

# 1,447 SF SPACE AVAILABLE

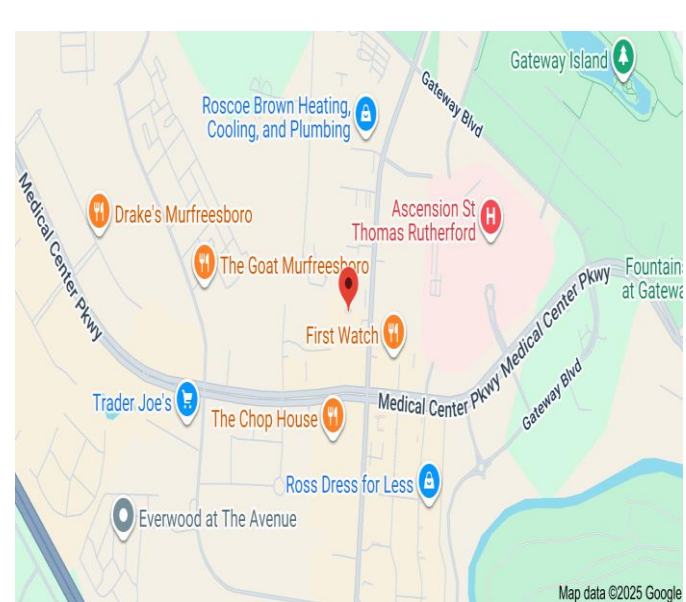


## 711 N. THOMPSON LANE MURFREESBORO, TN

### RETAIL/COMMERCIAL SPACE FOR LEASE

#### DETAILS:

- Lease rate: \$4,173.15 per month + CAM
- 1,447 SF Space Available
- Great location near The Avenue, Ascension St Thomas Hospital, Murfreesboro's Gateway and I-24
- Anchored by Marty & Liz Shoes and Metro Diner
- Traffic Count: Approx. 21,426



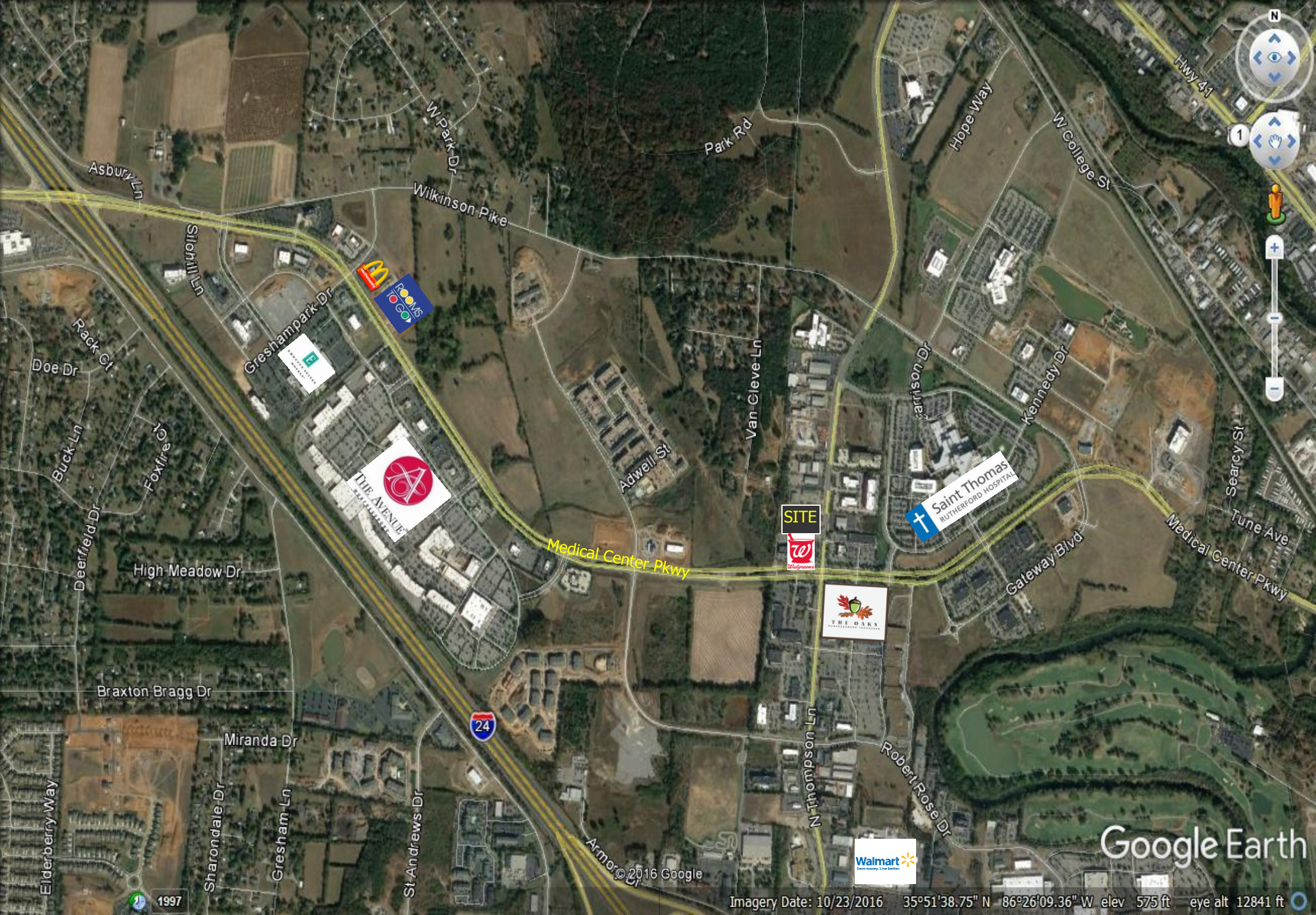
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**ParkTrust**  
COMMERCIAL

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Google Earth

Imagery Date: 10/23/2016 35°51'38.75" N 86°26'09.36" W elev 575 ft eye alt 12841 ft

1997





Thompson Lane



SITE



Medical Center Pkwy

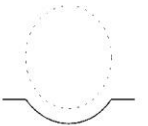




LOWEN+ASSOCIATES, LLC

2700 Belmont Boulevard, Suite A  
Nashville, Tennessee 37212  
www.Lowen-Associates.com  
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p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:  
Construction Documents

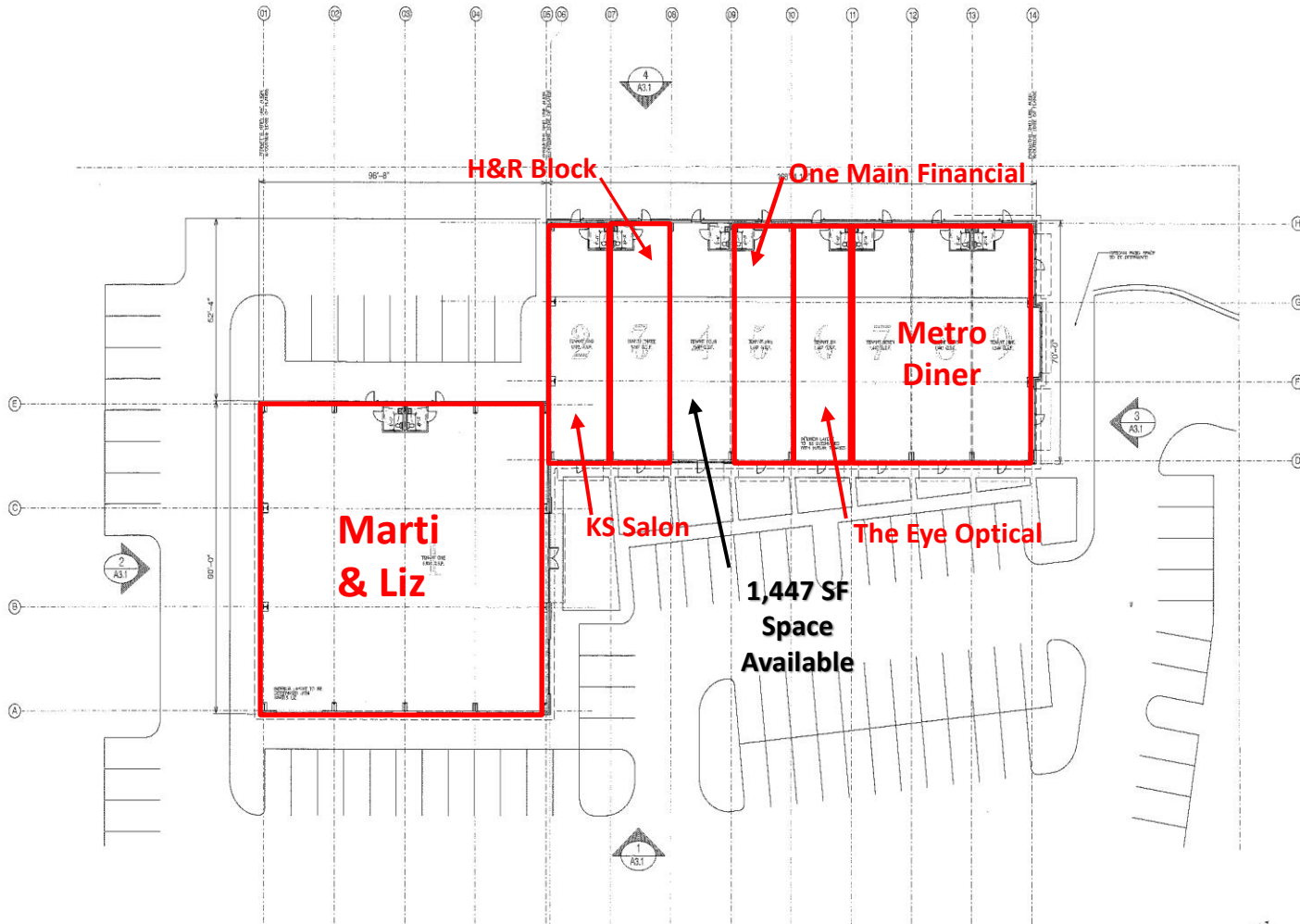


A NEW RETAIL CENTER FOR:  
**MARTI & LIZ**  
A RETAIL CENTER  
PARKWAY PLAZA OLIVER SUBDIVISION LOT 8  
NORTH THOMPSON LANE  
MURFREESBORO, TENNESSEE

PHASE:  
Construction Documents  
PROJECT NUMBER:  
15-21  
ISSUE DATE:  
July 17, 2015  
REVISIONS:  
△  
△  
△  
△  
△

Floor Plan

A2.1



Floor Plan

Scale: 1/16" = 1'-0"

Building Square Footage: 20,748 g.s.f.



# Demographic Summary Report

711 N Thompson Ln, Murfreesboro, TN 37129

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **20,687 SF**

Rent/SF/Yr: -

Year Built: **2018**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	4,627	70,202	189,942
2024 Estimate	4,014	61,664	165,951
2020 Census	3,531	59,170	153,106
Growth 2024 - 2029	15.27%	13.85%	14.46%
Growth 2020 - 2024	13.68%	4.21%	8.39%
<b>2024 Population by Hispanic Origin</b>	436	5,010	13,240
<b>2024 Population</b>	4,014	61,664	165,951
White	2,612 65.07%	41,353 67.06%	111,012 66.89%
Black	555 13.83%	10,236 16.60%	29,063 17.51%
Am. Indian & Alaskan	4 0.10%	86 0.14%	234 0.14%
Asian	278 6.93%	2,743 4.45%	6,422 3.87%
Hawaiian & Pacific Island	4 0.10%	44 0.07%	121 0.07%
Other	560 13.95%	7,201 11.68%	19,099 11.51%
U.S. Armed Forces	7	116	519
<b>Households</b>			
2029 Projection	2,090	28,318	73,172
2024 Estimate	1,819	24,970	64,166
2020 Census	1,591	23,933	59,291
Growth 2024 - 2029	14.90%	13.41%	14.04%
Growth 2020 - 2024	14.33%	4.33%	8.22%
Owner Occupied	428 23.53%	11,703 46.87%	32,973 51.39%
Renter Occupied	1,391 76.47%	13,267 53.13%	31,193 48.61%
<b>2024 Households by HH Income</b>	1,818	24,969	64,167
Income: <\$25,000	199 10.95%	2,488 9.96%	7,854 12.24%
Income: \$25,000 - \$50,000	350 19.25%	4,799 19.22%	11,813 18.41%
Income: \$50,000 - \$75,000	568 31.24%	5,280 21.15%	12,518 19.51%
Income: \$75,000 - \$100,000	303 16.67%	4,650 18.62%	10,201 15.90%
Income: \$100,000 - \$125,000	188 10.34%	2,648 10.61%	6,863 10.70%
Income: \$125,000 - \$150,000	73 4.02%	1,879 7.53%	4,701 7.33%
Income: \$150,000 - \$200,000	62 3.41%	1,999 8.01%	5,994 9.34%
Income: \$200,000+	75 4.13%	1,226 4.91%	4,223 6.58%
<b>2024 Avg Household Income</b>	\$78,232	\$89,428	\$93,498
<b>2024 Med Household Income</b>	\$58,932	\$74,499	\$74,763



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# COMMUNITY SNAPSHOT

Rutherford County, TN

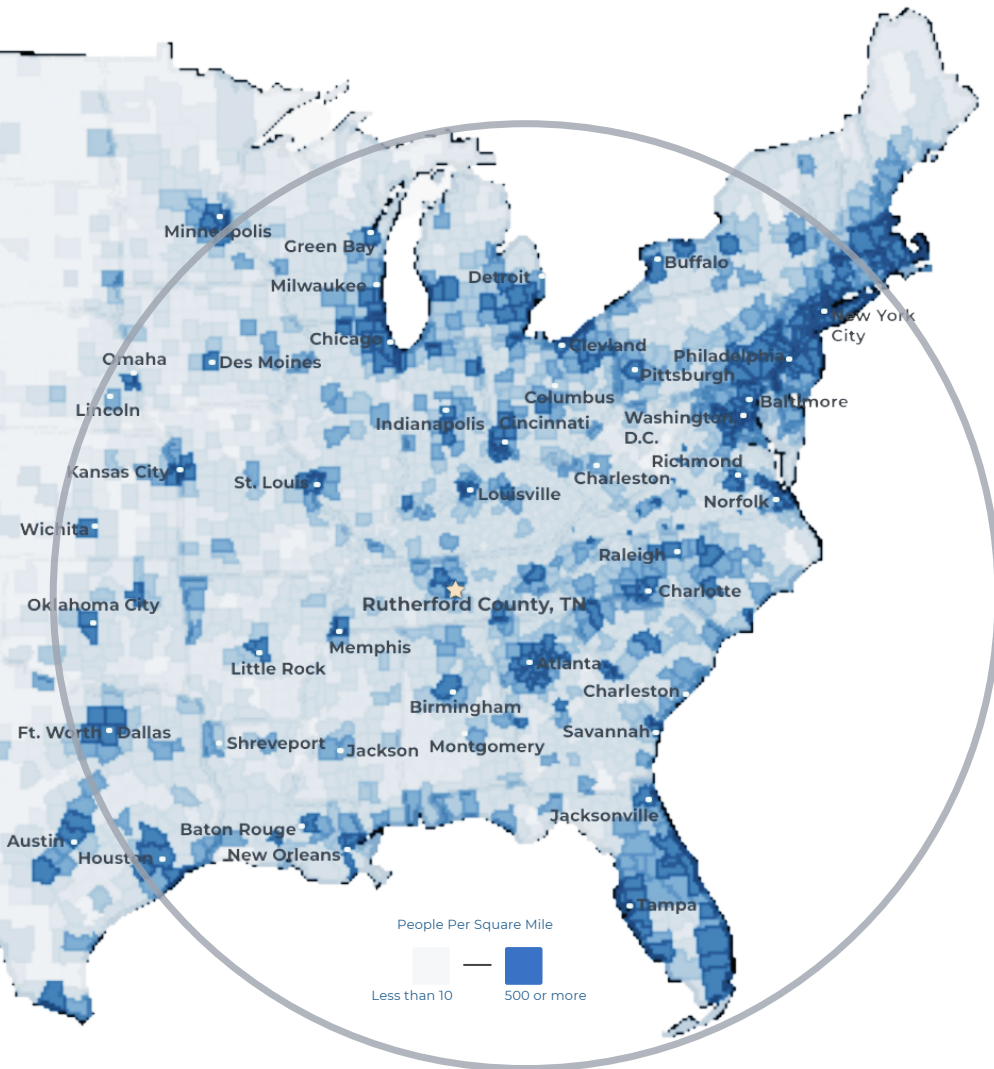
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# 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

<b>Population</b> 369,868	<b>Median Home Price</b> \$415,000	<b>3 Colleges</b> 25,000 students
<b>Median Age</b> 34	<b>Median HH Income</b> \$81,505	<b>College Degrees</b> 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





