



## FOR SALE

1120 Fortress Blvd - Murfreesboro

**ParkTrust**  
COMMERCIAL

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

- 1.21+/- Ac: \$28 PSF
- 4.72+/- Ac: See Broker for Pricing
- 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



I-24 Exit 76



FORTRESS SQUARE

★ SITE

Fortress Blvd

John Rice Blvd



**CEDAR GLADES DRIVE**  
60' R.O.W. (LOCAL STREET)

**FORTRESS BOULEVARD**  
R.O.W. WIDTH VARIES (MAJOR ARTERIAL)

**JOHN R RICE BOULEVARD**  
R.O.W. WIDTH VARIES (MAJOR ARTERIAL)

MAP 79, PARCEL 100.02  
LOT 1  
FORTRESS SQUARE S/D  
FARES, LLC  
(P.BK 219L, PG 3697)  
(P.BK 47, PG 165)  
ZONED: CH & GDO-1 (CITY)

N=557964.5991  
E=1631726.6204

1.21± Ac.

4.72± Ac.

MAP 79, PARCEL 100.07  
LOT 4  
TWIN B. FARM, L.P. S/D  
CORNERSTONE CHILDCARE  
PROJECT II, LLC.  
(P.BK 215B, PG 2078)  
(P.BK 3A, PG 163)  
ZONED: CH & GDO-1 (CITY)

MAP 92B, GROUP F,  
CHARLES B. SMITH  
COMBINATION OF  
(P.BK 34, P1  
ZONED: RM & GDC

ZONED: CH (CITY)  
ZONED: PRD (CITY)

MAP 92, PARCEL 42.03  
SECTION 1  
VILLAS AT INDIAN CREEK S/D  
(P.BK 26, PG 29)  
ZONED: PRD & GDO-1 (CITY)

MAP 92, PARCEL 42.02  
SECTION 3  
VILLAS AT INDIAN CREEK S/D  
(P.BK 29, PG 260)  
ZONED: PRD & GDO-1 (CITY)

N=557316.7024  
E=1631816.1360

MAP 92B, GROUP F, PARCEL  
LOT 29  
DEERFIELD STABLES S/L  
(P.BK 40, PG 29)  
ZONED: RM (COUNTY)

7(CITY)  
2(CITY)

ZONED: CH (CITY)  
ZONED: RM (COUNTY)



# Demographic Summary Report

1120 Fortress Blvd, Murfreesboro, TN 37128

Building Type: **Land**      Total Available: **0 SF**  
 Class: -      % Leased: **0%**  
 RBA: -      Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2024 Population by Hispanic Origin</b>	910	4,530	8,531
<b>2024 Population</b>	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
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>	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%
<b>2024 Avg Household Income</b>	\$90,921	\$99,892	\$99,330
<b>2024 Med Household Income</b>	\$81,896	\$86,183	\$83,248



RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

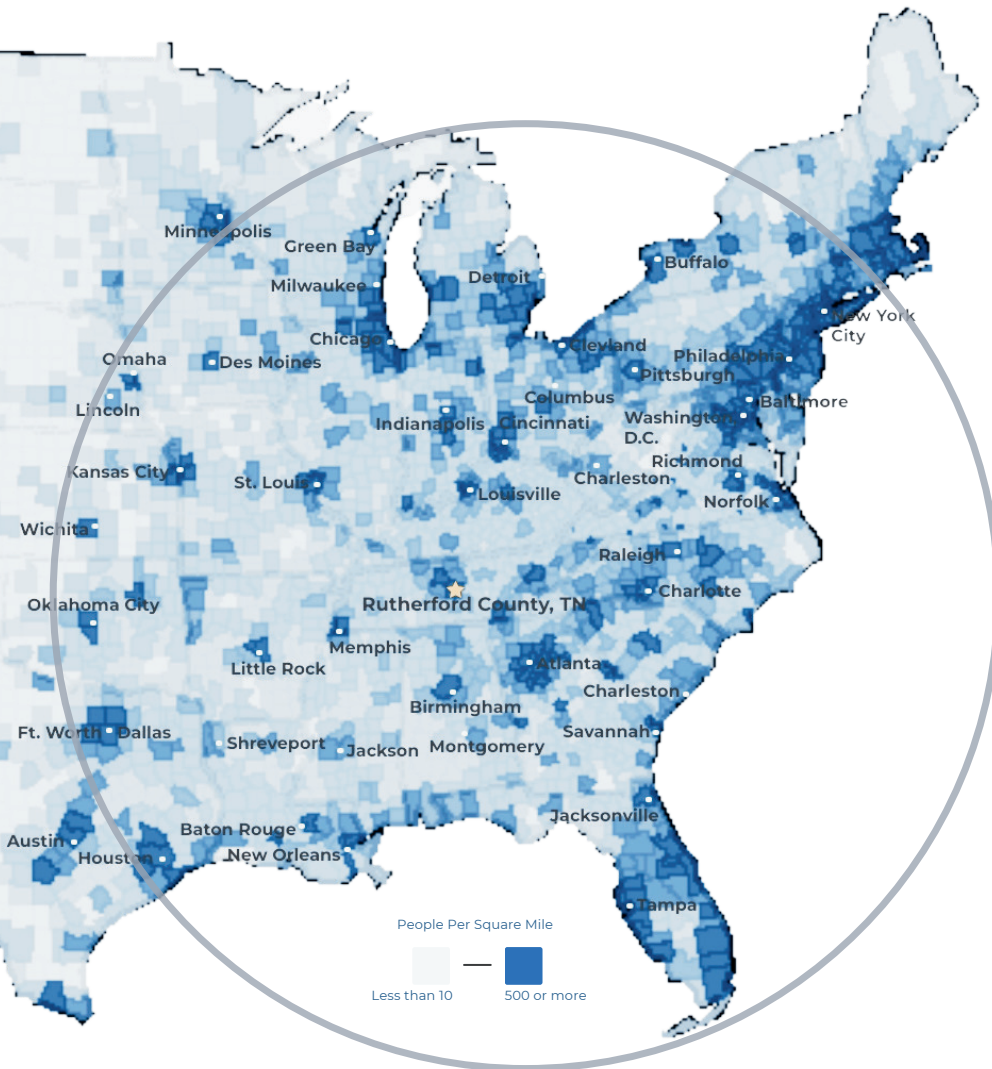
Rutherford County, TN

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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	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

### McNeilus

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

### Schneider Electric

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.

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Chad Berringer  
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