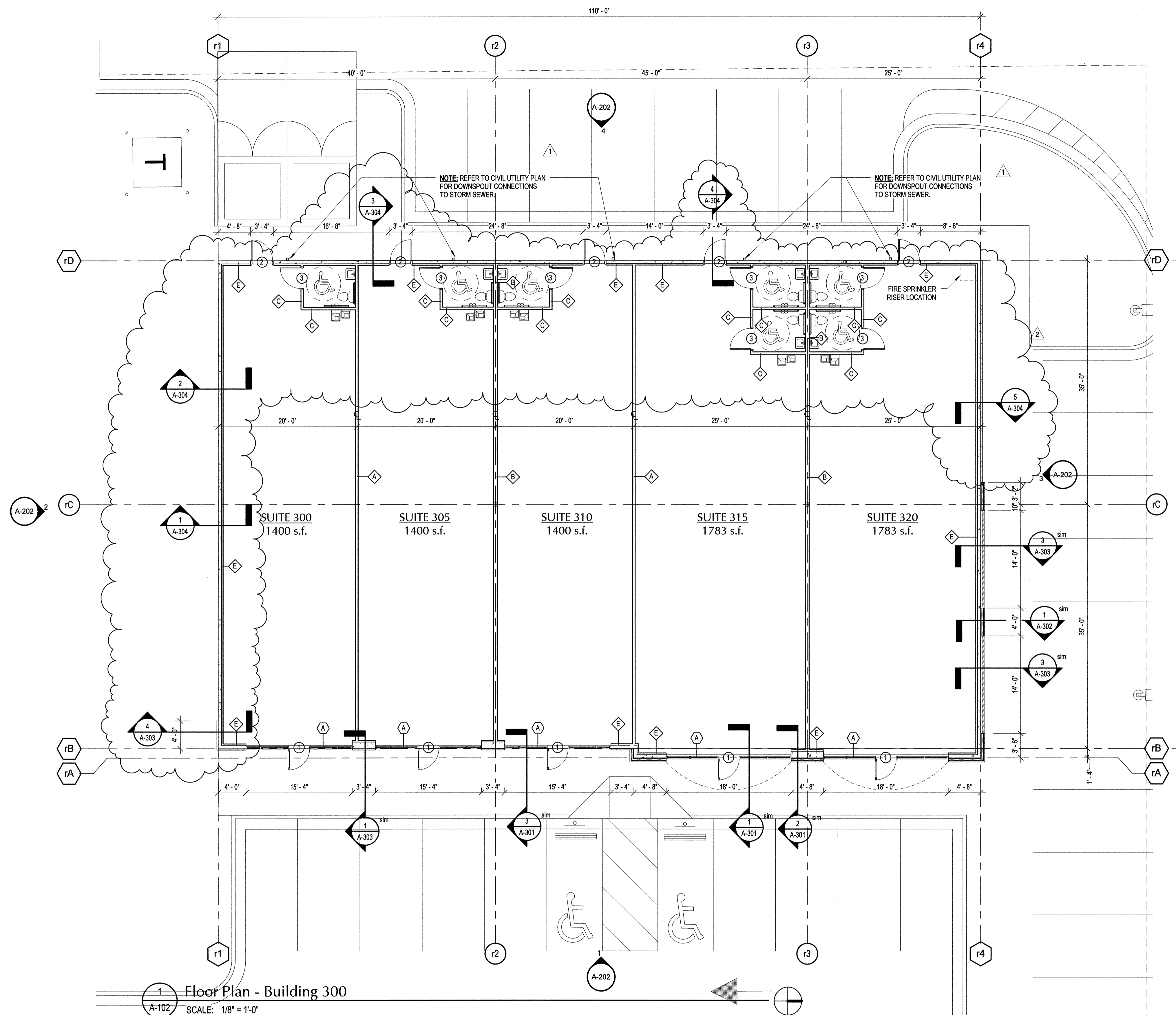
11/22/2006 2006244.00

Sheet Title  
Floor Plan - Building 300

Sheet No.

**A-102**

Released for Construction  
Not Released for Construction



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

INTERIOR PARTITION TYPE SCHEDULE (SEE SHEET A-002)			
MARK	DESCRIPTION	RATING	ASSEMBLY
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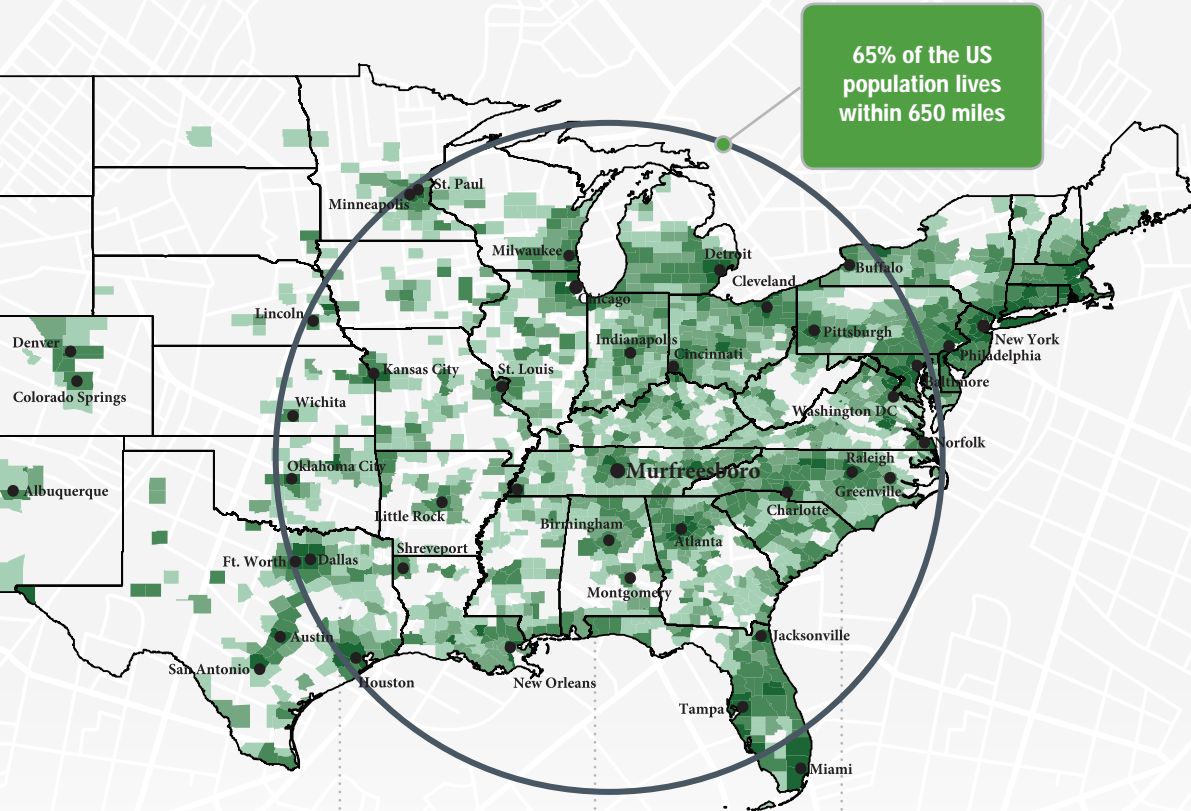




# Rutherford County, TN Community Snapshot

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**™ amazon.com

1,650  
Employees

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