



FOR SALE

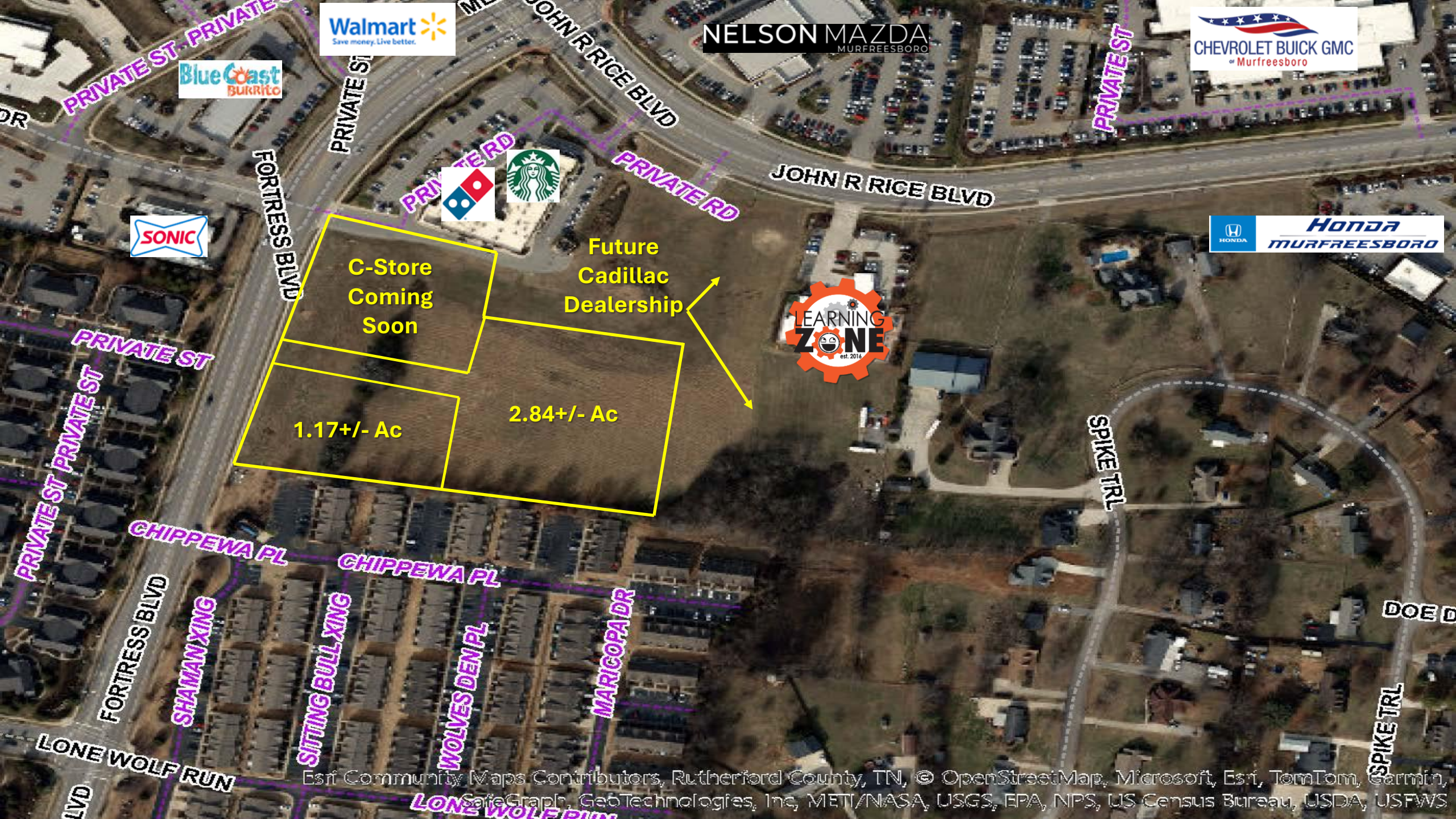
1120 Fortress Blvd - Murfreesboro

ParkTrust
COMMERCIAL

John Harney
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

- 1.17+/- Ac: \$28 PSF
- 2.84+/- Ac: \$24 PSF
- Sites Off Fortress Blvd @ I-24 Exit 76
- Zoned Commercial Hwy
- All Utilities
- Near The Avenue, Gateway Corridor & Saint Thomas Rutherford Hospital
- Traffic Count: Approx. 38,093+/-

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129



Walmart
Save money. Live better.

BlueCoast
BURRITO

SONIC



NELSON MAZDA
MURFREESBORO

CHEVROLET BUICK GMC
of Murfreesboro

Honda
MURFREESBORO

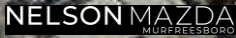


C-Store
Coming
Soon

Future
Cadillac
Dealership

1.17+/- Ac

2.84+/- Ac



★ SITE

FORTRESS SQUARE

Fortress Blvd

John Rice Blvd

I-24 Exit 76

Demographic Summary Report

1120 Fortress Blvd, Murfreesboro, TN 37128

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	12,008	67,030	133,425
2024 Estimate	10,613	58,399	116,356
2020 Census	10,600	53,014	106,333
Growth 2024 - 2029	13.14%	14.78%	14.67%
Growth 2020 - 2024	0.12%	10.16%	9.43%
2024 Population by Hispanic Origin	910	4,530	8,531
2024 Population	10,613	58,399	116,356
White	6,941 65.40%	40,687 69.67%	82,120 70.58%
Black	1,678 15.81%	8,059 13.80%	16,430 14.12%
Am. Indian & Alaskan	19 0.18%	64 0.11%	147 0.13%
Asian	669 6.30%	2,969 5.08%	4,896 4.21%
Hawaiian & Pacific Island	6 0.06%	38 0.07%	85 0.07%
Other	1,301 12.26%	6,581 11.27%	12,679 10.90%
U.S. Armed Forces	3	203	443
Households			
2029 Projection	4,680	25,066	50,722
2024 Estimate	4,158	21,950	44,441
2020 Census	4,176	20,083	40,822
Growth 2024 - 2029	12.55%	14.20%	14.13%
Growth 2020 - 2024	-0.43%	9.30%	8.87%
Owner Occupied	1,952 46.95%	12,453 56.73%	26,178 58.91%
Renter Occupied	2,206 53.05%	9,497 43.27%	18,263 41.09%
2024 Households by HH Income	4,157	21,952	44,442
Income: <\$25,000	289 6.95%	1,393 6.35%	3,928 8.84%
Income: \$25,000 - \$50,000	700 16.84%	3,388 15.43%	6,977 15.70%
Income: \$50,000 - \$75,000	852 20.50%	4,283 19.51%	8,783 19.76%
Income: \$75,000 - \$100,000	861 20.71%	4,274 19.47%	7,677 17.27%
Income: \$100,000 - \$125,000	539 12.97%	2,984 13.59%	5,581 12.56%
Income: \$125,000 - \$150,000	379 9.12%	1,975 9.00%	3,867 8.70%
Income: \$150,000 - \$200,000	447 10.75%	2,501 11.39%	4,784 10.76%
Income: \$200,000+	90 2.17%	1,154 5.26%	2,845 6.40%
2024 Avg Household Income	\$90,921	\$99,892	\$99,330
2024 Med Household Income	\$81,896	\$86,183	\$83,248

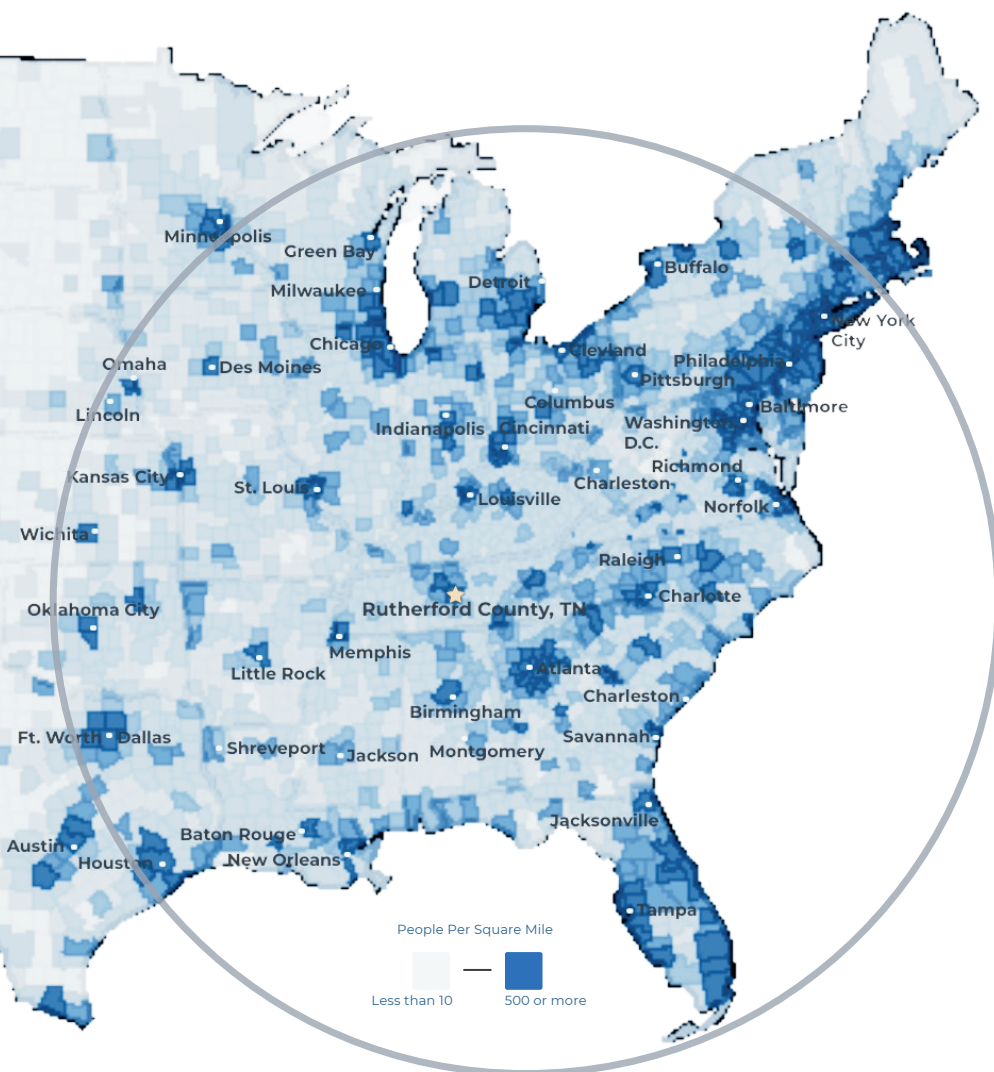
COMMUNITY SNAPSHOT

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	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

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	2.2%	3.3%	3.9%
Labor Force Participation Rate	69.5%	59.2%	62.2%

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

RECENT ANNOUNCEMENTS



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



Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.



