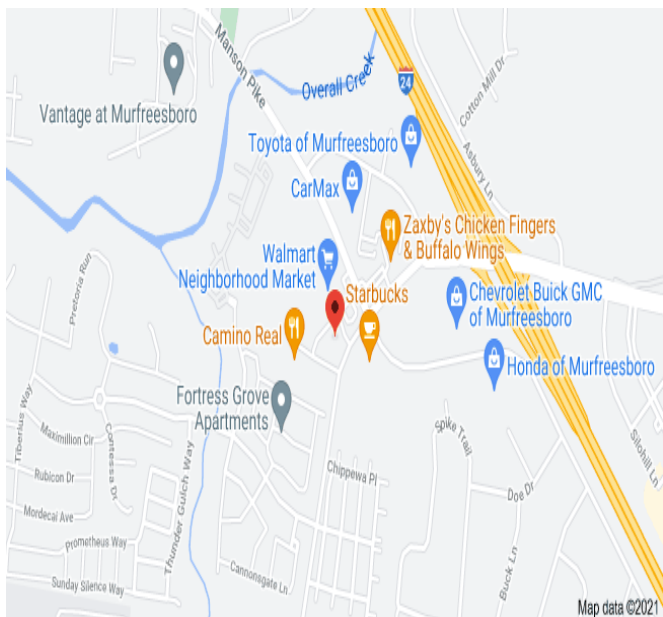




2,700 SF For Lease – Former RedStone Credit Union

1141 Fortress Blvd - Murfreesboro, TN



DETAILS:

- Lease Rate: \$32 PSF with \$4.50 PSF CAM
- Drive-thru window
- Great Visibility from Fortress Blvd
- End Cap Space
- Adjacent to Wal-Mart Neighborhood Market
- Off I-24 Exit 76
- Population 3 Miles: 51,878
- Avg HH Income within 3 Miles: \$93,132
- Rooftop Count within 3 Miles: 21,310
- Traffic Count: Approx. 11,431

John Harney
BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE

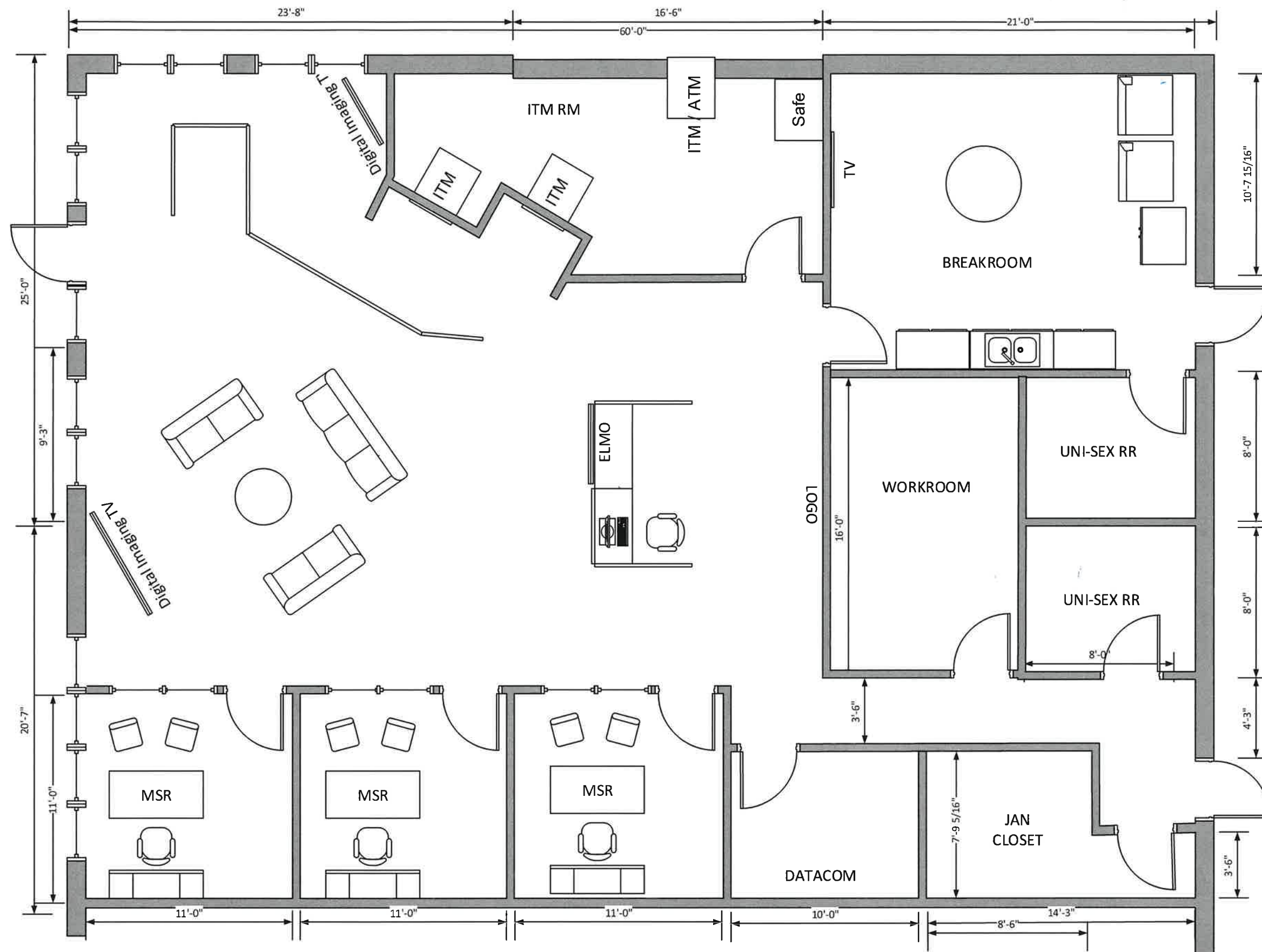


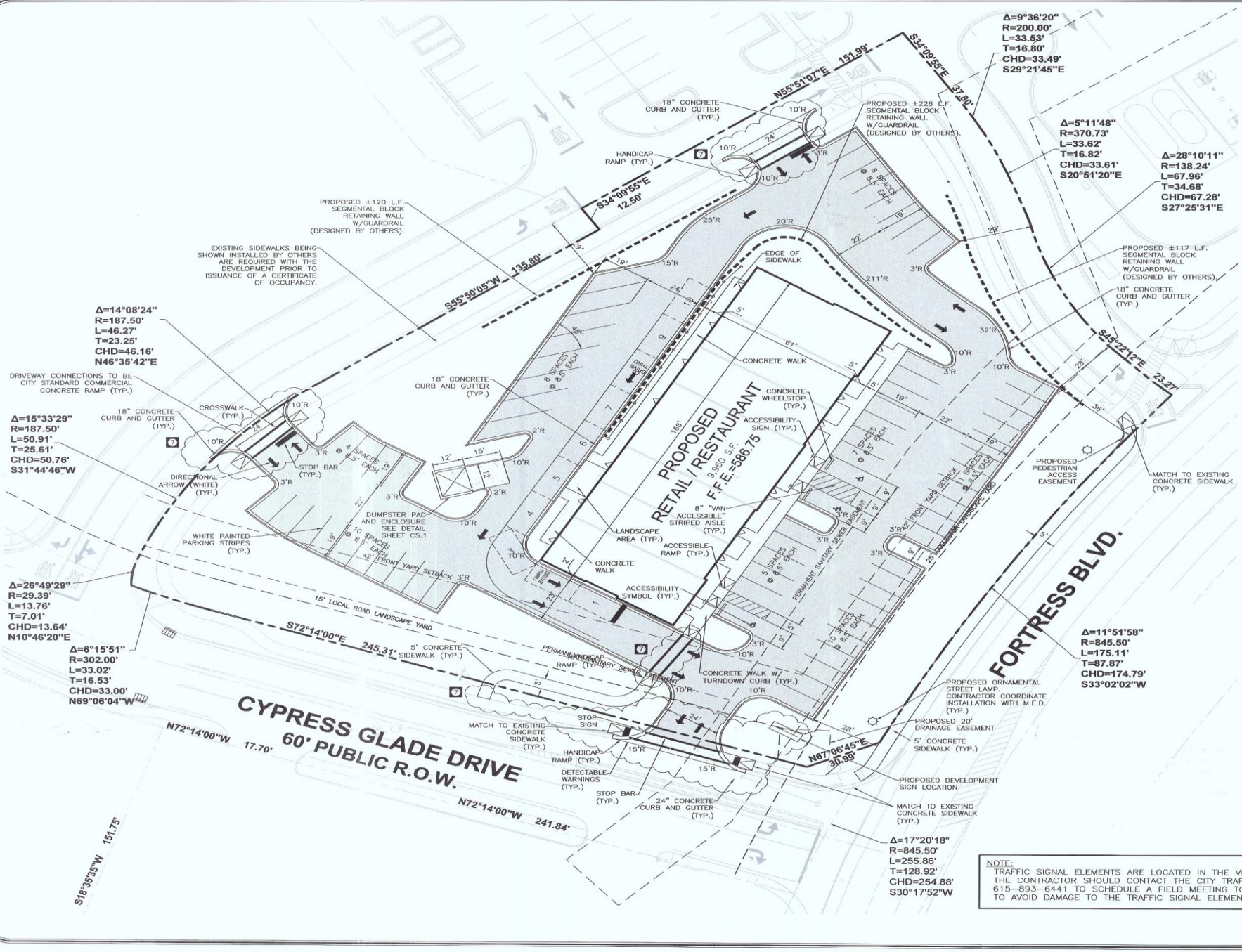
1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129

615.896.4045

www.parks-group.com







SITE DATA:

PROPERTY INFORMATION:
 STREET ADDRESS: FORTRESS BLVD
 CIVIL DISTRICT: 7th
 TAX MAP: 79
 PARCEL: # 079 09800
 LOT SIZE: 1.76± AC. (77,053 S.F.)

ZONING INFORMATION:
 ZONING CLASSIFICATION: CH1 - HIGHWAY COMMERCIAL DISTRICT
 OVERLAYS: 000-1
 STREETScape MASTER PLANS: FORTRESS BLVD & MANSON PK
 EXISTING USE: VACANT
 PROPOSED USE: RETAIL CENTER
 BUILDING SETBACKS:
 MINIMUM FRONT YARD: 42'
 MINIMUM REAR YARD: 0'
 MINIMUM SIDE YARD: 0'

PROJECT INFORMATION:
 MAXIMUM BUILDING HEIGHT: 75'
 PROPOSED BUILDING HEIGHT: 24' (1-STORY)
 PROPOSED SQUARE FOOTAGE: 9,960 SF
 70% RETAIL: 6,960 SF
 30% RESTAURANT: 3,000 SF

PARKING DATA:
 PARKING REQUIRED PER CITY OF MURFREESBORO:
 COMMERCIAL CENTER: 9,960 S.F. FLOOR AREA @ 1 SP./250 S.F.: 40 SPACES
 TOTAL PARKING REQUIRED: 40 SPACES

PARKING REQUIRED PER EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND:
 RETAIL STORE: 6,960 S.F. FLOOR AREA @ 1 SP./200 S.F.: 35 SPACES
 RESTAURANT: 3,000 S.F. FLOOR AREA @ 1 SP./100 S.F.: 30 SPACES
 TOTAL PARKING REQUIRED: 65 SPACES

PARKING PROVIDED:
 REGULAR PARKING: 63 SPACES
 HANDICAP PARKING: (3 VAN ACCESSIBLE): 3 SPACES
 TOTAL PARKING PROVIDED: 66 SPACES

FLOOD INFORMATION:
 FEMA MAP # 47148C0225H
 EFFECTIVE DATE: JANUARY 5, 2007
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT A SEPARATE EMERGENCY MANAGEMENT AGENCY MAP NO. 47148C0225H, WITH A MAP REVISION DATE OF JANUARY 5, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 470166, PANEL NO. 0255, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:
 1. OUTDOOR DISPLAY OR SALE OF MERCHANDISE IS PROHIBITED.
 2. THE PLANNING COMMISSION DOES NOT APPROVE SIGNAGE. A SEPARATE PERMIT FROM THE BUILDING AND CODES DEPARTMENT IS REQUIRED FOR ALL SIGNAGE, INCLUDING FLAG SIGNS. CONTACT AMELIA KEEPER IN THE BUILDING AND CODES DEPARTMENT FOR PROPOSED FLAGPOLES(S). THE FLAGPOLE(S) MUST BE LOCATED ON THE SITE PLAN ALONG THE MAXIMUM PROPOSED POLE HEIGHT. THE MAXIMUM PROPOSED FLAG SQUARE FOOTAGE, AND THE FOUNDATION DESIGN, THE SETBACK REQUIREMENTS FOR FLAGPOLES ARE ESTABLISHED IN THE SIGN ORDINANCE.

STREETScape NOTE:
 1. FORTRESS BOULEVARD IS IDENTIFIED IN THE GATEWAY STREETScape MASTER PLAN AND SUBJECT TO THE DESIGN GUIDELINES AND RESTRICTIONS OF THE "STREET-ScAPE IMPROVEMENT GUIDELINES FOR NEW DEVELOPMENT ALONG ROADWAYS WITHIN THE MURFREESBORO GATEWAY" REVISED JULY 21, 2010.

RIGHT-OF-WAY NOTE:
 1. ALL WORK IN THE RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MURFREESBORO STANDARDS AND REGULATIONS. CONTRACTOR SHALL COORDINATE WITH CITY OF MURFREESBORO TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

PAVEMENT LEGEND

LIGHT DUTY ASPHALT PAVEMENT

CONCRETE PAVEMENT

CONCRETE WALK



NOTE:
 TRAFFIC SIGNAL ELEMENTS ARE LOCATED IN THE VICINITY OF THE WORK. THE CONTRACTOR SHOULD CONTACT THE CITY TRAFFIC ENGINEER AT 615-893-6441 TO SCHEDULE A FIELD MEETING TO REVIEW THE LOCATIONS TO AVOID DAMAGE TO THE TRAFFIC SIGNAL ELEMENTS.

RAGAN-SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA, TN 37402
 423.244.4411
 www.ragan-smith.com



FOR
FORTRESS RETAIL CENTER
INVESTMENT PARTNERS, LLC

CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

DATE	REVISIONS
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Manson Pike

Bill Smith Dr

24

TOYOTA of Murfreesboro

CARMAX

STAYBRIDGE SUITES

ZAXBY'S

Walmart Neighborhood Market

7 ELEVEN

Fortress Blvd

Fortress Blvd

Medical Center

24

THE AVENUE

EMBASSY SUITES HOTEL

MAZDA

CHEVROLET

SITE

Camino Real

Starbucks

SONIC

LEARNING ZONE

John R Rice Blvd

John R Rice Blvd

Honda MURFREESBORO

Rack Ct

Demographic Summary Report

1141 Fortress Blvd, Murfreesboro, TN 37128

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **1,200 SF**

Rent/SF/Yr: -

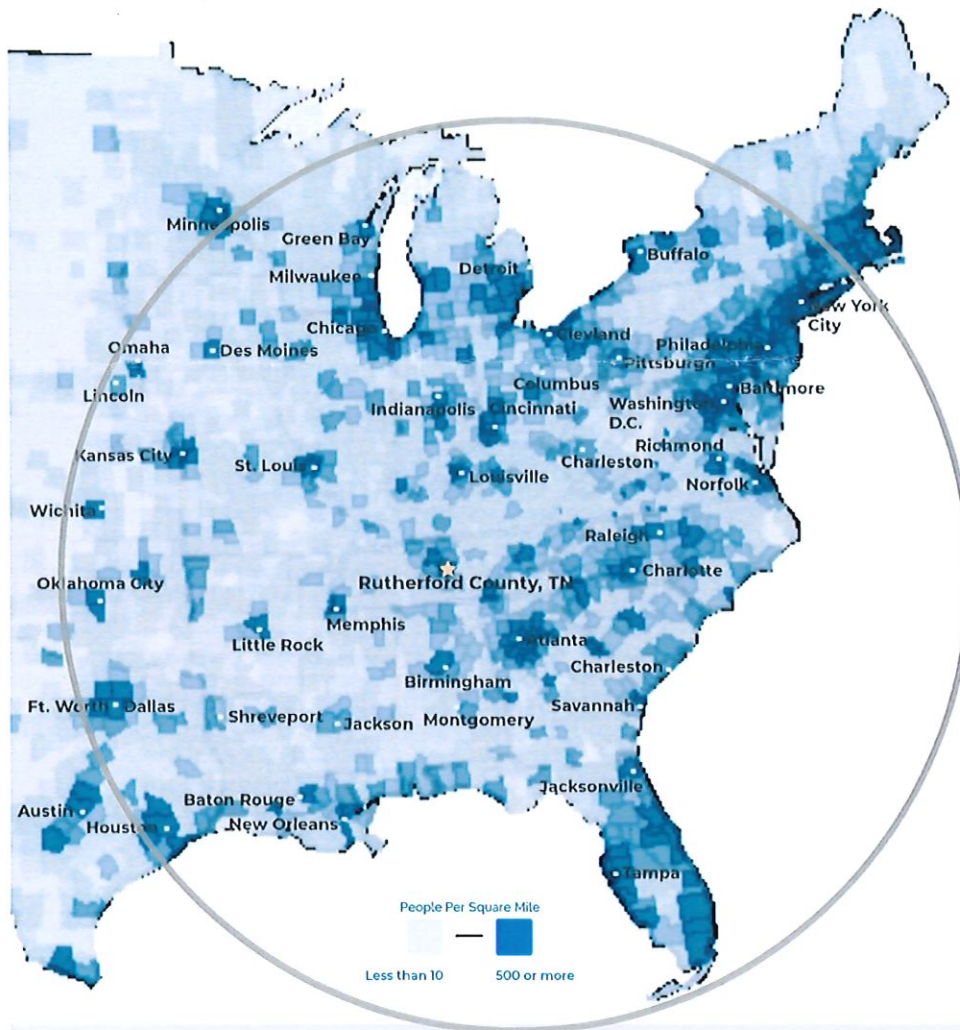
Year Built: **2017**

Image Coming Soon

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	10,370	58,963	120,073
2021 Estimate	9,053	51,878	107,139
2010 Census	4,647	29,749	72,943
Growth 2021 - 2026	14.55%	13.66%	12.07%
Growth 2010 - 2021	94.81%	74.39%	46.88%
2021 Population by Hispanic Origin	689	3,546	7,033
2021 Population	9,053	51,878	107,139
White	6,963 76.91%	41,211 79.44%	84,688 79.04%
Black	1,267 14.00%	6,567 12.66%	14,661 13.68%
Am. Indian & Alaskan	48 0.53%	271 0.52%	533 0.50%
Asian	498 5.50%	2,344 4.52%	4,295 4.01%
Hawaiian & Pacific Island	5 0.06%	54 0.10%	87 0.08%
Other	272 3.00%	1,430 2.76%	2,875 2.68%
U.S. Armed Forces	16	184	318
Households			
2026 Projection	3,771	21,310	44,582
2021 Estimate	3,295	18,782	39,874
2010 Census	1,703	10,973	27,762
Growth 2021 - 2026	14.45%	13.46%	11.81%
Growth 2010 - 2021	93.48%	71.17%	43.63%
Owner Occupied	2,200 66.77%	13,544 72.11%	27,684 69.43%
Renter Occupied	1,095 33.23%	5,238 27.89%	12,190 30.57%
2021 Households by HH Income	3,294	18,782	39,874
Income: <\$25,000	196 5.95%	1,167 6.21%	4,103 10.29%
Income: \$25,000 - \$50,000	674 20.46%	3,513 18.70%	7,573 18.99%
Income: \$50,000 - \$75,000	740 22.47%	4,124 21.96%	8,144 20.42%
Income: \$75,000 - \$100,000	686 20.83%	3,383 18.01%	6,077 15.24%
Income: \$100,000 - \$125,000	358 10.87%	2,408 12.82%	5,074 12.73%
Income: \$125,000 - \$150,000	334 10.14%	1,674 8.91%	3,354 8.41%
Income: \$150,000 - \$200,000	237 7.19%	1,752 9.33%	3,520 8.83%
Income: \$200,000+	69 2.09%	761 4.05%	2,029 5.09%
2021 Avg Household Income	\$86,217	\$93,132	\$91,961
2021 Med Household Income	\$76,348	\$79,338	\$75,481

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.



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org