



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**

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COMMERCIAL

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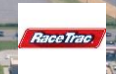
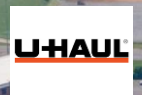
www.parktrustcommercial.com



I-24 Exit 80

New Salem Hwy

SITE ★



Warrior Drive





NOTES:

1. 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 RECORDS OF RECORDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.

2. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OF ANY OTHER 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.

3. MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.

4. THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONSTRUCTION COSTS.

5. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.

6. ROADWAYS BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.

ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

E. MINIMUM YARD SHALL APPLY
Y IF THE PROPERTY ADJUTS
JACENT TO PROPERTY ZONED
ED FOR RESIDENTIAL PURPOSES.
RESIDENTIAL PORTION OF A
PROVED PLANNED DEVELOPMENT
HERWISE NO SIDE YARD IS
REQUIRED.

TO BE
CONSTRUCTED
BY OTHERS

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/30/17	ORIGINAL ISSUE
2		
3		

SITE PLAN

RIVERWATCH LOT 5

MURFREESBORO, TENNESSEE

<i>DATE: NOVEMBER, 2017</i>	<i>SCALE: 1"=20'</i>	<i>SHEET 2 OF 7</i>
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Demographic Summary Report

1433 Warrior Dr, Murfreesboro, TN 37128

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **11,300 SF**
 Year Built: **2020**

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



Radius	1 Mile	3 Mile	5 Mile
Population			
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%
2023 Population by Hispanic Origin	180	5,602	12,856
2023 Population	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
Households			
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%
2023 Households by HH Income	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%
2023 Avg Household Income	\$82,310	\$79,960	\$81,237
2023 Med Household Income	\$66,280	\$64,095	\$63,901

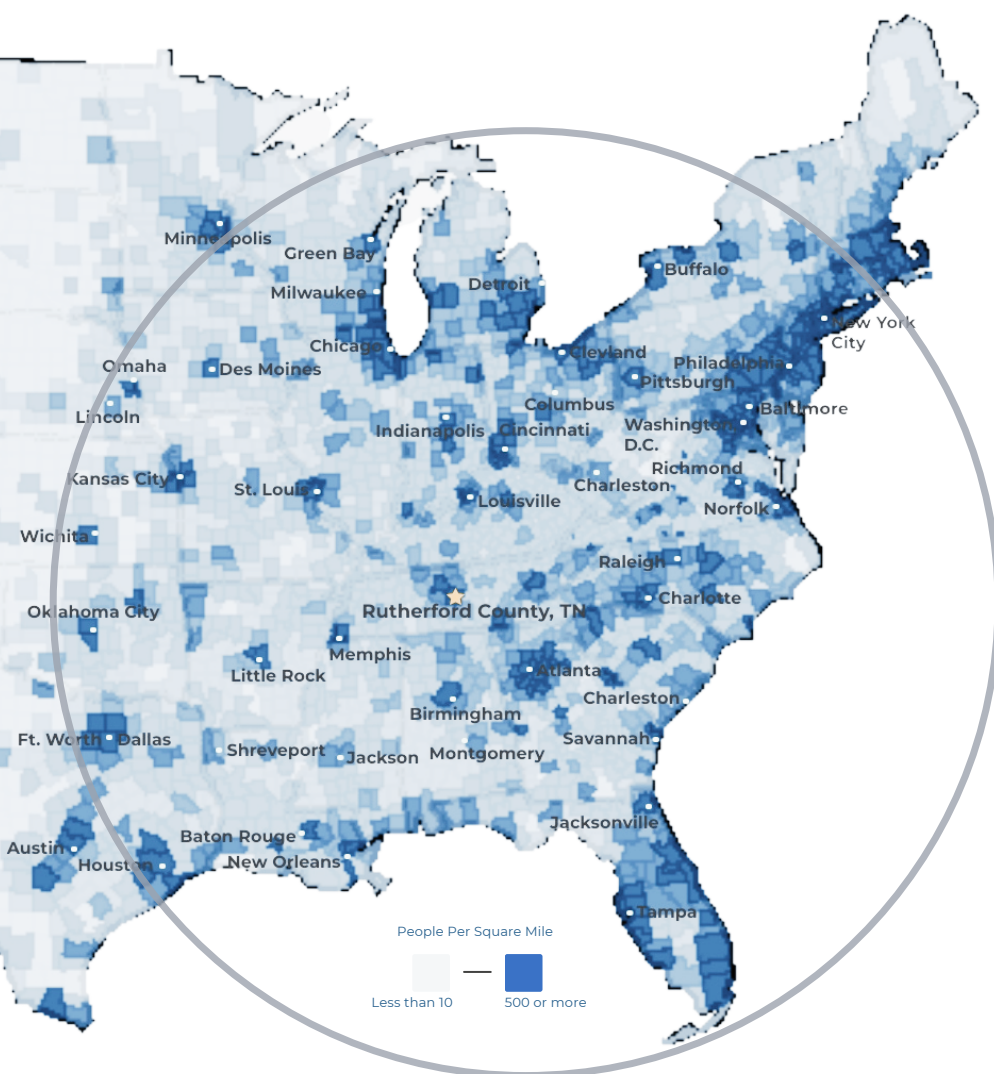
COMMUNITY SNAPSHOT

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



