



# 100% Leased Retail Center For Sale

1433 Warrior Drive – Murfreesboro, TN



## DETAILS:

- **PRICE: \$5,950,000**
- **13,996 SF Retail Building with drive-thru**
- **Strong Tenant Mix**
- **6% Cap Rate based on current NOI**
- **Right off I-24/New Salem Hwy @ Exit 80**
- **Population 154,245 within 5 Miles**

**John Harney**  
AFFILIATE BROKER

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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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615.896.4045

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I-24 Exit 80

New Salem Hwy

UHAUL

SITE ★

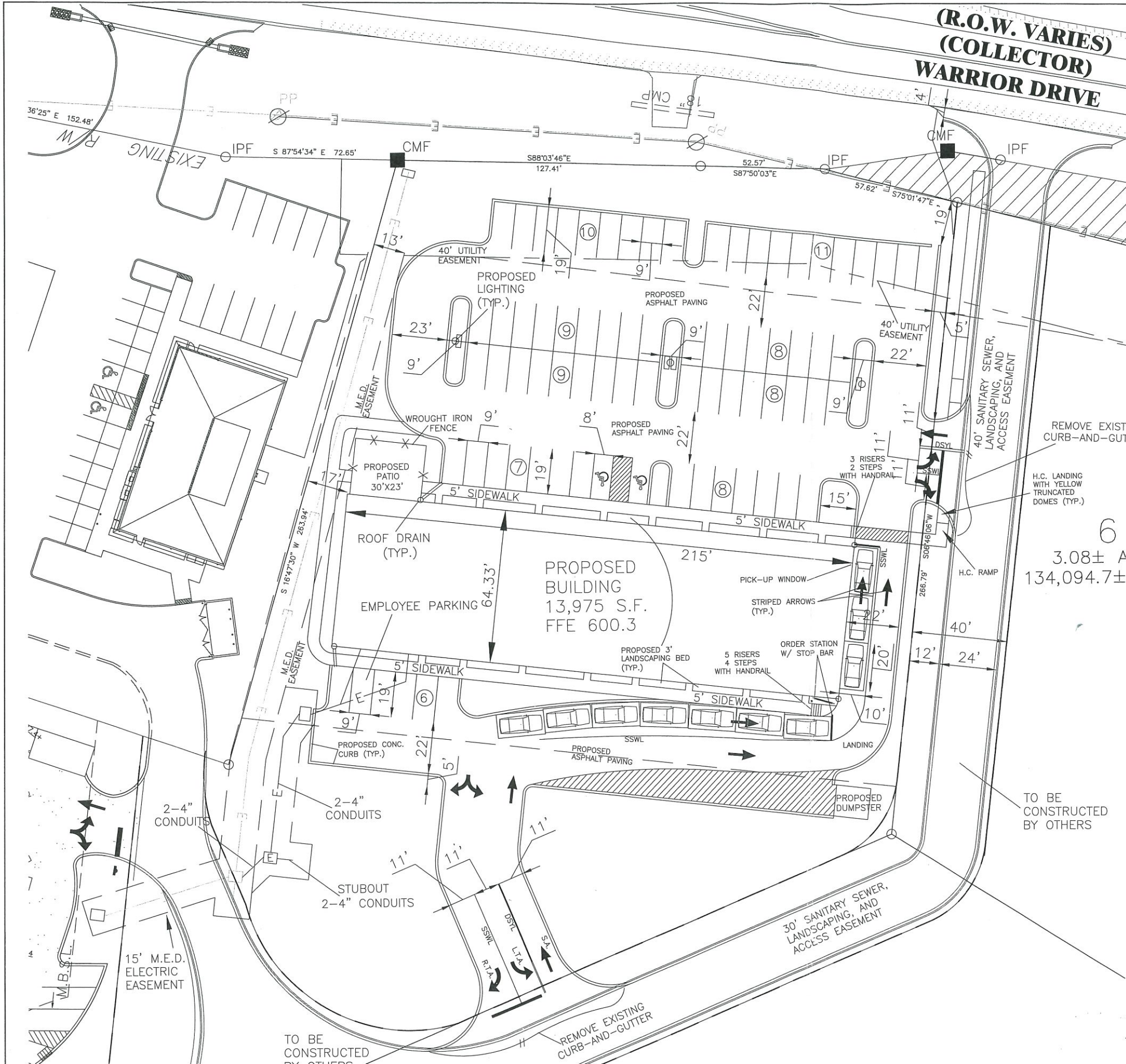
RaceTrac



Warrior Drive

**COSTCO**  
WHOLESALE

COSTCO



(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: 55.00  
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.

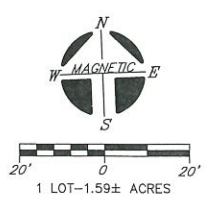
6  
3.08± A  
134,094.7±

- 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

1433 Warrior Dr, Murfreesboro, TN 37128

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Storefront**              % Leased: **100%**  
 GLA: **11,300 SF**                      Rent/SF/Yr: **-**  
 Year Built: **2020**

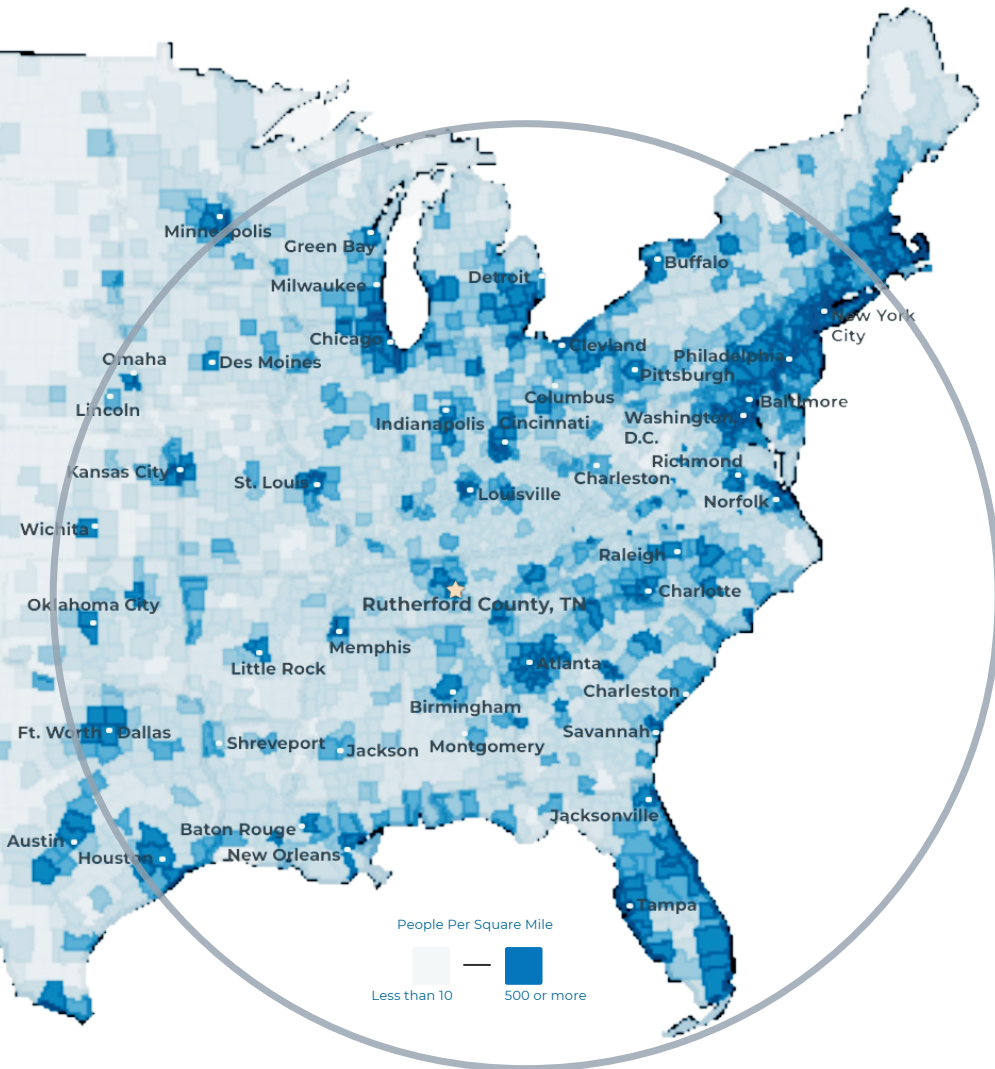


Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	2,770		70,251		166,660	
2023 Estimate	2,629		65,177		154,245	
2010 Census	2,348		46,864		107,972	
Growth 2023 - 2028	5.36%		7.78%		8.05%	
Growth 2010 - 2023	11.97%		39.08%		42.86%	
<b>2023 Population by Hispanic Origin</b>	180		5,602		12,856	
<b>2023 Population</b>	2,629		65,177		154,245	
White	1,799	68.43%	46,070	70.68%	111,605	72.36%
Black	548	20.84%	13,549	20.79%	30,019	19.46%
Am. Indian & Alaskan	16	0.61%	326	0.50%	766	0.50%
Asian	142	5.40%	2,900	4.45%	6,533	4.24%
Hawaiian & Pacific Island	3	0.11%	62	0.10%	184	0.12%
Other	121	4.60%	2,271	3.48%	5,138	3.33%
U.S. Armed Forces	6		241		430	
<b>Households</b>						
2028 Projection	1,045		27,248		62,795	
2023 Estimate	994		25,362		58,281	
2010 Census	894		18,676		41,632	
Growth 2023 - 2028	5.13%		7.44%		7.75%	
Growth 2010 - 2023	11.19%		35.80%		39.99%	
Owner Occupied	633	63.68%	14,311	56.43%	33,375	57.27%
Renter Occupied	361	36.32%	11,050	43.57%	24,906	42.73%
<b>2023 Households by HH Income</b>	993		25,362		58,282	
Income: <\$25,000	96	9.67%	3,698	14.58%	8,408	14.43%
Income: \$25,000 - \$50,000	262	26.38%	5,869	23.14%	13,487	23.14%
Income: \$50,000 - \$75,000	210	21.15%	5,524	21.78%	12,495	21.44%
Income: \$75,000 - \$100,000	113	11.38%	3,272	12.90%	7,679	13.18%
Income: \$100,000 - \$125,000	102	10.27%	2,866	11.30%	5,606	9.62%
Income: \$125,000 - \$150,000	115	11.58%	1,544	6.09%	4,089	7.02%
Income: \$150,000 - \$200,000	70	7.05%	1,596	6.29%	4,097	7.03%
Income: \$200,000+	25	2.52%	993	3.92%	2,421	4.15%
<b>2023 Avg Household Income</b>	\$82,310		\$79,960		\$81,237	
<b>2023 Med Household Income</b>	\$66,280		\$64,095		\$63,901	



# 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
- 4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** 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

	County	Tennessee	United States
Labor Force	195,178	3,337,977	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

**McNeilus**

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

**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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