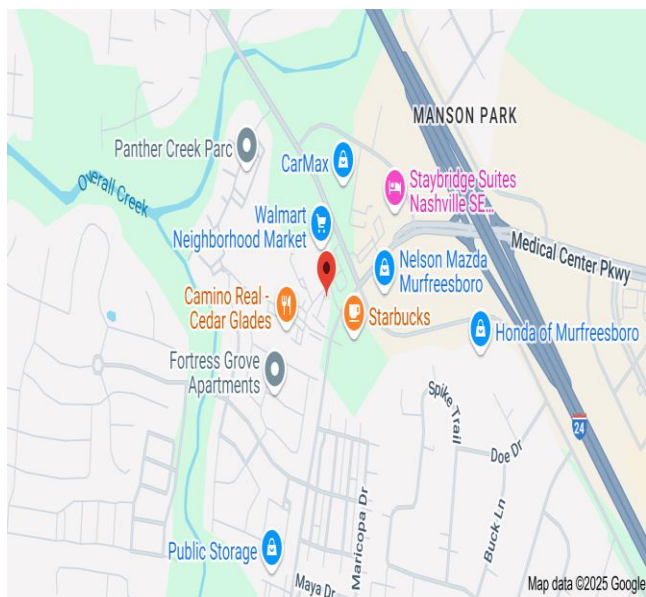




1,200 SF For Lease – Former Great Clips Space

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

TN LIC# 221569

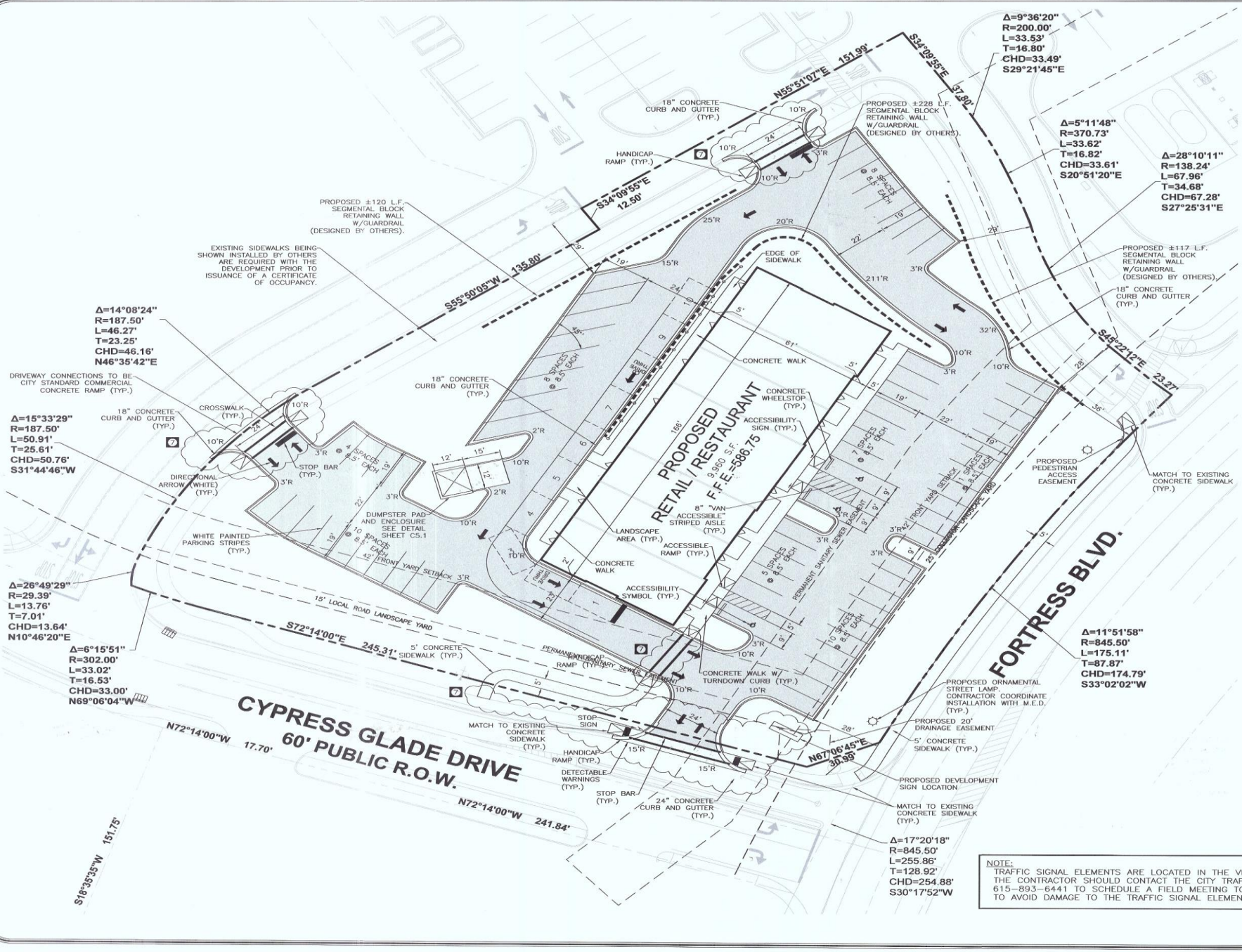
ParkTrust
COMMERCIAL

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 09800
LOT SIZE: 1.76± AC. (77,053 S.F.)

ZONING INFORMATION:
ZONING CLASSIFICATION: CHD - 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: 0'
MINIMUM SIDE YARD: 0'

PROJECT INFORMATION:
MAXIMUM BUILDING HEIGHT: 75'
PROPOSED BUILDING HEIGHT: 22' (1-STORY)
PROPOSED SQUARE FOOTAGE: 9,960 SF
70% RETAIL: 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 # 47148C0225H
EFFECTIVE DATE: JANUARY 5, 2007
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT A SEPARATE EMERGENCY MANAGEMENT AGENCY MAP NO. 47148C0225H, 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 FLOODPLAIN.

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

[Symbol]	LIGHT DUTY ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	CONCRETE WALK

811
Know what's below.
Call before you dig.

0 20 40 60

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, TN 37402
423.244.4411
www.ragan-smith.com

CITY OF MURFREESBORO
PLANNING & ZONING DEPARTMENT
1100 N. MAIN STREET
MURFREESBORO, TN 37132
615.893.6441

FORTRESS RETAIL CENTER
FOR
INVESTMENT PARTNERS, LLC

CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

JOB NO.	14061	WK. ORDER	0164	DESIGNED	L. HORN	DATE	OCTOBER 01 2015
REVISIONS				DESIGNED	B. WATSON		
				DRAWN	B. WATSON		
				SCALE	1"=20'		
				DATE	OCTOBER 01 2015		

SITE LAYOUT PLAN

C1.1



Manson Pike

Bill Smith Dr

24

TOYOTA of Murfreesboro

CARMAX

STAYBRIDGE SUITES

ZAXBY'S

Walmart
Neighborhood Market

7 ELEVEN

Fortress Blvd

Fortress Blvd

Medical Center

24

THE AVENUE

EMBASSY SUITES
HOTEL

MAZDA

CHEVROLET

SITE

Camino Real

Starbucks

SONIC
America's Drive-Ins

LEARNING ZONE

John R Rice Blvd

John R Rice Blvd

Honda
MURFREESBORO

Rack Ct

Demographic Summary Report

1141 Fortress Blvd, Murfreesboro, TN 37128

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,960 SF**
 Year Built: **2017**

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



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	

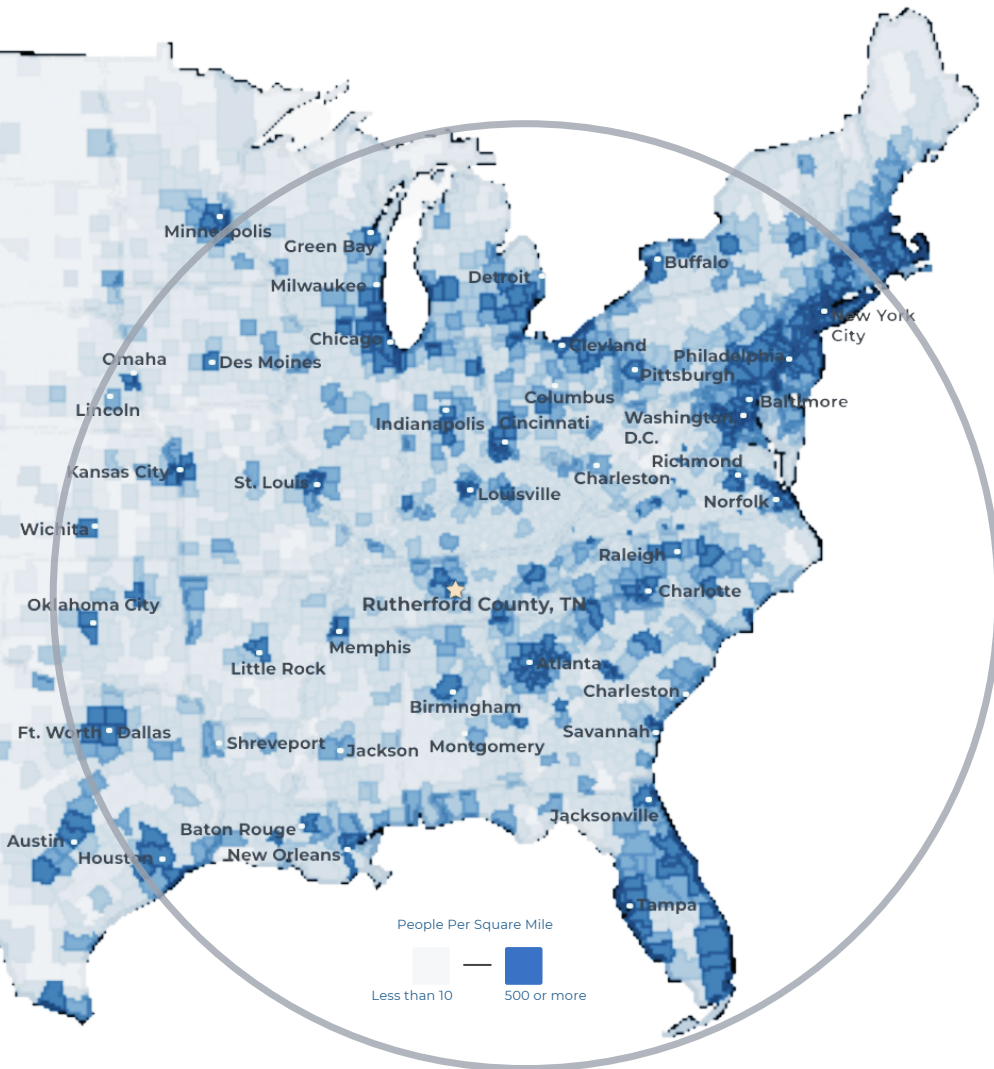
COMMUNITY SNAPSHOT

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



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.



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



