



FOR LEASE – 4,050 SF MEDICAL/OFFICE SPACE

833 Memorial Blvd. – Murfreesboro, TN

DETAILS:

- Lease Rate: \$27.00 PSF NNN
- \$4.85 PSF CAM Rate
- Suites E, F & G
- Former Medical/Office Build out Space
- High Traffic Corridor
- Traffic Count: Approx. 34,875



John Harney
AFFILIATE BROKER

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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







SITE

DOLLAR GENERAL

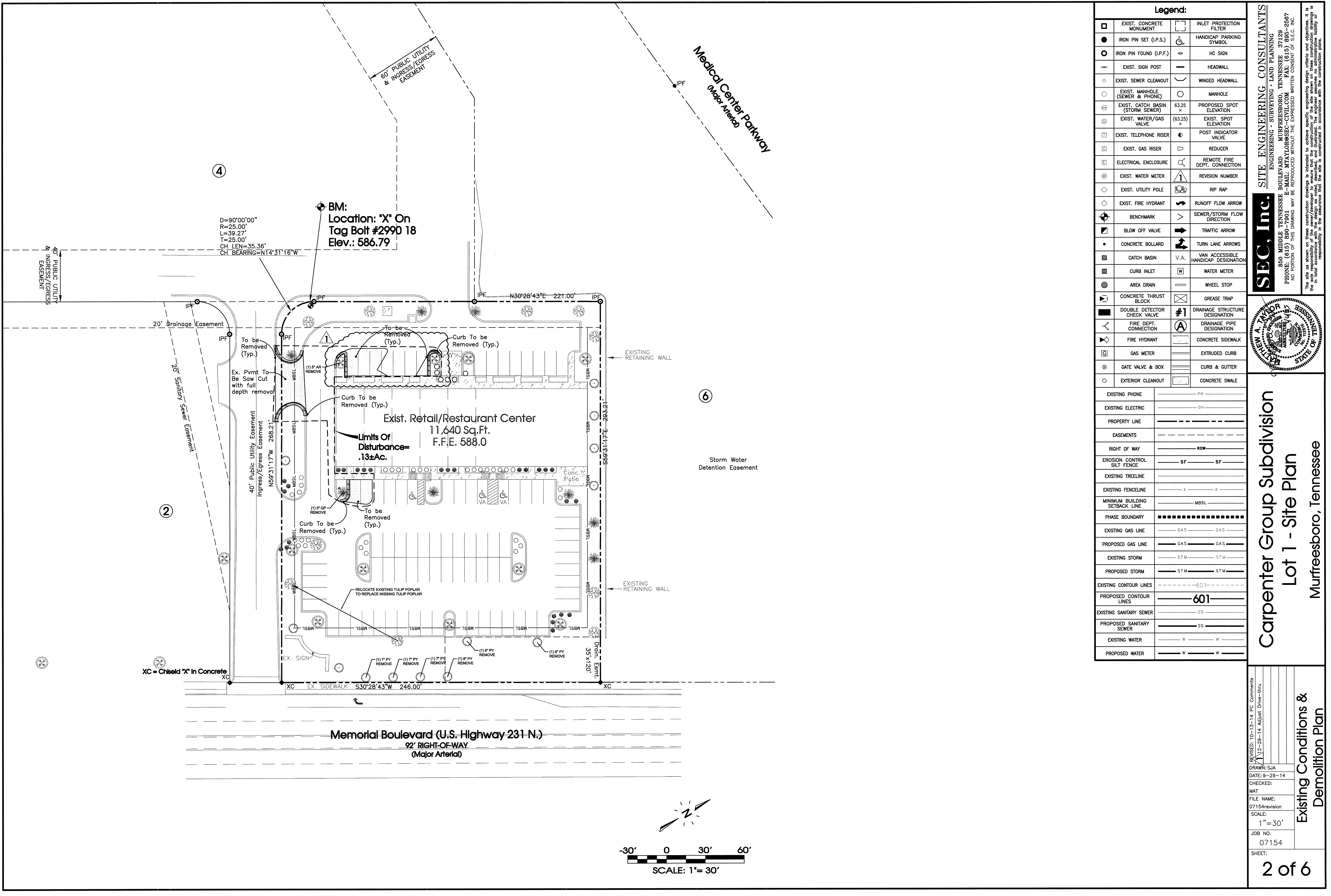
MURFREESBORO
NISSAN
Your Hometown Dealer



WILSON
Bank & Trust

To I-24

DOWNTOWN
MURFREESBORO



④

②

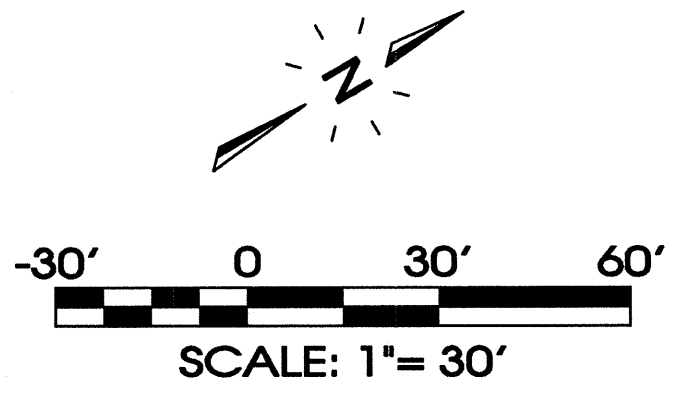
⑥

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	---60---
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 contractor shall be responsible for the construction of the site 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

Developer or Owner

Property Address 833 Memorial Blvd

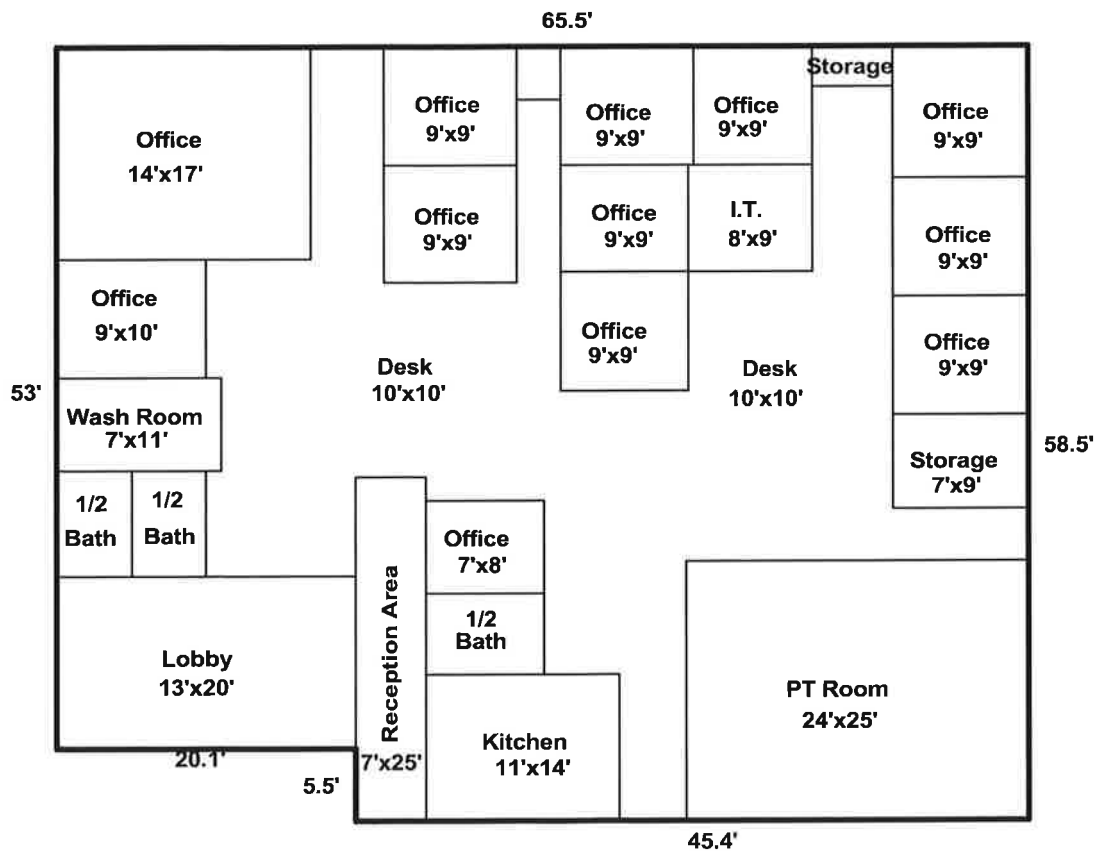
City Murfreesboro

County Rutherford

State Tn

Zip Code 37129

Agent Harney



SUITES E, F & G 4050 SF

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**

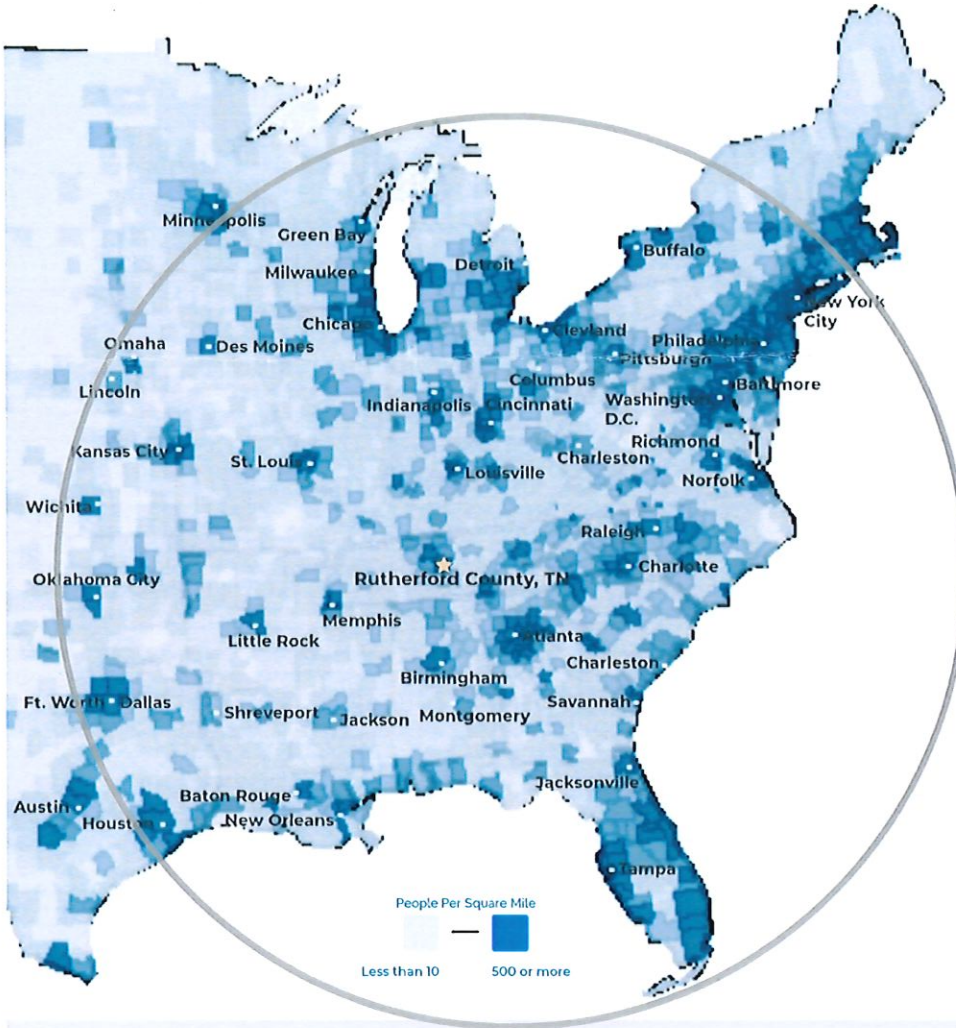
Total Available: **2,400 SF**
 % Leased: **80%**
 Rent/SF/Yr: **\$24.50**



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

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
- 4th** best small city to buy a home in the U.S.
- WalletHub 2021
- 8th** 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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