

## NOW PRE-LEASING NEW RETAIL CENTER

### FOR LEASE | RETAIL-OFFICE SPACE

3416 S Church Street  
Murfreesboro, TN 37128

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



John Harney  
615.542.0715 Cell  
615.896.4045 Office  
johnh@parks-group.com  
TNLIC# 221569

- Lease Rate: \$35 PSF NNN
- 1,950 SF to 3,600 SF Spaces
- Available February 2025
- Strong Retail Corridor
- Across from the Marketplace at Savannah Ridge & Wal-Mart on Joe B Jackson Pkwy
- Traffic Count: Approx. 39,068

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129





GATEWAY  
**URGENT CARE**



**SITE**

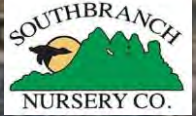
The Shoppes at Savannah Ridge



Esri Community Maps Contributor, Rutherford Co Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, 1

S GIS, © OpenStreetMap, Microsoft EPA, NPS, US Census Bureau, USDA, LISFWS





Exxon



The Shoppes at Savannah Ridge



SITE 

Liquor World



231



10



Veterans Pkwy  
Abbie Rd  
Roxie Ct  
Allgrin Ct  
Chippen Ct  
Meigs Dr  
Highfield Dr  
Amherst Dr  
Lynnford Dr  
Jenkins Dr  
Bilbrey Dr  
Bilbrey Dr  
Prater Ct  
Casbah Run  
Lansdan Dr  
Highfield Dr  
Amherst Dr  
Sheffield Dr  
Meigs Dr  
Prater Ct  
Prater Ct  
Sheffield Dr

Red Jacket Trace  
Mandella Way  
Forsyth St  
Forsyth St  
Sayre Ln  
Tybee Trail  
Bonaventure Ct  
Argyle Ave  
Wentworth Ct  
Beaufort St  
Rincon Ct  
Savannah Ridge Dr  
Titans Circle  
Wycheck Ln  
Goddard Ct  
Shade Ct  
Diamond Ct  
Hopewell Ct  
Youree Rd  
Parsons St  
Joe B Jackson Pkwy  
Joe B Jackson Pkwy  
Rowlette Circle

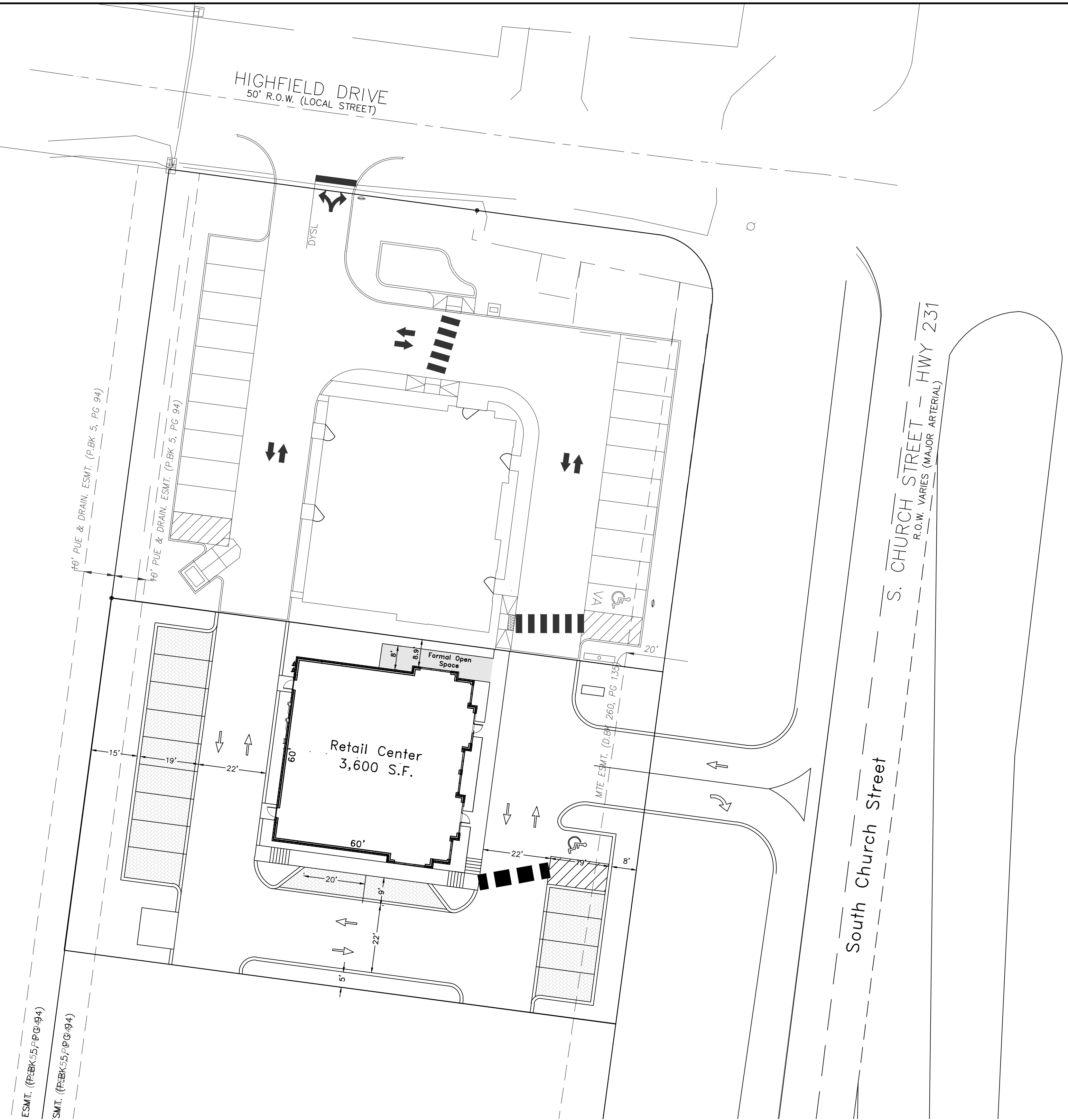


**LEGEND**

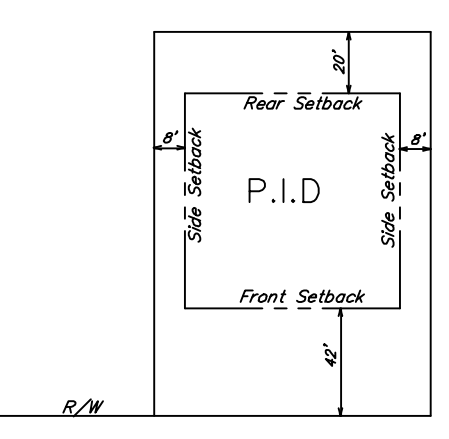
- ⊗ Power Pole
- ⊕ Existing Fire Hydrant
- W— Existing Water Line
- S— Existing Sanitary Sewer Line
- SSMH Existing Sanitary Sewer Manhole
- ⊕ Existing Telephone Box
- ⊕ Existing Electric Box
- SDMH Existing Storm Drain Manhole
- ⊕ Existing Light Pole
- UGT--- Existing Underground Telephone Line

**LEGEND FOR MONUMENTS**

- IPF ○ IRON PIN SET
- IPF ○ IRON PIN FND.
- RAILROAD SPIKE
- FENCE
- SURVEY POINT
- △ NAIL
- CONC. MARKER FND.



FRONT SETBACK: 42'  
SIDE SETBACK: 8'  
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL  
FOR PID LOTS  
N.T.S.

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
0	9/28/2023	ORIGINAL ISSUE

**HUDDLESTON-STEEL**  
ENGINEERING, INC.  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

**CONCEPT PLAN**  
**3416 SOUTH CHURCH STREET**

DATE: DECEMBER, 2023	SCALE 1"=20'	SHEET: C1.0
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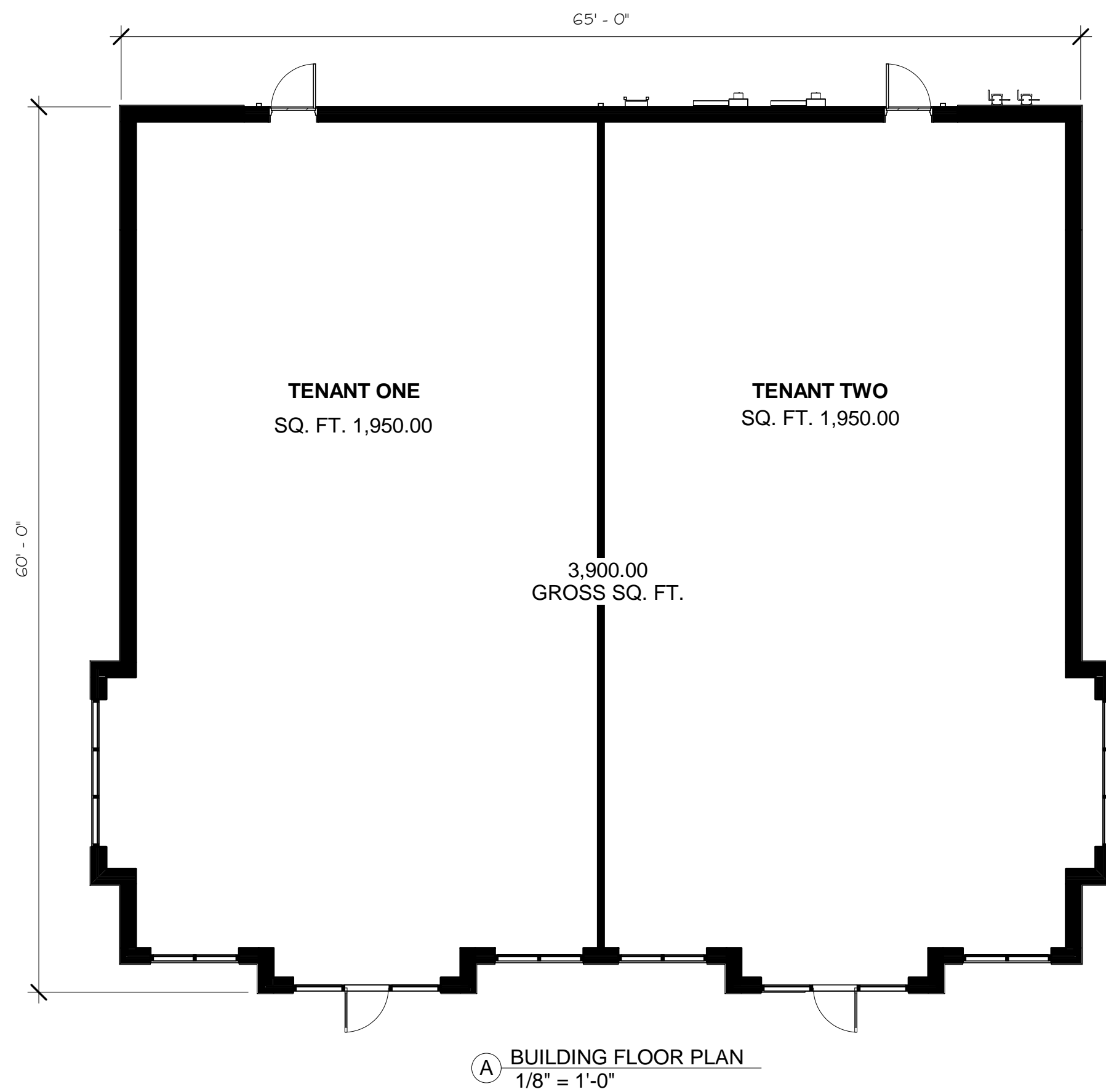
V:\ACAD\DWG\Civil 3D\Projects\3416 South Church\DWG\Concepts\November 2023\Map\_Conscept\_12/13/2023 11:20:45 AM.dwg  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

W. Michael Stewart  
Architect  
540 Grove Isle Cir. 103  
Vero Beach, Florida 32962

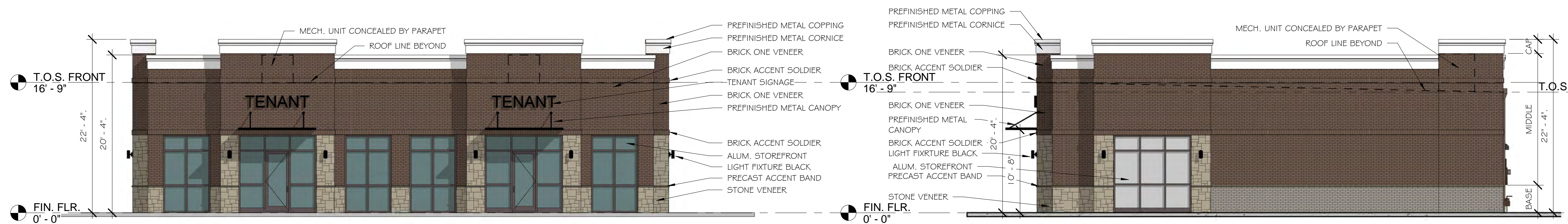
SHOPPING CENTER  
SOUTH CHURCH STREET  
MURFREESBORO, TENNESSEE



**A BUILDING FLOOR PLAN**  
1/8" = 1'-0"



**B PERSPECTIVE VIEW**



**1 NORTH FRONT ELEVATION PRES**  
1/8" = 1'-0"

**FAÇADE MATERIAL SURFACE AREA:**

BRICK ONE	731.44 S.F.	49.54%
STONE VENEER	174.62 S.F.	11.83%
METAL CORNICE	130.23 S.F.	8.76%
GLASS AREA	440.00 S.F.	29.87%
TOTAL MASS AREA	1,476.35 S.F.	

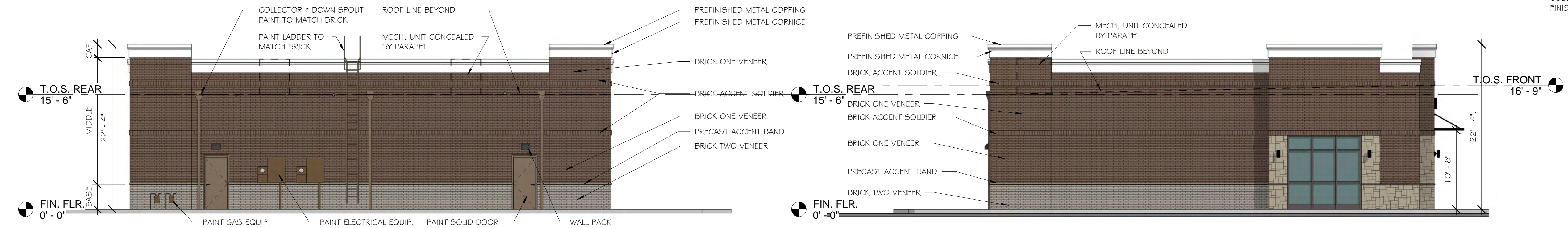
**3 EAST LEFT ELEVATION PRES**  
1/8" = 1'-0"

**FAÇADE MATERIAL SURFACE AREA:**

BRICK ONE #TWO	973.68 S.F.	76.44%
STONE VENEER	88.85 S.F.	6.97%
METAL CORNICE	111.25 S.F.	8.73%
GLASS AREA	100.00 S.F.	7.86%
TOTAL MASS AREA	1,273.78 S.F.	

**RETAIL CENTER EXTERIOR MATERIALS:**

<b>BRICK VENEER ONE</b> MANUFACTURE: MERIDIAN BRICK STYLE / SIZE: MODULAR COLOR: PEPPERCORN MORTAR COLOR: TYPE "N"	<b>STOREFRONT</b> MANUFACTURE: TUBELITE STYLE / SIZE: 2"x4" ALUMINUM COLOR: DARK BRONZE
<b>BRICK VENEER TWO</b> MANUFACTURE: BELDON STYLE / SIZE: MODULAR COLOR: VELOUR GRAY MORTAR COLOR: TYPE "N"	<b>GLAZING</b> MANUFACTURE: PFG STYLE / SIZE: 1" INSULATED LOW-E COLOR: LITE GREY
<b>PRECAST CONC. ACCENT</b> MANUFACTURE: CAST STONE STYLE / SIZE: MODULAR COLOR: MATCH STONE VENEER MORTAR COLOR: TYPE "N"	<b>METAL CANOPY</b> MANUFACTURE: MAPES STYLE / SIZE: METAL RECTANGULAR COLOR: BLACK REMARK: INTRICAL GUTTER & WOOD SOFFIT
<b>STONE VENEER</b> MANUFACTURE: BRAMPTON BRICK STYLE / SIZE: MULTIPLE COLOR: VIVACE - DOVER MORTAR COLOR: TYPE "N"	<b>AWNINGS</b> MANUFACTURE: T.B.D. STYLE / SIZE: FABRIC / METAL COLOR: BLACK / BLACK REMARK: 3'-0" OVERHANG
<b>PREFINISHED METAL CORNICE</b> MANUFACTURE: T.B.D. STYLE / SIZE: T.B.D. COLOR: WHITE FINISH: SATIN	<b>UP &amp; DOWNLIGHTS</b> MANUFACTURE: T.B.D. STYLE / SIZE: T.B.D. COLOR: BLACK



**2 SOUTH REAR ELEVATION PRES**  
1/8" = 1'-0"

**FAÇADE MATERIAL SURFACE AREA:**

BRICK ONE # TWO	1,181.63 S.F.	87.44%
METAL CORNICE	119.04 S.F.	8.80%
SOLID DOORS	50.69 S.F.	3.76%
TOTAL MASS AREA	1,351.36 S.F.	

**4 WEST RIGHT ELEVATION PRES**  
1/8" = 1'-0"

**FAÇADE MATERIAL SURFACE AREA:**

BRICK ONE #TWO	973.68 S.F.	76.44%
STONE VENEER	88.85 S.F.	6.97%
METAL CORNICE	111.25 S.F.	8.73%
GLASS AREA	100.00 S.F.	7.86%
TOTAL MASS AREA	1,273.78 S.F.	

**FAÇADE MATERIAL SURFACE AREA:**

BRICK ONE #TWO	4,090.66 S.F.	72.97%
STONE VENEER	352.38 S.F.	6.26%
METAL CORNICE	471.77 S.F.	8.41%
DOOR & GLASS AREA	690.69 S.F.	12.34%
TOTAL MASS AREA	5,605.50 S.F.	

**GENERAL NOTE:**

1. MECHANICAL EQUIPMENT ROOF MOUNTED SHALL BE INSTALLED SUCH THAT THE TOP OF THE EQUIPMENT IS BELOW THE HIGHEST POINT OF THE PARAPET WALLS.

2. PARAPET WALLS OR TOWERS THAT PROJECT ABOVE OTHER PORTIONS OF THE BUILDING SHALL BE FINISHED ON REAR SIDES WITH THE MATERIALS SIMILAR TO THE PRESENTATION SIDE.

11/14/2023

A1.0



# Demographic Summary Report

3416 S Church St, Murfreesboro, TN 37127

Building Type: **Specialty**  
 Class: -  
 RBA: **1,678 SF**  
 Typical Floor: **1,678 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	7,025	27,739	92,428
2023 Estimate	6,571	25,700	85,943
2010 Census	5,137	18,200	63,264
Growth 2023 - 2028	6.91%	7.93%	7.55%
Growth 2010 - 2023	27.92%	41.21%	35.85%
<b>2023 Population by Hispanic Origin</b>	277	1,194	6,976
<b>2023 Population</b>	6,571	25,700	85,943
White	5,234 79.65%	19,537 76.02%	61,405 71.45%
Black	804 12.24%	4,125 16.05%	17,035 19.82%
Am. Indian & Alaskan	29 0.44%	136 0.53%	427 0.50%
Asian	306 4.66%	1,060 4.12%	4,090 4.76%
Hawaiian & Pacific Island	7 0.11%	16 0.06%	98 0.11%
Other	191 2.91%	826 3.21%	2,888 3.36%
U.S. Armed Forces	51	210	422
<b>Households</b>			
2028 Projection	2,550	10,147	34,070
2023 Estimate	2,387	9,425	31,736
2010 Census	1,865	6,786	23,550
Growth 2023 - 2028	6.83%	7.66%	7.35%
Growth 2010 - 2023	27.99%	38.89%	34.76%
Owner Occupied	1,962 82.20%	6,933 73.56%	20,513 64.64%
Renter Occupied	425 17.80%	2,492 26.44%	11,223 35.36%
<b>2023 Households by HH Income</b>	2,388	9,423	31,737
Income: <\$25,000	152 6.37%	808 8.57%	4,041 12.73%
Income: \$25,000 - \$50,000	402 16.83%	1,748 18.55%	7,182 22.63%
Income: \$50,000 - \$75,000	566 23.70%	2,144 22.75%	6,562 20.68%
Income: \$75,000 - \$100,000	285 11.93%	1,283 13.62%	3,993 12.58%
Income: \$100,000 - \$125,000	258 10.80%	1,136 12.06%	3,703 11.67%
Income: \$125,000 - \$150,000	301 12.60%	841 8.92%	2,426 7.64%
Income: \$150,000 - \$200,000	248 10.39%	927 9.84%	2,432 7.66%
Income: \$200,000+	176 7.37%	536 5.69%	1,398 4.40%
<b>2023 Avg Household Income</b>	\$103,606	\$95,491	\$85,139
<b>2023 Med Household Income</b>	\$81,491	\$75,224	\$67,905



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# COMMUNITY SNAPSHOT

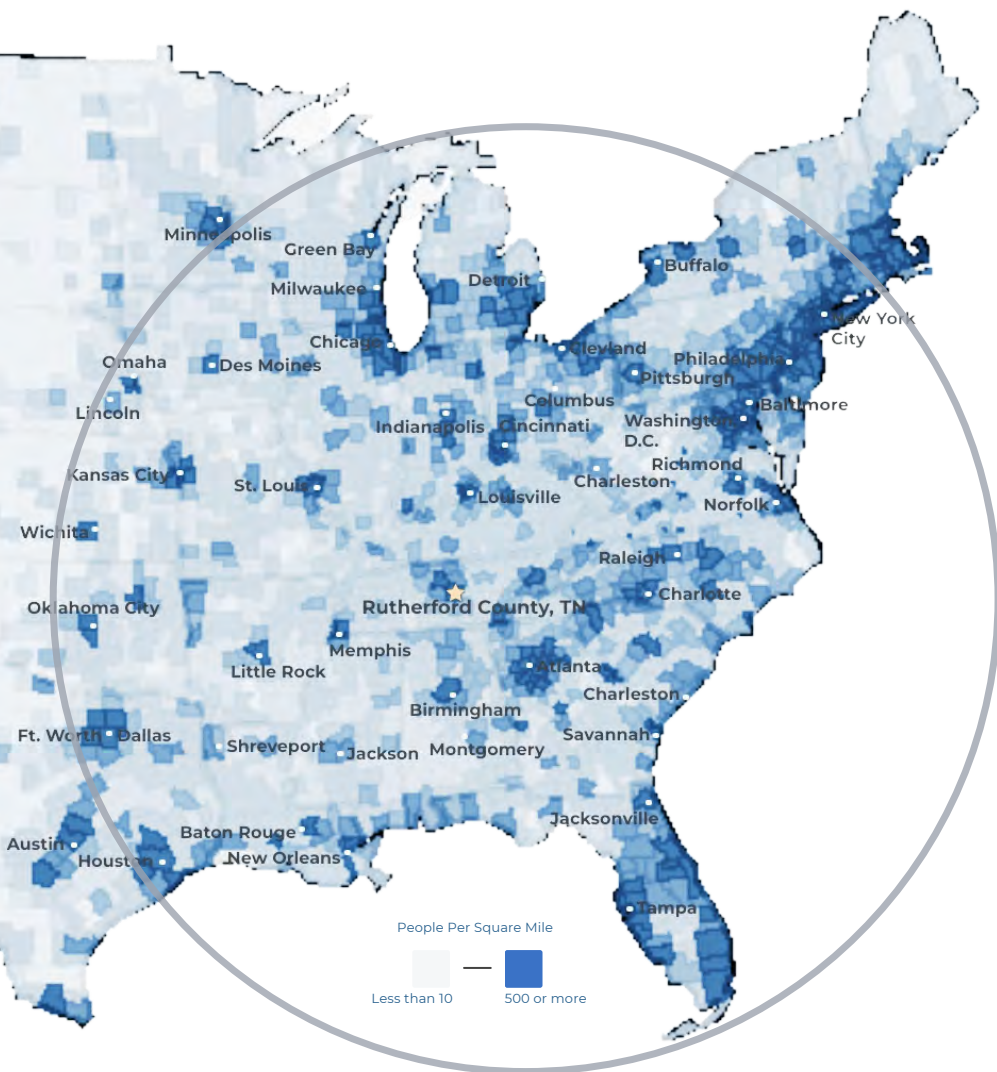
Rutherford County, TN

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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

# 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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

## 2023 RUTHERFORD COUNTY QUICK FACTS

### Population

369,868

### Median Home Price

\$415,000

### 3 Colleges

25,000 students

### Median Age

34

### Median HH Income

\$81,505

### College Degrees

43% hold Associate or above

## LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

## RECENT ANNOUNCEMENTS

### McNeilus

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



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



### SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

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pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
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