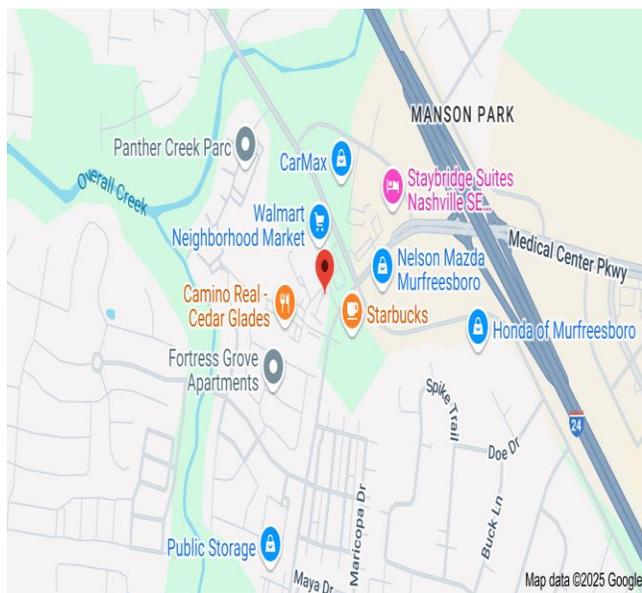




1,200 SF For Lease – Former Great Clips Space

1141 Fortress Blvd - Murfreesboro, TN



DETAILS:

- Lease Rate: \$3,200 per month
- Great Visibility from Fortress Blvd
- Center has Blue Coast Burrito, Republic Bank, Fortress Dental & My Nail Spa
- Adjacent to Wal-Mart Neighborhood Market
- Off I-24 Exit 76
- Population within 5 Miles: 114,525
- Avg HH Income within 5 Miles: \$83,793
- Rooftop Count within 5 Miles: 43,660
- Traffic Count: Approx. 13,785

John Harney

BROKER

615.542.0715

john@parktrust.com

TNLIC# 221569

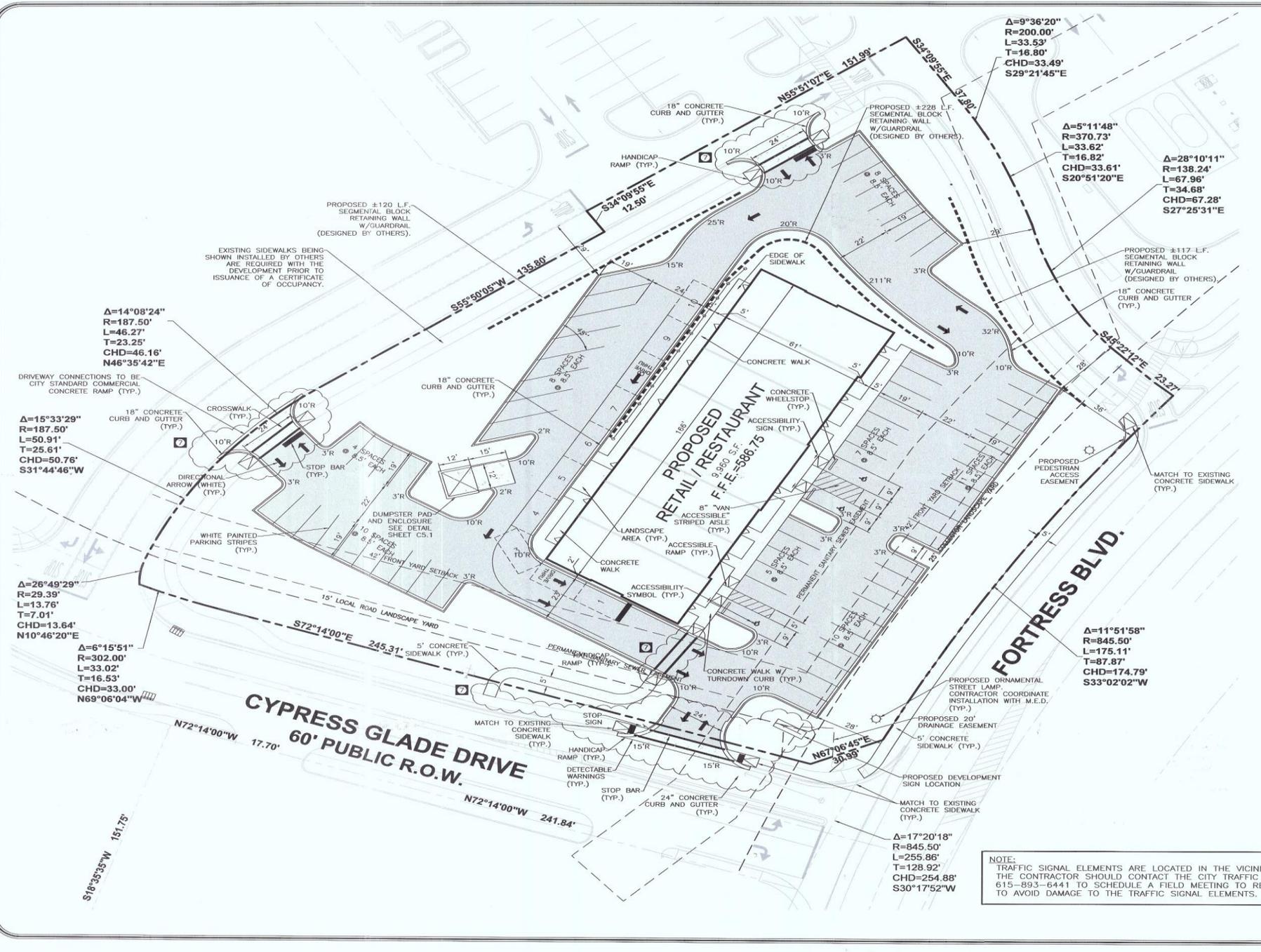
ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com



SITE DATA:

PROPERTY INFORMATION:
 STREET ADDRESS: FORTRESS BLVD
 CIVIL DISTRICT: 7th
 TAX MAP: 79
 PARCEL: # 079 0900
 LOT SIZE: 1,768 AC. (77,053 S.F.)

ZONING INFORMATION:
 ZONING CLASSIFICATION: (CH) - HIGHWAY COMMERCIAL DISTRICT
 OVERLAYS: 224 (1-STORY)
 STREETScape MASTER PLANS: FORTRESS BLVD & MANSON PK
 EXISTING USE: VACANT
 PROPOSED USE: RETAIL CENTER
 BUILDING SETBACKS:
 MINIMUM FRONT YARD: 42'
 MINIMUM REAR YARD: 20'
 MINIMUM SIDE YARD: 0'

PROJECT INFORMATION:
 MAXIMUM BUILDING HEIGHT: 75'
 PROPOSED BUILDING HEIGHT: 24' (1-STORY)
 PROPOSED SQUARE FOOTAGE: 9,960 SF
 70% RESTAURANT: 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 #: 47148C025H
 EFFECTIVE DATE: JANUARY 5, 2007
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47148C025H, 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 FLOOD/PLAIN.

NOTE:

1. OUTDOOR DISPLAY OR SALE OF MERCHANDISE IS PROHIBITED.
2. THE PLANNING COMMISSION DOES NOT APPROVE OR DENY A SEPARATE PERMIT FROM THE BUILDING AND CODES DEPARTMENT IS REQUIRED FOR ALL SIGNAGE, INCLUDING FLAG SIGNS. CONTACT AMELIA KERR 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 "STREETScape 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



Know what's below.
Call before you dig.



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 COUNTY, TENNESSEE
 1100 W. MAIN STREET
 CHATTANOOGA, TN 37402
 (423) 249-8800
 www.ragan-smith.com

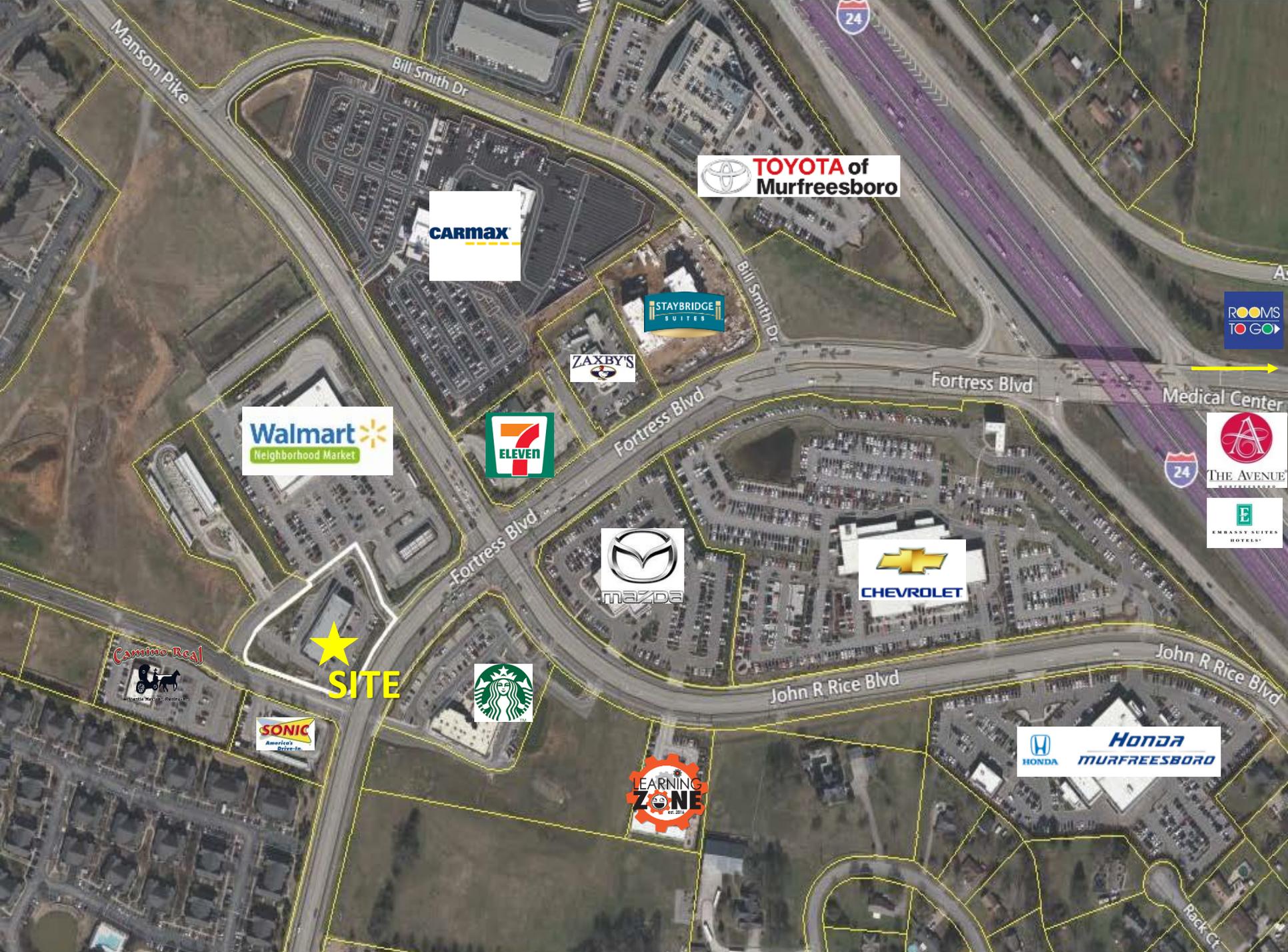


FORTRESS RETAIL CENTER
 FOR
INVESTMENT PARTNERS, LLC
 CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DATE	BY	REVISIONS
14061	0164	10/01/15	L. HORN	1
			B. PATTERSON	2
			L. HORN	3
			B. PATTERSON	4
			L. HORN	5
			B. PATTERSON	6
			L. HORN	7
			B. PATTERSON	8
			L. HORN	9
			B. PATTERSON	10

SITE LAYOUT PLAN

C1.1



TOYOTA of Murfreesboro

CARMAX

STAYBRIDGE SUITES

ZAXBY'S

ROOMS TO GO

Walmart
Neighborhood Market

7 ELEVEN

MAZDA

CHEVROLET

Medical Center

24

THE AVENUE

EMBASSY SUITES HOTEL

SITE

Camino Real

Starbucks

John R Rice Blvd

SONIC
America's Drive-Ins

LEARNING ZONE

Honda
HONDA MURFREESBORO

Rack Ct

Demographic Summary Report

1141 Fortress Blvd, Murfreesboro, TN 37128

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **9,960 SF** Rent/SF/Yr: **-**
 Year Built: **2017**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,597	65,407	131,319
2024 Estimate	9,376	56,969	114,525
2020 Census	9,420	51,617	104,697
Growth 2024 - 2029	13.02%	14.81%	14.66%
Growth 2020 - 2024	-0.47%	10.37%	9.39%
2024 Population by Hispanic Origin	793	4,440	8,284
2024 Population	9,376	56,969	114,525
White	6,193 66.05%	39,668 69.63%	81,164 70.87%
Black	1,438 15.34%	7,856 13.79%	15,917 13.90%
Am. Indian & Alaskan	18 0.19%	63 0.11%	142 0.12%
Asian	565 6.03%	2,906 5.10%	4,851 4.24%
Hawaiian & Pacific Island	6 0.06%	37 0.06%	82 0.07%
Other	1,156 12.33%	6,440 11.30%	12,369 10.80%
U.S. Armed Forces	3	193	436
Households			
2029 Projection	4,183	24,448	49,828
2024 Estimate	3,719	21,402	43,660
2020 Census	3,754	19,544	40,119
Growth 2024 - 2029	12.48%	14.23%	14.13%
Growth 2020 - 2024	-0.93%	9.51%	8.83%
Owner Occupied	1,783 47.94%	12,098 56.53%	25,975 59.49%
Renter Occupied	1,936 52.06%	9,304 43.47%	17,685 40.51%
2024 Households by HH Income	3,720	21,401	43,660
Income: <\$25,000	280 7.53%	1,356 6.34%	3,755 8.60%
Income: \$25,000 - \$50,000	654 17.58%	3,328 15.55%	6,811 15.60%
Income: \$50,000 - \$75,000	788 21.18%	4,190 19.58%	8,607 19.71%
Income: \$75,000 - \$100,000	714 19.19%	4,159 19.43%	7,554 17.30%
Income: \$100,000 - \$125,000	448 12.04%	2,926 13.67%	5,549 12.71%
Income: \$125,000 - \$150,000	339 9.11%	1,872 8.75%	3,838 8.79%
Income: \$150,000 - \$200,000	429 11.53%	2,463 11.51%	4,737 10.85%
Income: \$200,000+	68 1.83%	1,107 5.17%	2,809 6.43%
2024 Avg Household Income	\$89,821	\$99,630	\$99,793
2024 Med Household Income	\$79,832	\$85,979	\$83,793



RUTHERFORD COUNTY, TN

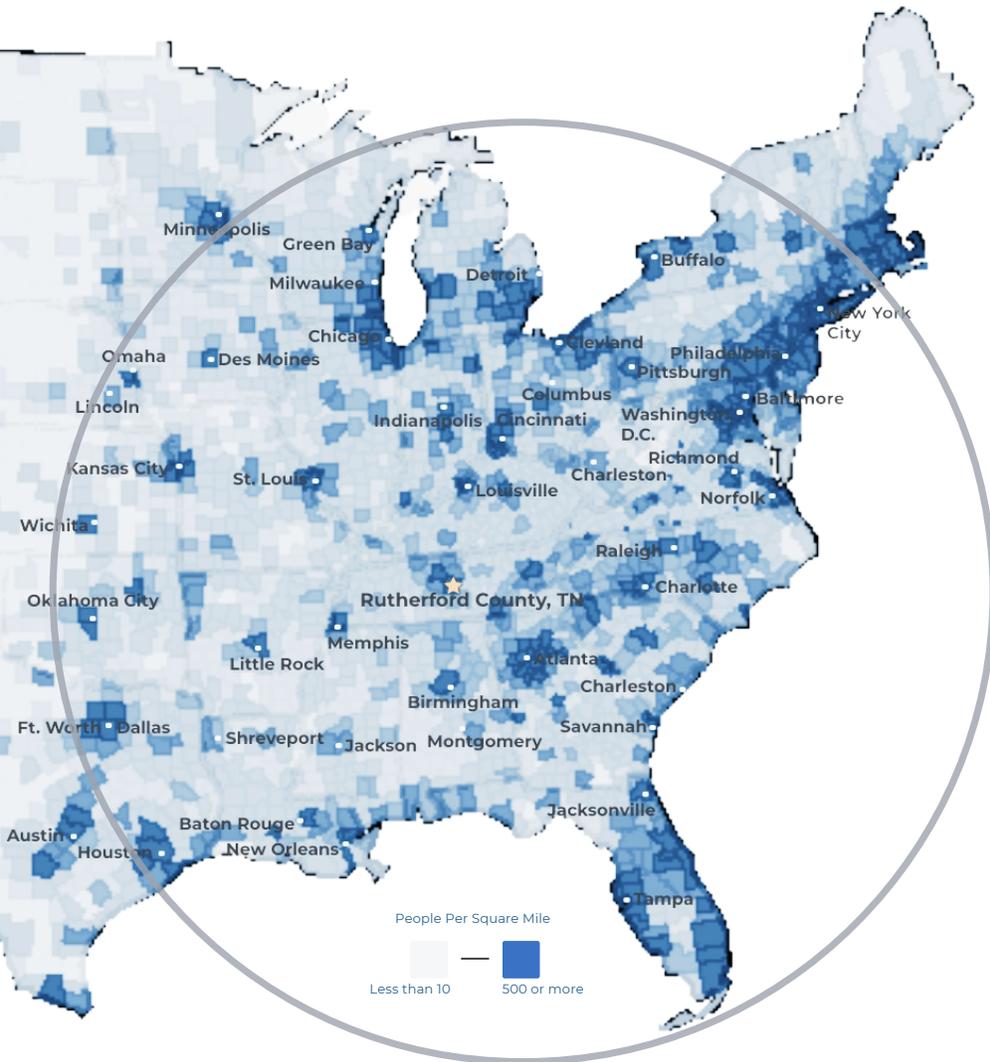
COMMUNITY SNAPSHOT

Rutherford County, TN

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
- 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	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

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

