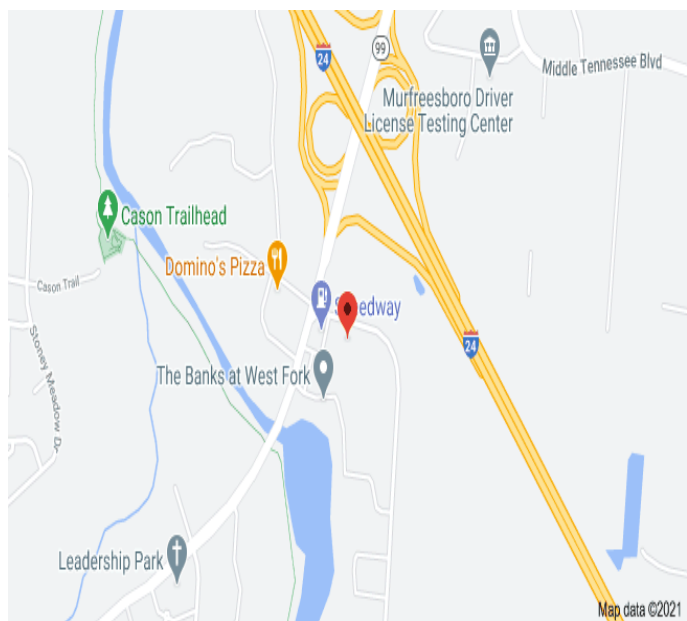




FOR LEASE – Retail Space Available

1433 Warrior Drive – Murfreesboro, TN



DETAILS:

- Lease Price: \$25 PSF + NNN
- \$4.25 PSF CAM Rate
- \$25 PSF Built-out Allowance
- 1,129 Sf up to 6,000 SF Available
- Right off I-24/New Salem Hwy Exit 80
- Population of 60,000 +/- within 3 miles

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



B
THE BANKS
AT WEST FORK

DUNKIN'
DONUTS

SONIC
America's
Drive-In

Speedway

Domino's
Pizza

RaceTrac

COSTCO
WHOLESALE

Under Construction

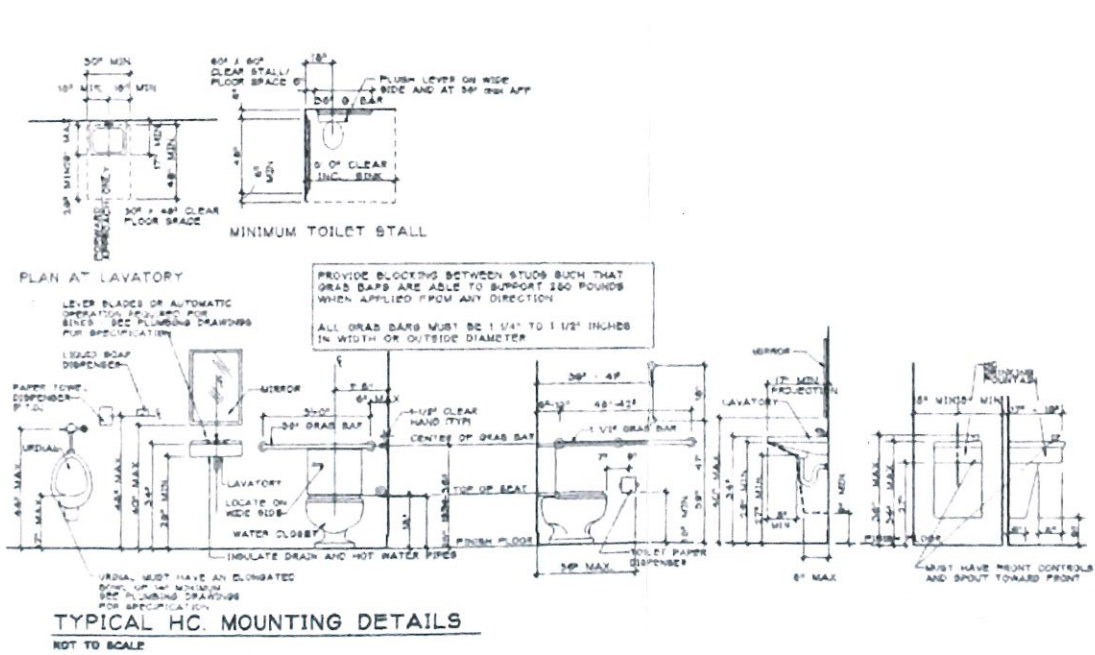
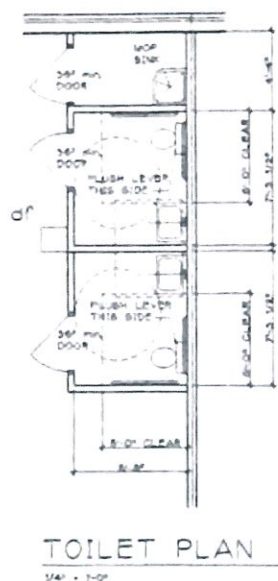
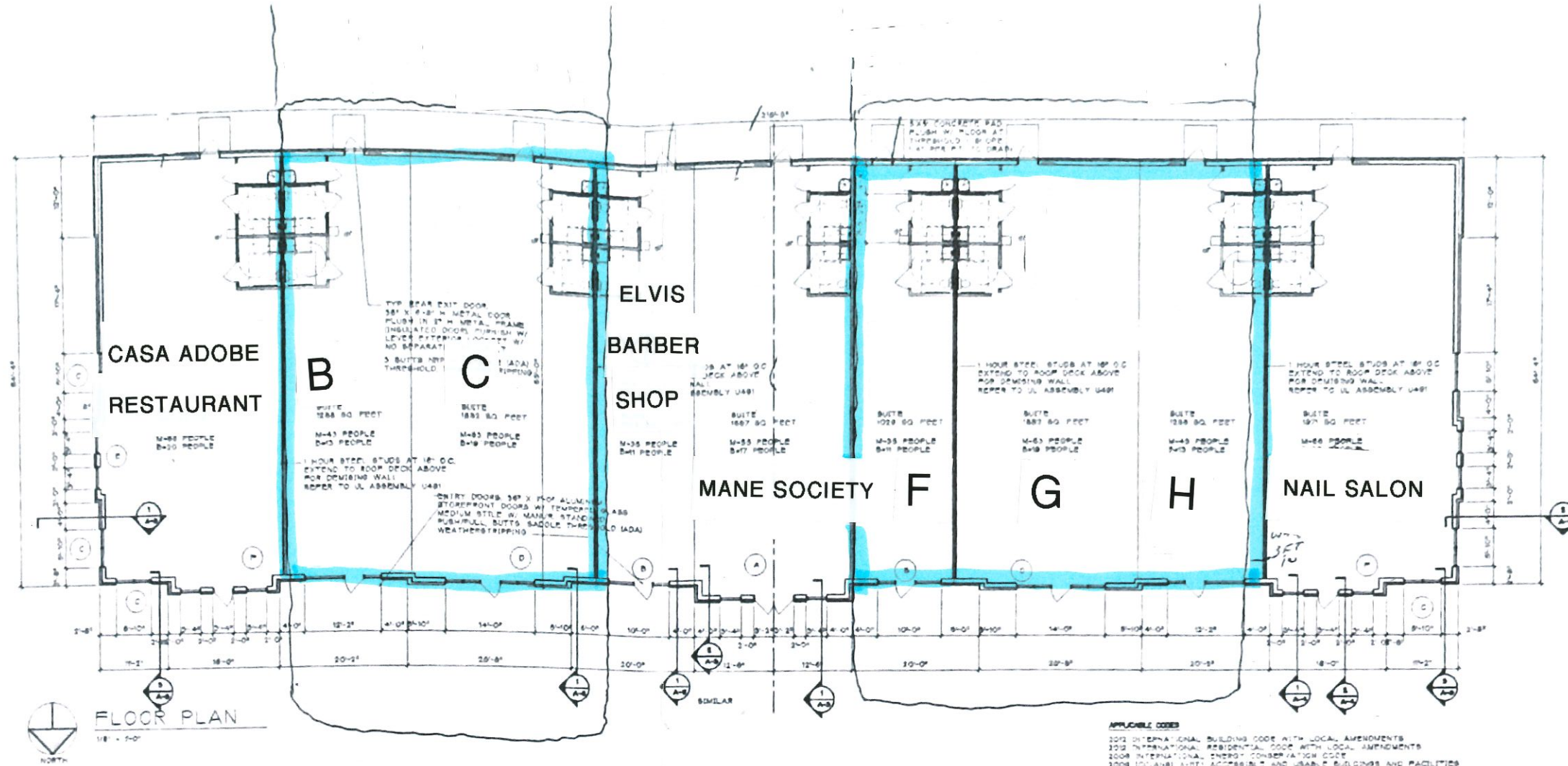
U-HAUL

★
SITE

Warrior Drive

New Salem Hwy

I-24 Exit 80



APPLICABLE CODES

- 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
- 2008 INTERNATIONAL ENERGY CONSERVATION CODE
- 2008 LOCAL ABILITY ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2012 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL FIRE ALARM CODE WITH LOCAL AMENDMENTS
- 2012 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
- 2012 NATIONAL FIRE CODE WITH LOCAL AMENDMENTS
- 2012 LIFE SAFETY CODE NFPA 101 WITH LOCAL AMENDMENTS

BUILDING INFORMATION

OCCUPANCY CLASSIFICATION: MIXED USE/MERCANTILE/BUSINESS/A-2

CONSTRUCTION TYPE: CONSTRUCTION TYPE 2B UNPROTECTED BUILDING SHALL BE FULLY SPRINKLERED

ALLOWABLE HEIGHT AND AREA: HEIGHT - 1 STORY (TABLE 501.55 FEET)
AREA - 8600 SQ. FT. (WITHOUT INCREASES)
AREA MODIFICATIONS: SPREADER INCREASE PER 5003
ADDITIONAL 3009
2800 X 4 - 58000 SF ALLOWABLE

BUILDING HEIGHT AND AREA: HEIGHT - 1 STORY
AREA - 14000

MAXIMUM TRAVEL DISTANCE: 150 FEET

FIRE RESISTANCE REQUIREMENTS

FIRE WALL (BUILDING SEPARATION): NOT REQUIRED

INTERIOR PARTITIONS: NO RATING

ROOF - CEILING: NO RATING - NON-COMBUSTIBLE

CEILING: NO RATING

SUPPORT ROOF ONLY: NO RATING

BEAMS, JOISTS, TRUSSES & ARCHES: NO RATING

SUPPORT ROOF ONLY: NO RATING

EXTERIOR WALL RATING: 1 HOUR - ONE END WALL ONLY - WHERE SHOWN

FIRE PROTECTION REQUIREMENTS

CORRIDOR PARTITIONS: RESIST THE PASSAGE OF SMOKE

STORAGE AREAS AND ELECTRICAL CLOSETS: RESIST THE PASSAGE OF SMOKE

ALL DOORS TO HAVE LEVER TYPE HARDWARE

ALL EMERGENCY LIGHTING TO HAVE BATTERY BACKUP

5/8" MIN. CLEARANCE ON FULL SIDES OF DOOR

BACK-FLOW PREVENTER REQUIRED (VERIFY IF EXISTING)

ALL LIGHT FIXTURES MOUNTED IN AN ACCIDENTAL DROP CEILING SHALL BE SUPPORTED INDEPENDENTLY FROM THE CEILING WITH HANGER WIRES.

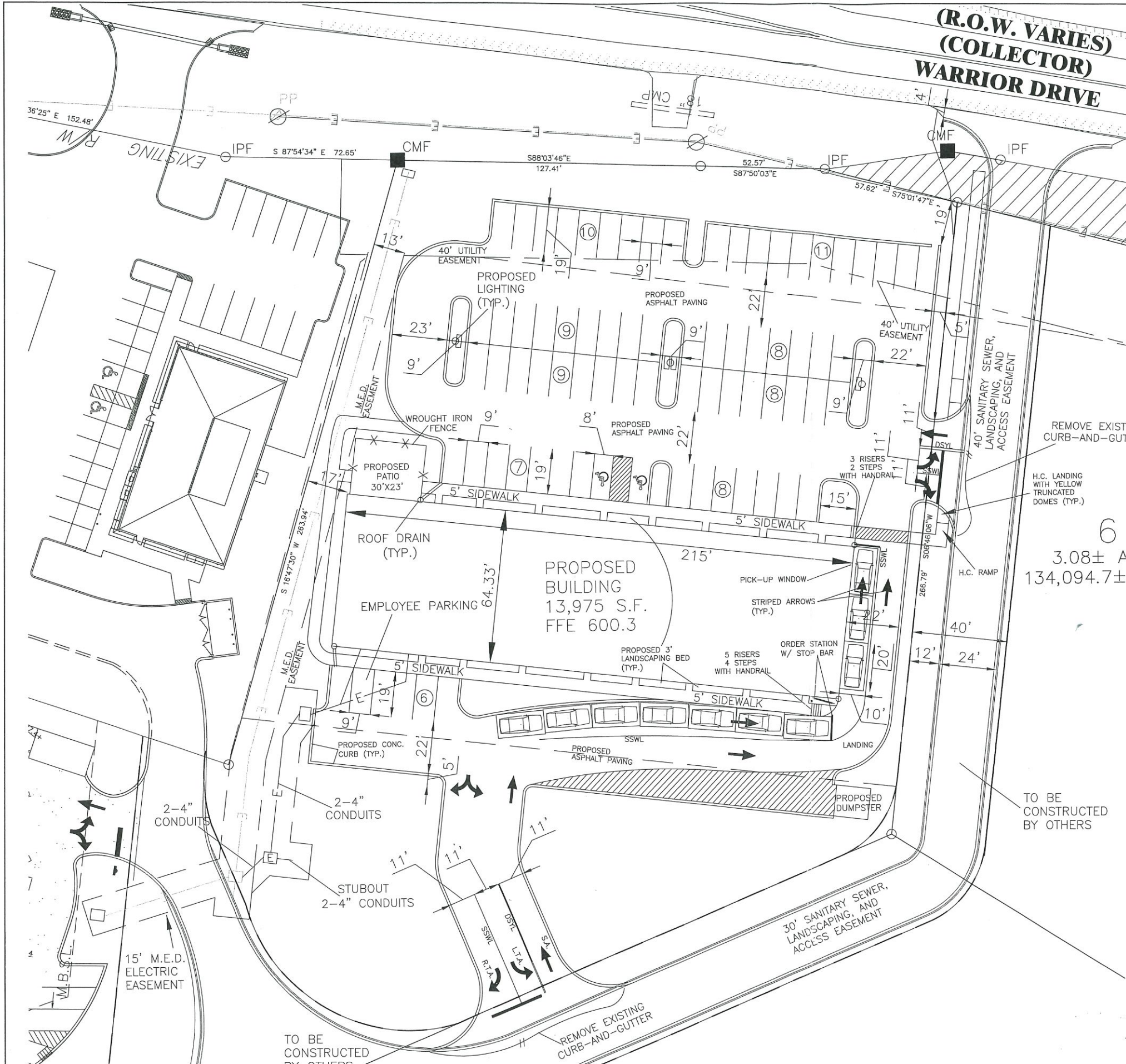
PIRTLE DEVELOPMENT
LOT 5
WARRIOR DRIVE
MURFREESBORO, TENNESSEE

W. Michael Stewart
Architecture
1316 Tomahawk Trace
Murfreesboro, Tennessee 37136



NOVEMBER 1, 2017
SCALE 1/8" = 1'-0"

A-1



(R.O.W. VARIES)
(COLLECTOR)
WARRIOR DRIVE

LOCATION MAP
N.T.S.

DEVELOPER: JEFF JACKSON
ADDRESS: 3502 LAKEBROOK DR
MURFREESBORO TN, 37130
TAX MAP: 102 PARCELS: 35.00
FLOOD MAP PANEL: 47149 C 0260H ZONE: X
FLOOD MAP DATED: JANUARY 05, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

- NOTES:
- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
 - UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
 - MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
 - THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
 - CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
 - ROADS SHALL BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.

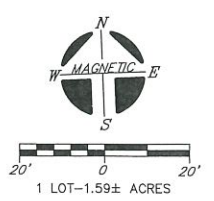
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3.08± A
134,094.7±

- LEGEND
- Power Poles
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Reducer
 - Proposed Gate Valve & Box
 - Concrete Thrust Block
 - Survey Point
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Existing Contours
 - Proposed Contours
 - Existing Spot Elevations
 - Proposed Spot Elevations
 - Situation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas)
 - Turf Reinforcement Mat
 - Existing Telephone & Electric Line
 - Existing Underground Electric Line
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe

SITE DATA
BUILDING AREA: 13,975 S.F.±
PROPOSED USE: COMMERCIAL CENTER
PARKING SPACES REQUIRED: 1 SPACE PER 250 S.F. FLOOR
13,975/250 = 55.9 = 56 SPACES
PARKING SPACES PROVIDED:
80 SPACES + 2 H.C.
BUILDING HEIGHT: 1 STORY, (40 FEET)
HVAC UNITS WILL BE ROOF-MOUNTED.
NOTE: RESTAURANT USE SHALL NOT EXCEED 35 PERCENT OF BUILDINGS TOTAL FLOOR AREA.

ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

THE MINIMUM YARD SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE NO SIDE YARD IS REQUIRED.



REVISIONS	
NO.	DESCRIPTION
1	11/30/17 ORIGINAL ISSUE
2	
3	

This survey is a TOPOGRAPHIC SURVEY FOR INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07



SITE PLAN
RIVERWATCH LOT 5
MURFREESBORO, TENNESSEE

DATE: NOVEMBER, 2017 SCALE: 1"=20' SHEET 2 OF 7

Demographic Summary Report

Lot 6 1433 Warrior Dr, Murfreesboro, TN 37128

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -

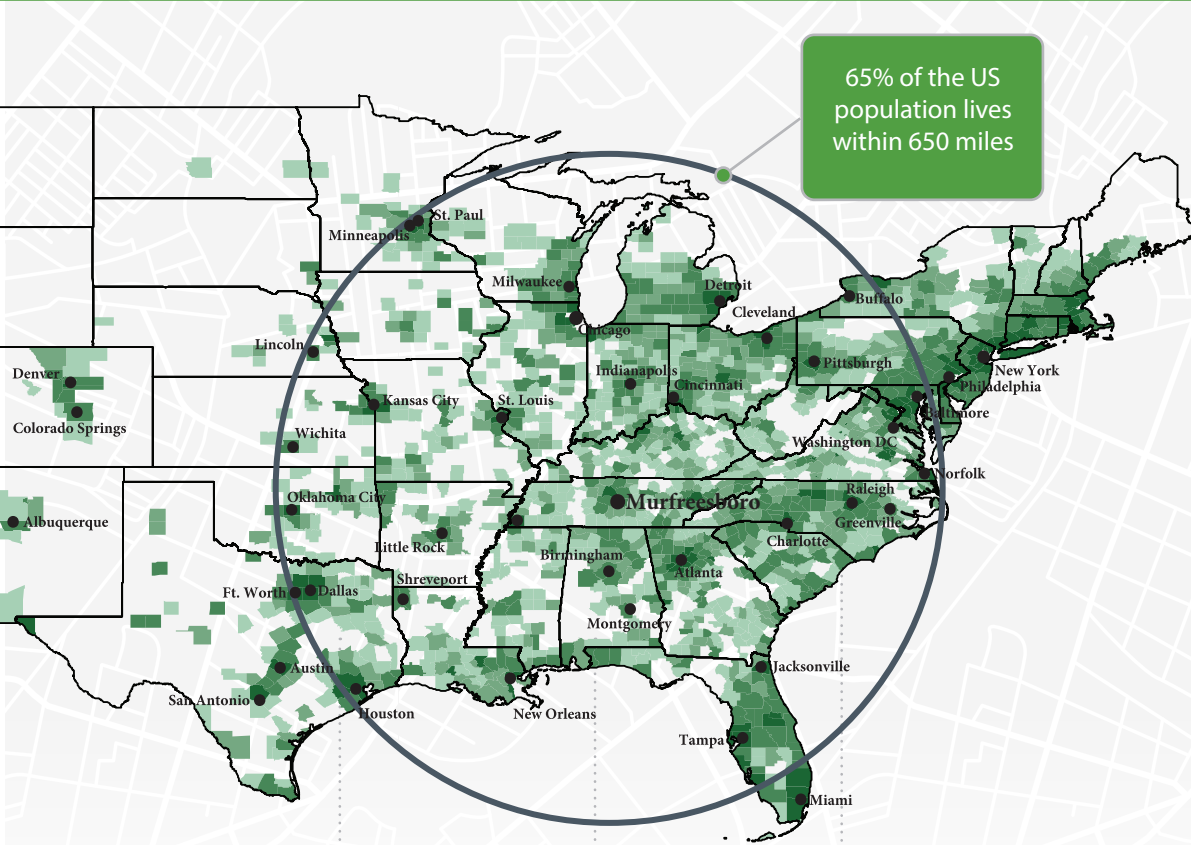


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	2,081	68,415	162,699
2020 Estimate	1,905	60,985	144,399
2010 Census	1,864	47,791	107,936
Growth 2020 - 2025	9.24%	12.18%	12.67%
Growth 2010 - 2020	2.20%	27.61%	33.78%
2020 Population by Hispanic Origin	110	4,779	10,969
2020 Population	1,905	60,985	144,399
White	1,313 68.92%	44,474 72.93%	107,223 74.25%
Black	391 20.52%	11,760 19.28%	26,285 18.20%
Am. Indian & Alaskan	15 0.79%	312 0.51%	718 0.50%
Asian	96 5.04%	2,444 4.01%	5,617 3.89%
Hawaiian & Pacific Island	2 0.10%	50 0.08%	145 0.10%
Other	89 4.67%	1,946 3.19%	4,411 3.05%
U.S. Armed Forces	3	203	284
Households			
2025 Projection	755	26,823	62,014
2020 Estimate	692	23,961	55,099
2010 Census	683	19,063	41,609
Growth 2020 - 2025	9.10%	11.94%	12.55%
Growth 2010 - 2020	1.32%	25.69%	32.42%
Owner Occupied	471 68.06%	13,260 55.34%	30,824 55.94%
Renter Occupied	221 31.94%	10,701 44.66%	24,275 44.06%
2020 Households by HH Income	691	23,962	55,100
Income: <\$25,000	124 17.95%	3,875 16.17%	9,080 16.48%
Income: \$25,000 - \$50,000	148 21.42%	5,836 24.36%	13,764 24.98%
Income: \$50,000 - \$75,000	138 19.97%	5,872 24.51%	12,175 22.10%
Income: \$75,000 - \$100,000	131 18.96%	3,753 15.66%	8,322 15.10%
Income: \$100,000 - \$125,000	127 18.38%	2,216 9.25%	4,872 8.84%
Income: \$125,000 - \$150,000	5 0.72%	821 3.43%	2,162 3.92%
Income: \$150,000 - \$200,000	13 1.88%	905 3.78%	2,975 5.40%
Income: \$200,000+	5 0.72%	684 2.85%	1,750 3.18%
2020 Avg Household Income	\$67,048	\$71,167	\$73,341
2020 Med Household Income	\$61,926	\$59,264	\$59,020

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

rutherford
works

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

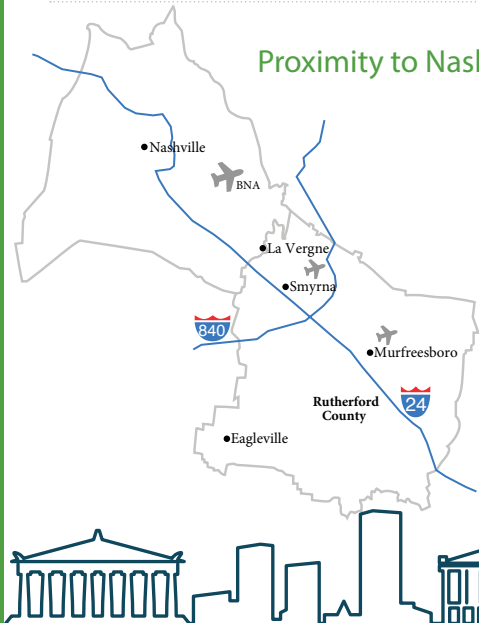


2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

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