



FOR LEASE – 4,050 SF MEDICAL/OFFICE SPACE

833 Memorial Blvd. – Murfreesboro, TN

DETAILS:

- Lease Rate: \$27.00 PSF NNN
- \$4.00 PSF CAM Rate
- Suites E & F
- Former Medical/Office Build out Space
- High Traffic Corridor
- Traffic Count: Approx. 34,875



John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

www.parks-group.com







SITE

DOLLAR GENERAL

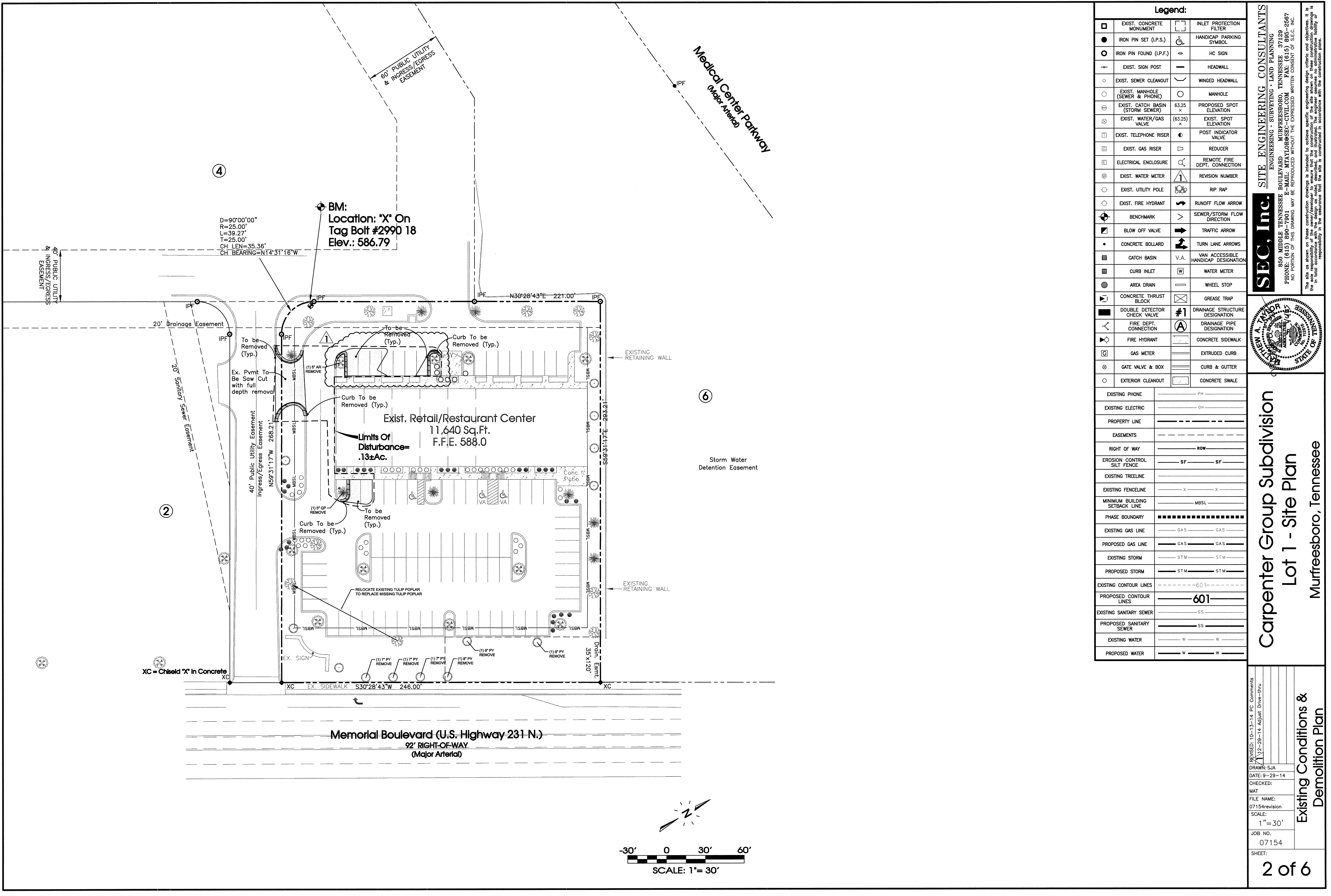
MURFREESBORO NISSAN
Your Hometown Dealer



WILSON Bank & Trust

To I-24

DOWNTOWN MURFREESBORO



④

②

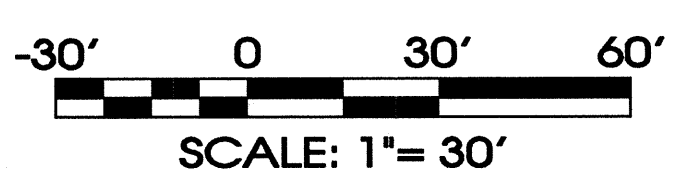
⑥

D=90°00'00"
R=25.00'
L=39.27'
T=25.00'
CH LEN=35.36'
CH BEARING=N14°31'16"W

BM:
Location: 'X' On
Tag Bolt #2990 18
Elev.: 586.79

Exist. Retail/Restaurant Center
11,640 Sq.Ft.
F.F.E. 588.0
Limits Of
Disturbance=
.13±Ac.

Memorial Boulevard (U.S. Highway 231 N.)
92' RIGHT-OF-WAY
(Major Arterial)



Legend:

□	EXIST. CONCRETE MONUMENT	□	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	○	HC SIGN
+	EXIST. SIGN POST	—	HEADWALL
○	EXIST. SEWER CLEANOUT	—	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
○	EXIST. CATCH BASIN (STORM SEWER)	63.25 x	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) x	EXIST. SPOT ELEVATION
□	EXIST. TELEPHONE RISER	●	POST INDICATOR VALVE
□	EXIST. GAS RISER	▽	REDUCER
□	ELECTRICAL ENCLOSURE	○	REMOTE FIRE DEPT. CONNECTION
⊗	EXIST. WATER METER	△	REVISION NUMBER
○	EXIST. UTILITY POLE	⊗	RIP RAP
○	EXIST. FIRE HYDRANT	→	RUNOFF FLOW ARROW
⊕	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
■	BLOW OFF VALVE	→	TRAFFIC ARROW
●	CONCRETE BOLLARD	↔	TURN LANE ARROWS
■	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
■	CURB INLET	⊗	WATER METER
■	AREA DRAIN	—	WHEEL STOP
■	CONCRETE THRUST BLOCK	⊗	GREASE TRAP
■	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
—	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
○	FIRE HYDRANT	—	CONCRETE SIDEWALK
□	GAS METER	—	EXTRUDED CURB
⊗	GATE VALVE & BOX	—	CURB & GUTTER
○	EXTERIOR CLEANOUT	—	CONCRETE SWALE

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	—
EASEMENTS	—
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF — SF
EXISTING TREELINE	—
EXISTING FENCELINE	X — X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	—
EXISTING GAS LINE	GAS — GAS
PROPOSED GAS LINE	GAS — GAS
EXISTING STORM	STM — STM
PROPOSED STORM	STM — STM
EXISTING CONTOUR LINES	—601—
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W — W
PROPOSED WATER	W — W

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

The site as shown on these construction drawings is intended to achieve specific engineering, design, criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the construction plan. The site is constructed in accordance with the construction plan.

**Carpenter Group Subdivision
Lot 1 - Site Plan
Murfreesboro, Tennessee**

REVISED: 10-13-14 PC Comments
1/12-29-14 Adjust Drive-Thru

DRAWN: SJA
DATE: 9-29-14
CHECKED:
MAT
FILE NAME:
07154revision
SCALE:
1" = 30'
JOB NO.
07154
SHEET:
2 of 6

Existing Conditions & Demolition Plan

SKETCH ADDENDUM

Borrower or Owner

Property Address 833 Memorial Blvd

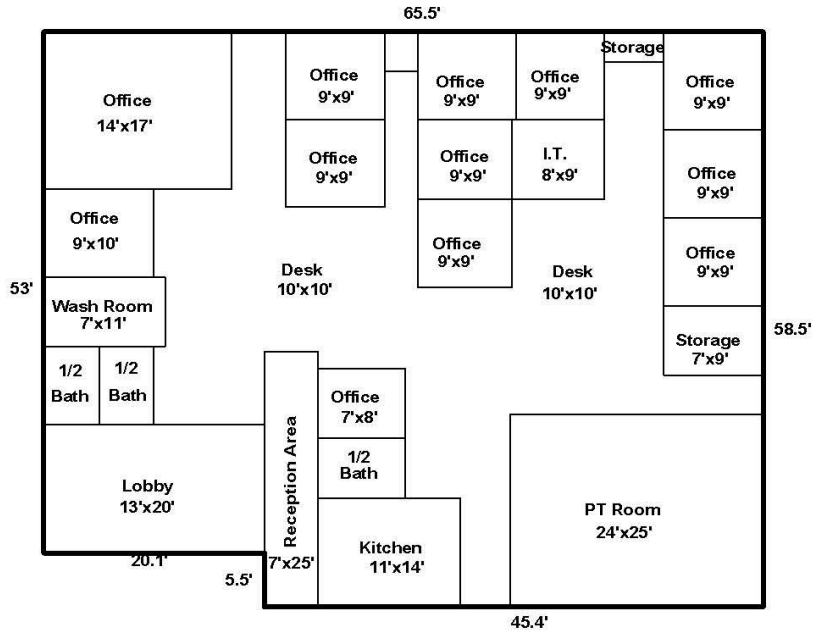
City Murfreesboro

County Rutherford

State Tn

Zip Code 37129

Client Harney



Demographic Summary Report

The Shoppes at the Village

833 Memorial Blvd, Murfreesboro, TN 37129

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **12,000 SF**
 Year Built: **2009**

Total Available: **2,400 SF**
 % Leased: **80%**
 Rent/SF/Yr: **\$24.50**

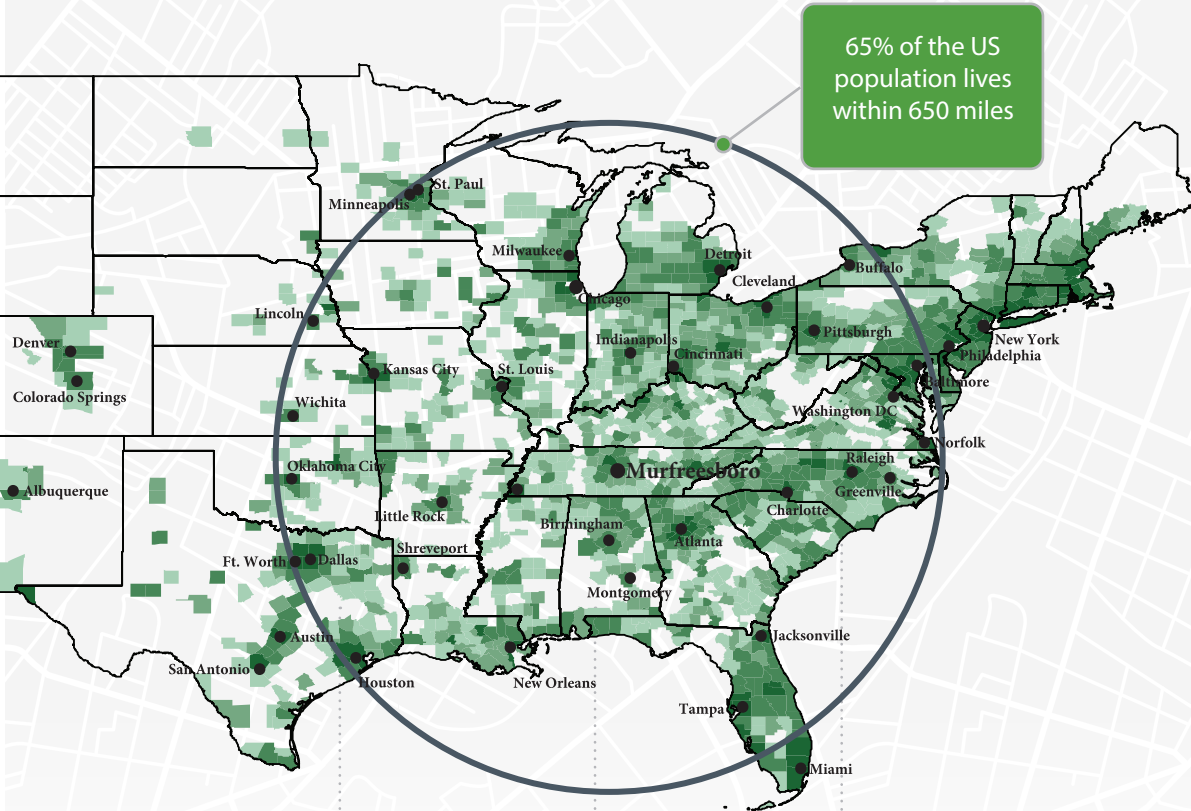


Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	7,647		77,868		166,502	
2021 Estimate	7,060		70,916		150,276	
2010 Census	6,605		58,806		114,925	
Growth 2021 - 2026	8.31%		9.80%		10.80%	
Growth 2010 - 2021	6.89%		20.59%		30.76%	
2021 Population by Hispanic Origin	613		6,672		11,492	
2021 Population	7,060		70,916		150,276	
White	4,873	69.02%	49,929	70.41%	110,910	73.80%
Black	1,707	24.18%	16,072	22.66%	28,024	18.65%
Am. Indian & Alaskan	61	0.86%	371	0.52%	699	0.47%
Asian	127	1.80%	2,170	3.06%	5,977	3.98%
Hawaiian & Pacific Island	4	0.06%	90	0.13%	163	0.11%
Other	289	4.09%	2,285	3.22%	4,504	3.00%
U.S. Armed Forces	4		65		326	
Households						
2026 Projection	3,497		30,705		63,647	
2021 Estimate	3,229		27,956		57,481	
2010 Census	3,024		23,192		44,210	
Growth 2021 - 2026	8.30%		9.83%		10.73%	
Growth 2010 - 2021	6.78%		20.54%		30.02%	
Owner Occupied	983	30.44%	12,270	43.89%	33,097	57.58%
Renter Occupied	2,246	69.56%	15,685	56.11%	24,383	42.42%
2021 Households by HH Income	3,229		27,957		57,479	
Income: <\$25,000	1,223	37.88%	6,328	22.63%	9,038	15.72%
Income: \$25,000 - \$50,000	882	27.31%	7,372	26.37%	13,266	23.08%
Income: \$50,000 - \$75,000	614	19.02%	5,588	19.99%	11,205	19.49%
Income: \$75,000 - \$100,000	229	7.09%	2,744	9.82%	7,149	12.44%
Income: \$100,000 - \$125,000	123	3.81%	2,134	7.63%	5,796	10.08%
Income: \$125,000 - \$150,000	50	1.55%	1,071	3.83%	3,971	6.91%
Income: \$150,000 - \$200,000	37	1.15%	1,728	6.18%	4,223	7.35%
Income: \$200,000+	71	2.20%	992	3.55%	2,831	4.93%
2021 Avg Household Income	\$49,232		\$69,900		\$82,952	
2021 Med Household Income	\$35,730		\$51,157		\$63,816	

Rutherford County, TN Community Snapshot

rutherford
works

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



65% of the US
population lives
within 650 miles

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
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

Low Cost of Living

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

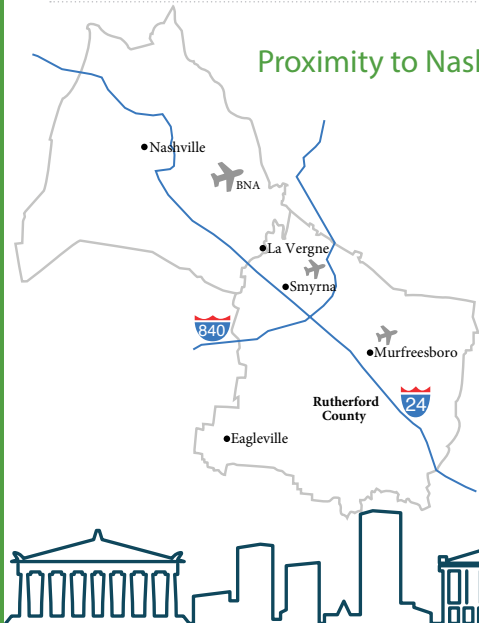


2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

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



Proximity to Nashville



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 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.

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