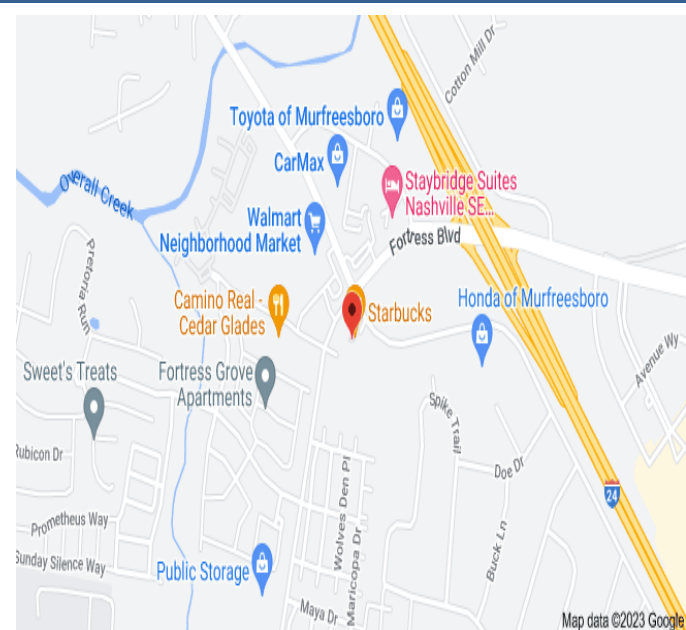


1,860 SF Medical Office Space Available



Fortress Square Lease Space Available

1144 Fortress Blvd - MURFREESBORO, TN



DETAILS:

- **Lease Rate: \$32 PSF**
- **1,860 SF Available 4th Quarter 2023**
- **Former Medical Space**
- **Great for Doctors, Dentist or Specialty Medical Office**
- **Easy access to Medical Center Pkwy & I-24 @ Exit 76**
- **Great location on the corner of John Rice Blvd & Fortress**
- **Traffic Count: Approx. 30,000**

John Harney
AFFILIATE BROKER

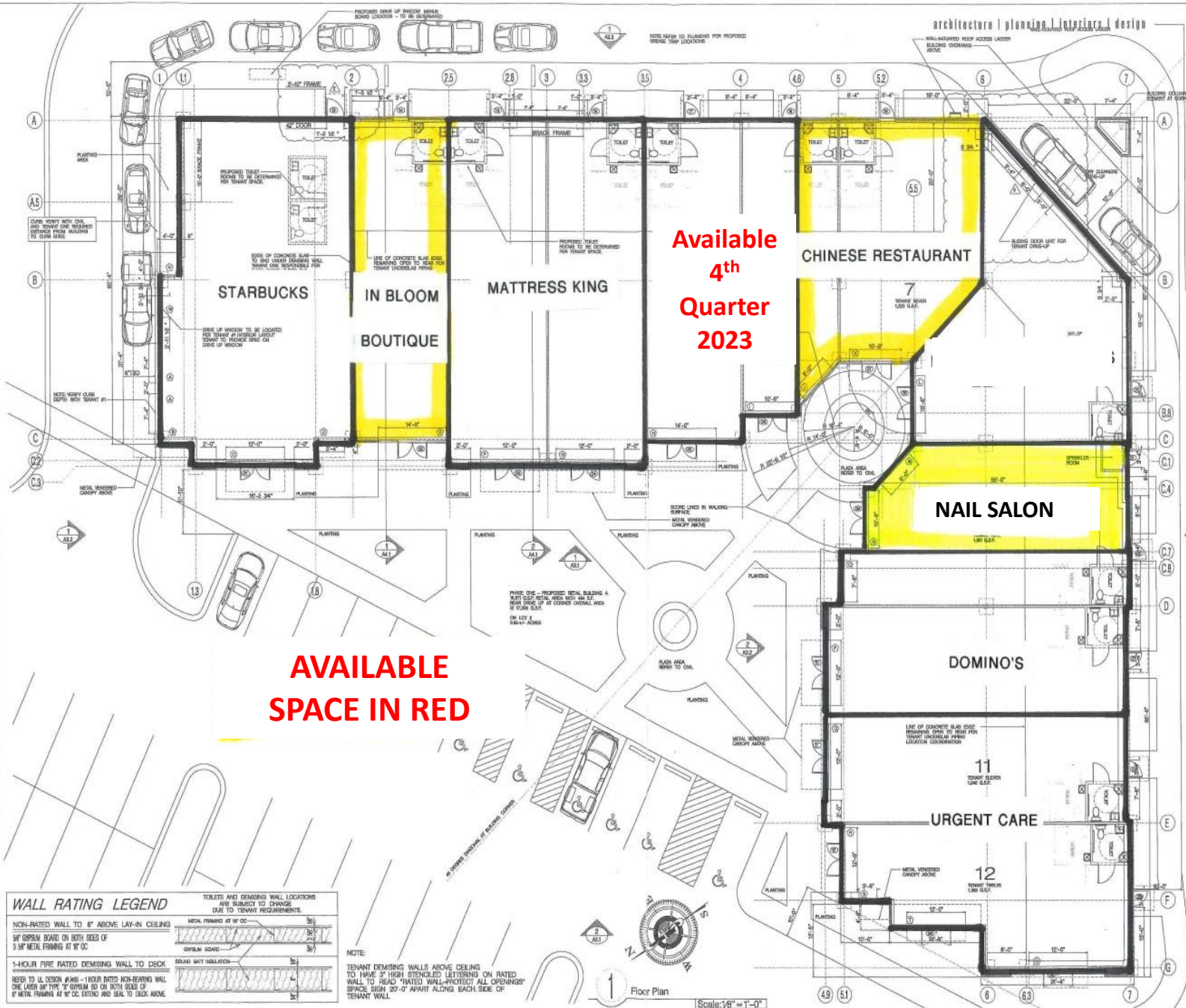
615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 NW Broad St., Suite 7 Murfreesboro, TN 37129
615.896.4045

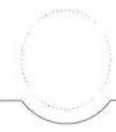
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LOWEN+ASSOCIATES, LLC

2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
www.JamesLowenPhotography.com
p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:
Construction Documents



A NEW RETAIL CENTER - PHASE ONE FOR:
FORTRESS SQUARE
CORNER OF FORTRESS BLVD AND JOHN R. RICE BLVD
OWNER: STEVE BEATY

PHASE:
Construction Documents

PROJECT NUMBER:
17-20

ISSUE DATE:
October 2, 2017

REVISIONS:

- △ PLUMB WORK - VERIFY
- △ REAR DOOR SWICH
- △ BLENDING TENANT DOOR SWICH



Floor Plan
A2.1

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SITE

TOYOTA of Murfreesboro

STAYBRIDGE SUITES

ZAXBY'S

Walmart
Neighborhood Market

Future Home
of Mazda

CHEVROLET

SONIC
American Drive-In

Honda
MURFREESBORO

Medical Center Pkwy

24

EMBASSY SUITES
HOTELS

ROOMS
TO GO

THE AVENUE

Google Earth

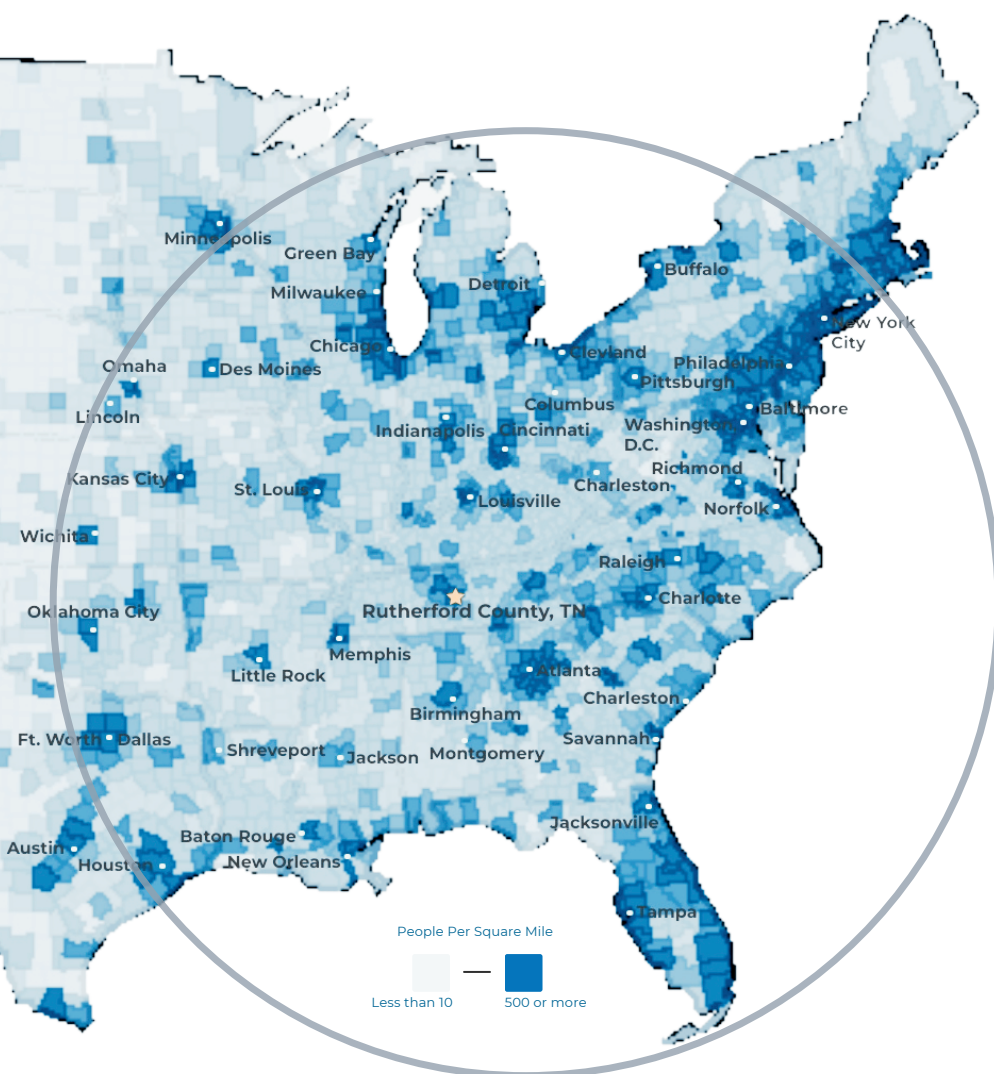
© 2016 Google

Imagery Date: 10/23/2016 35°51'56.00" N 86°27'31.55" W elev 588 ft eye alt 8112 ft

1997

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.

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