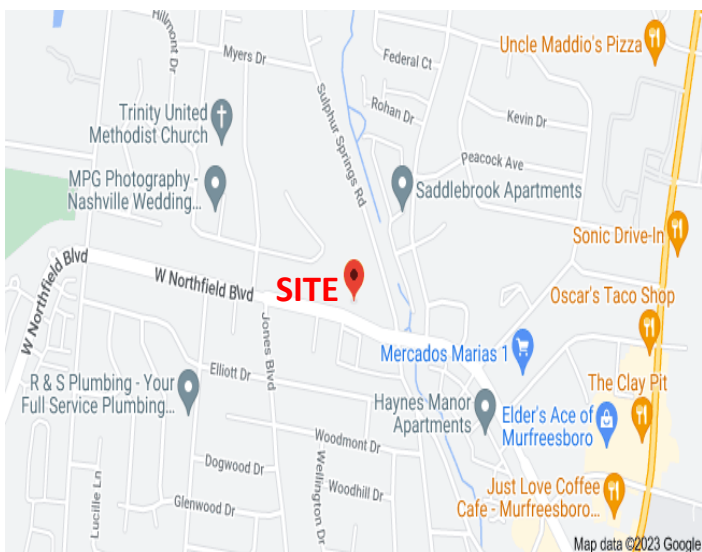




Sanders Corner Retail Center Coming Soon - Late 2023

1207 Sulphur Springs Rd – Murfreesboro, TN



DETAILS:

- Retail Spaces with Drive-thru Availability
- 1,350 SF to 6,700 SF
- Lease Rate \$35 PSF
- 1.3 Ac Outparcel Available (Pad Ready) - \$22 PSF

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 Data:

Total Land Area:	±4.61 Acres
Total Open Space Required:	±0.92 Acres (20%)
Total Open Space Provided:	±2.01 Acres (44%)
Formal Open Space Required:	±0.14 Acres (3%)
Formal Open Space Provided:	±0.15 Acres (3%)
Stormwater (Detention):	±0.26 Acres (6%)

Parking Requirements:	
Building 1 - Gas Station/Convenience Store	3,888 sf
Parking Required: 1 space per 300 sf =	13 spaces

Building 1 - Retail/Restaurant	1,350 sf
Parking Required: 1 space per 100 sf =	14 spaces

Building 1 Total Parking Required =	27 spaces
Building 1 Parking Provided =	35 spaces
Queuing Spaces Required =	10 Spaces
Queuing Spaces Provided =	10 Spaces

Building 2 - Commercial Center	10,200 sf
Max allowed restaurant space (35%) =	3,570 sf
Parking Required: 1 space per 225 sf =	46 Spaces
Parking Provided:	61 Spaces

Building 3 - Office Building	6,540 sf
Parking Required: 1 space per 300 sf =	22 spaces
Parking Provided:	36 Spaces

Note:

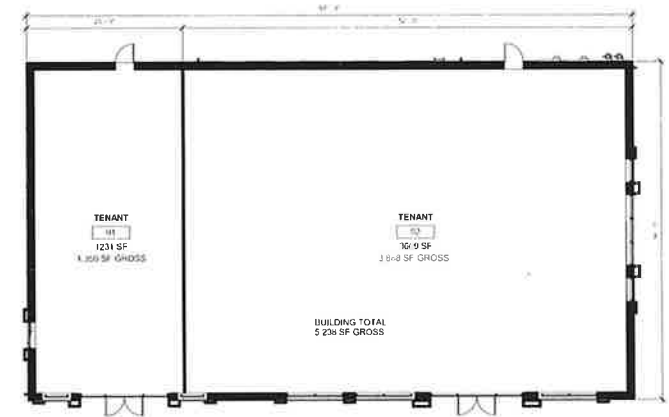
Shared parking will be allowed between the multiple uses. A shared parking agreement will be completed per the zoning ordinance.

	Open Space
	Formal Open Space
	Drive/Parking
	Sidewalk
	Buildings
	Solid Waste Enclosures
	Landscape Buffer
	Detention
	Roadway Improvements





Building 1 - Gas Station with Retail



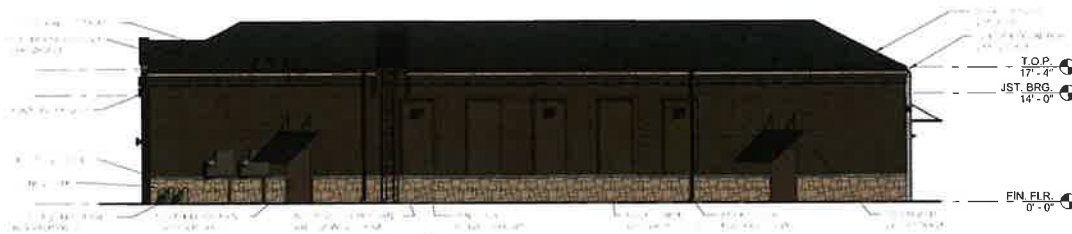
Building 1 - Gas Station with Retail - Floor Plan



Building 1 - Gas Station with Retail - North Elevation



Building 1 - Gas Station with Retail - Front Elevation



Building 1 - Gas Station with Retail - Rear Elevation



Gas Station Canopy - Perspective

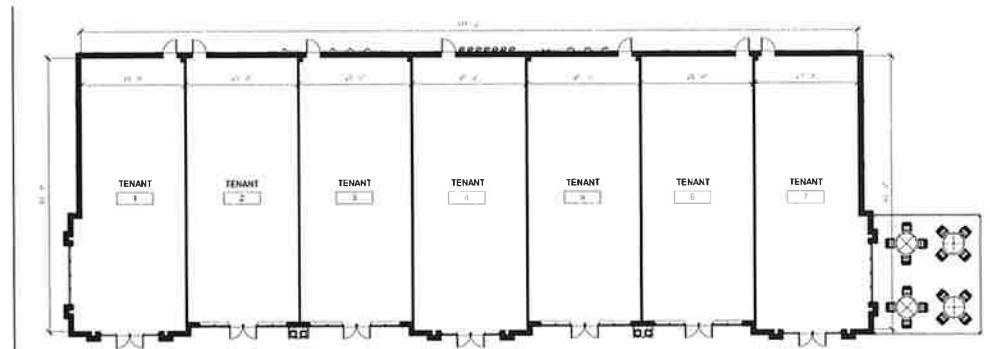
Architectural Characteristics:

- Gas station canopy colors and striping will meet GDO requirements. Striping shall not exceed 8-inches in height.
- The gas/convenience building shall comply with Murfreesboro Design Guideline standards.





Building 2 - Commercial Center



Building 2 - Commercial Center - Floor Plan

Building 2 Notes:

- 1) Liquor store floor plan shall not exceed 4,000 sf.
- 2) Only one (1) liquor store in the development.
- 3) Liquor store signage shall meet GDO-3 standards.



Building 2 - Commercial Center - Front Elevation (Facing West Northfield Boulevard)



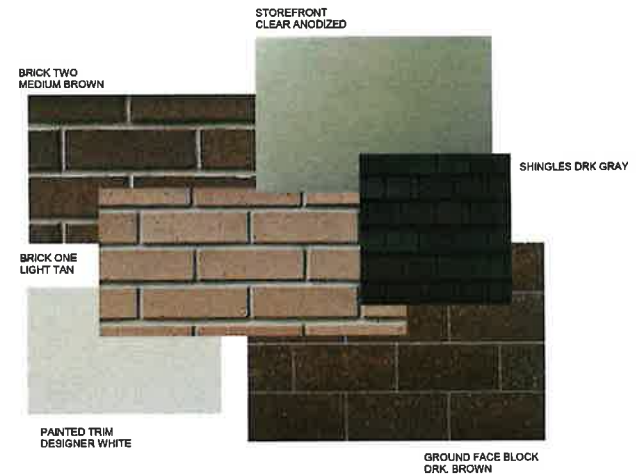
Building 2 - Commercial Center - Rear Elevation



Building 2 - Commercial Center - East Elevation

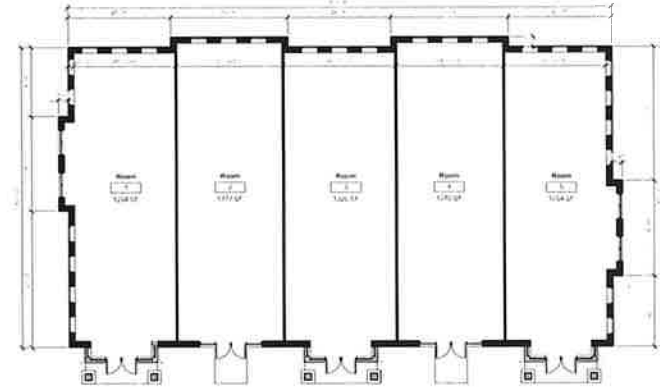


Commercial Center - West Elevation





Building 3 - Office Building



Building 3 - Office Building - Floor Plan



Building 3 - Office Building - North Elevation



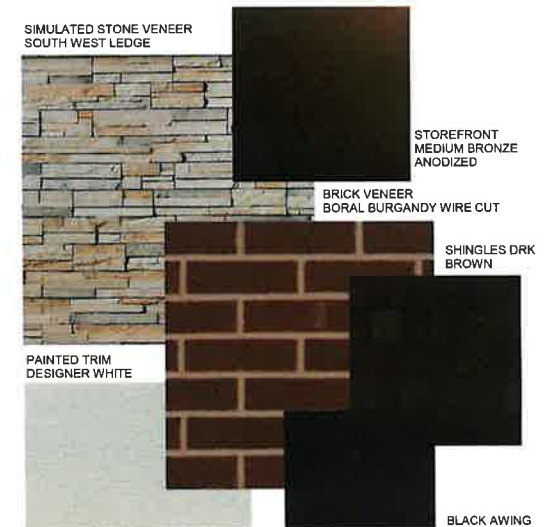
Building 3 - Office Building - South Elevation



Building 3 - Office Building - Front Elevation



Building 3 - Office Building - Rear Elevation



Demographic Summary Report

1207 Sulphur Springs, Murfreesboro, TN 37129

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

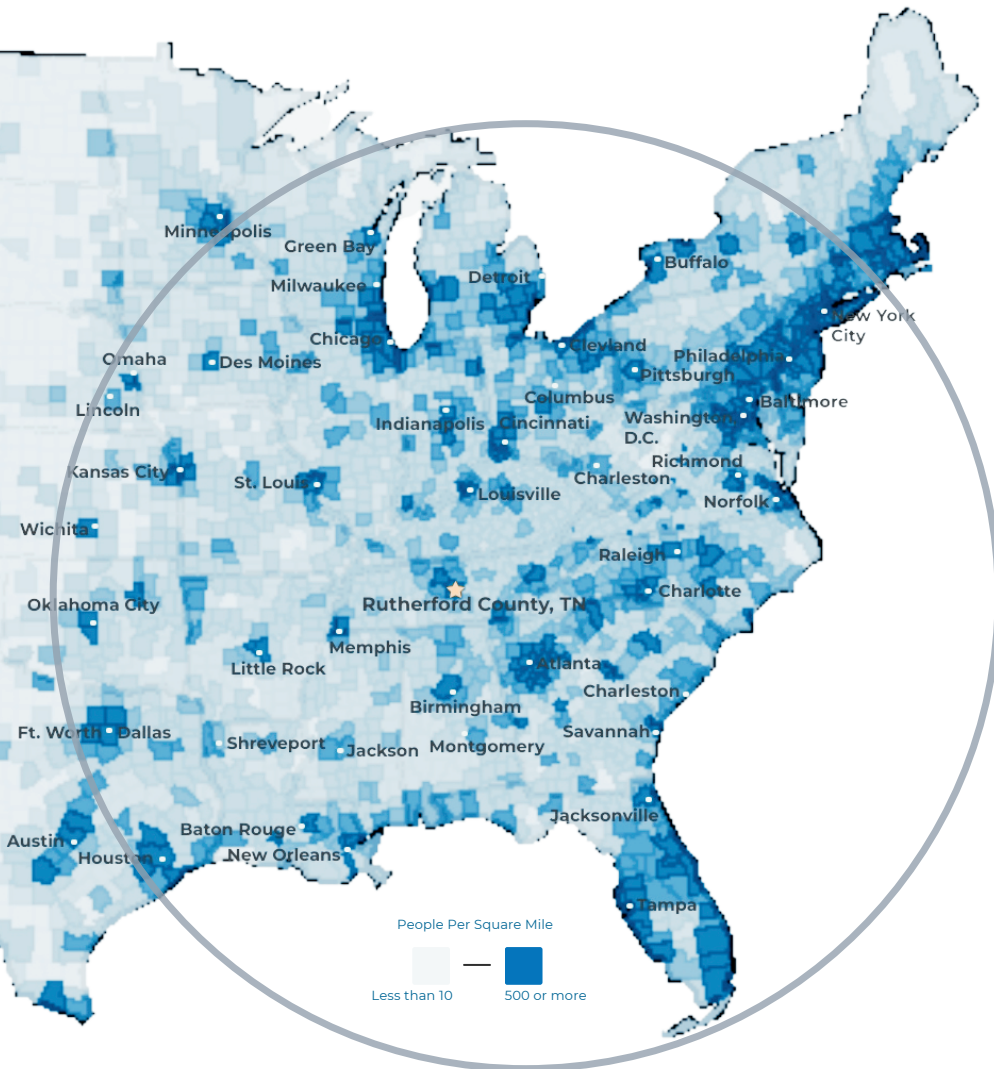
Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	10,260	81,295	160,028
2022 Estimate	9,074	70,951	139,044
2010 Census	8,221	55,611	104,826
Growth 2022 - 2027	13.07%	14.58%	15.09%
Growth 2010 - 2022	10.38%	27.58%	32.64%
2022 Population by Hispanic Origin	698	5,439	11,890
2022 Population	9,074	70,951	139,044
White	7,093 78.17%	51,559 72.67%	100,889 72.56%
Black	1,433 15.79%	14,806 20.87%	27,432 19.73%
Am. Indian & Alaskan	56 0.62%	322 0.45%	698 0.50%
Asian	212 2.34%	2,133 3.01%	5,578 4.01%
Hawaiian & Pacific Island	2 0.02%	65 0.09%	177 0.13%
Other	278 3.06%	2,065 2.91%	4,270 3.07%
U.S. Armed Forces	0	23	131
Households			
2027 Projection	4,447	31,014	60,380
2022 Estimate	3,953	27,147	52,654
2010 Census	3,626	21,554	40,222
Growth 2022 - 2027	12.50%	14.24%	14.67%
Growth 2010 - 2022	9.02%	25.95%	30.91%
Owner Occupied	2,053 51.94%	13,466 49.60%	29,375 55.79%
Renter Occupied	1,900 48.06%	13,681 50.40%	23,279 44.21%
2022 Households by HH Income	3,952	27,148	52,655
Income: <\$25,000	628 15.89%	5,105 18.80%	8,631 16.39%
Income: \$25,000 - \$50,000	971 24.57%	6,692 24.65%	12,980 24.65%
Income: \$50,000 - \$75,000	865 21.89%	5,262 19.38%	10,571 20.08%
Income: \$75,000 - \$100,000	366 9.26%	2,880 10.61%	6,371 12.10%
Income: \$100,000 - \$125,000	389 9.84%	1,929 7.11%	4,458 8.47%
Income: \$125,000 - \$150,000	327 8.27%	1,739 6.41%	3,639 6.91%
Income: \$150,000 - \$200,000	202 5.11%	2,130 7.85%	3,706 7.04%
Income: \$200,000+	204 5.16%	1,411 5.20%	2,299 4.37%
2022 Avg Household Income	\$80,314	\$79,751	\$79,612
2022 Med Household Income	\$57,600	\$57,523	\$61,007

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



#3 Boomtown in America
- SmartAsset 2022

#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

357,835

Median Home Price

\$402,162

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABORFORCE DATA

Labor Force

County

195,178

Tennessee

3,337,977

United States

164,462,618

Unemployment Rate

2.6%

3.2%

3.7%

Labor Force Participation Rate

71.5%

58.8%

61.9%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

RECENT ANNOUNCEMENTS



Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.



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