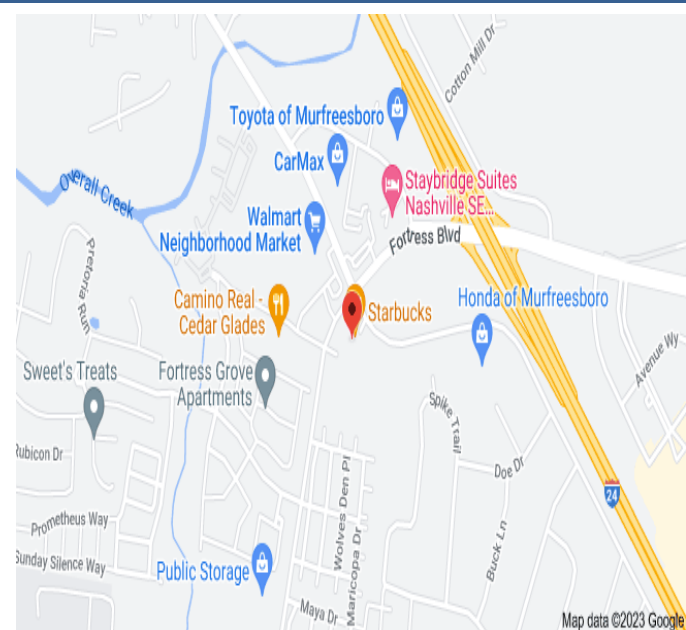


1,200 SF Retail Space Available



Fortress Square Lease Space Available

1144 Fortress Blvd - MURFREESBORO, TN



DETAILS:

- **Lease Rate: \$3,639 + \$1,065 CAM per month**
- **1,200 SF Available September 1st, 2025**
- **Great space for Retail or Office**
- **Next door to Starbuck's & Mattress King**
- **Easy access to Medical Center Pkwy & I-24 @ Exit 76**
- **Great location on the corner of John Rice Blvd & Fortress**
- **Traffic Count: Approx. 30,000**

John Harney

AFFILIATE BROKER

615.542.0715

johnh@parktrust.com

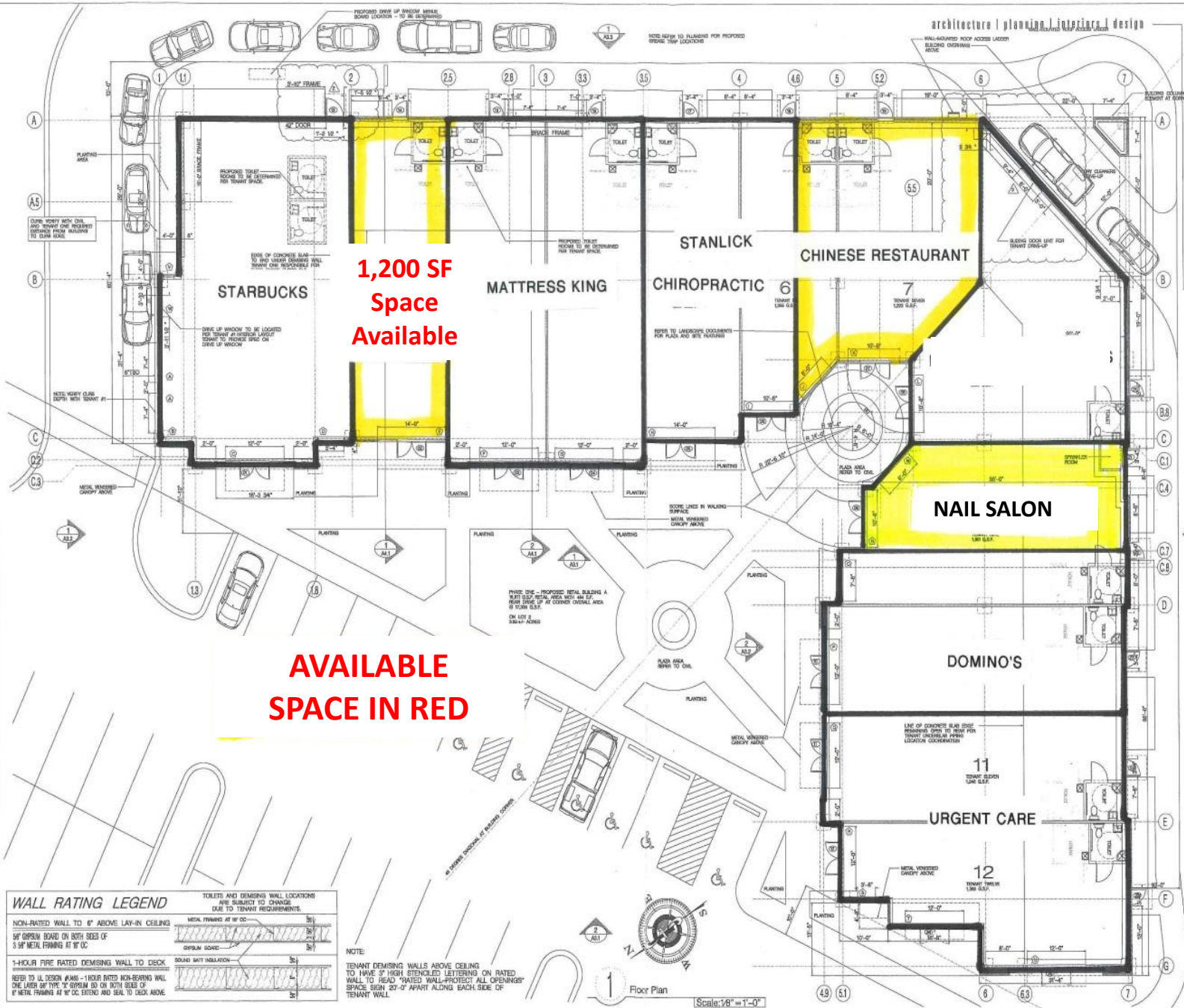
TNLIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive., Suite 202
Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com



LOWEN + ASSOCIATES, LLC

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

PROFESSIONAL SEAL:
Construction Documents



A NEW RETAIL CENTER - PHASE ONE FOR:
FORTRESS SQUARE
CORNER OF FORTNESS BLVD AND JOHN R. RICE BLVD
OWNER: STEVE BEATY

PHASE:
Construction Documents

PROJECT NUMBER:
17-20

ISSUE DATE:
October 2, 2017

REVISIONS:

- △ PLUMB WORK - VERIFY
- △ MECH WORK - VERIFY
- △ ELEC WORK - VERIFY
- △ CIVIL WORK - VERIFY



A2.1

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Demographic Summary Report

1144 Fortress Blvd, Murfreesboro, TN 37128

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **40,000 SF** Rent/SF/Yr: **-**
 Year Built: **2018**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,522	65,844	133,059
2024 Estimate	9,315	57,364	116,048
2020 Census	9,396	52,068	106,119
Growth 2024 - 2029	12.96%	14.78%	14.66%
Growth 2020 - 2024	-0.86%	10.17%	9.36%
2024 Population by Hispanic Origin	797	4,463	8,498
2024 Population	9,315	57,364	116,048
White	6,126 65.76%	39,946 69.64%	81,979 70.64%
Black	1,445 15.51%	7,918 13.80%	16,320 14.06%
Am. Indian & Alaskan	18 0.19%	63 0.11%	146 0.13%
Asian	567 6.09%	2,920 5.09%	4,887 4.21%
Hawaiian & Pacific Island	5 0.05%	37 0.06%	84 0.07%
Other	1,154 12.39%	6,480 11.30%	12,631 10.88%
U.S. Armed Forces	3	194	438
Households			
2029 Projection	4,174	24,644	50,579
2024 Estimate	3,713	21,580	44,320
2020 Census	3,759	19,740	40,734
Growth 2024 - 2029	12.42%	14.20%	14.12%
Growth 2020 - 2024	-1.22%	9.32%	8.80%
Owner Occupied	1,737 46.78%	12,205 56.56%	26,149 59.00%
Renter Occupied	1,976 53.22%	9,375 43.44%	18,171 41.00%
2024 Households by HH Income	3,713	21,579	44,320
Income: <\$25,000	283 7.62%	1,367 6.33%	3,901 8.80%
Income: \$25,000 - \$50,000	652 17.56%	3,346 15.51%	6,968 15.72%
Income: \$50,000 - \$75,000	786 21.17%	4,229 19.60%	8,755 19.75%
Income: \$75,000 - \$100,000	733 19.74%	4,204 19.48%	7,644 17.25%
Income: \$100,000 - \$125,000	452 12.17%	2,942 13.63%	5,586 12.60%
Income: \$125,000 - \$150,000	333 8.97%	1,908 8.84%	3,853 8.69%
Income: \$150,000 - \$200,000	405 10.91%	2,458 11.39%	4,776 10.78%
Income: \$200,000+	69 1.86%	1,125 5.21%	2,837 6.40%
2024 Avg Household Income	\$89,226	\$99,670	\$99,364
2024 Med Household Income	\$79,621	\$85,986	\$83,294

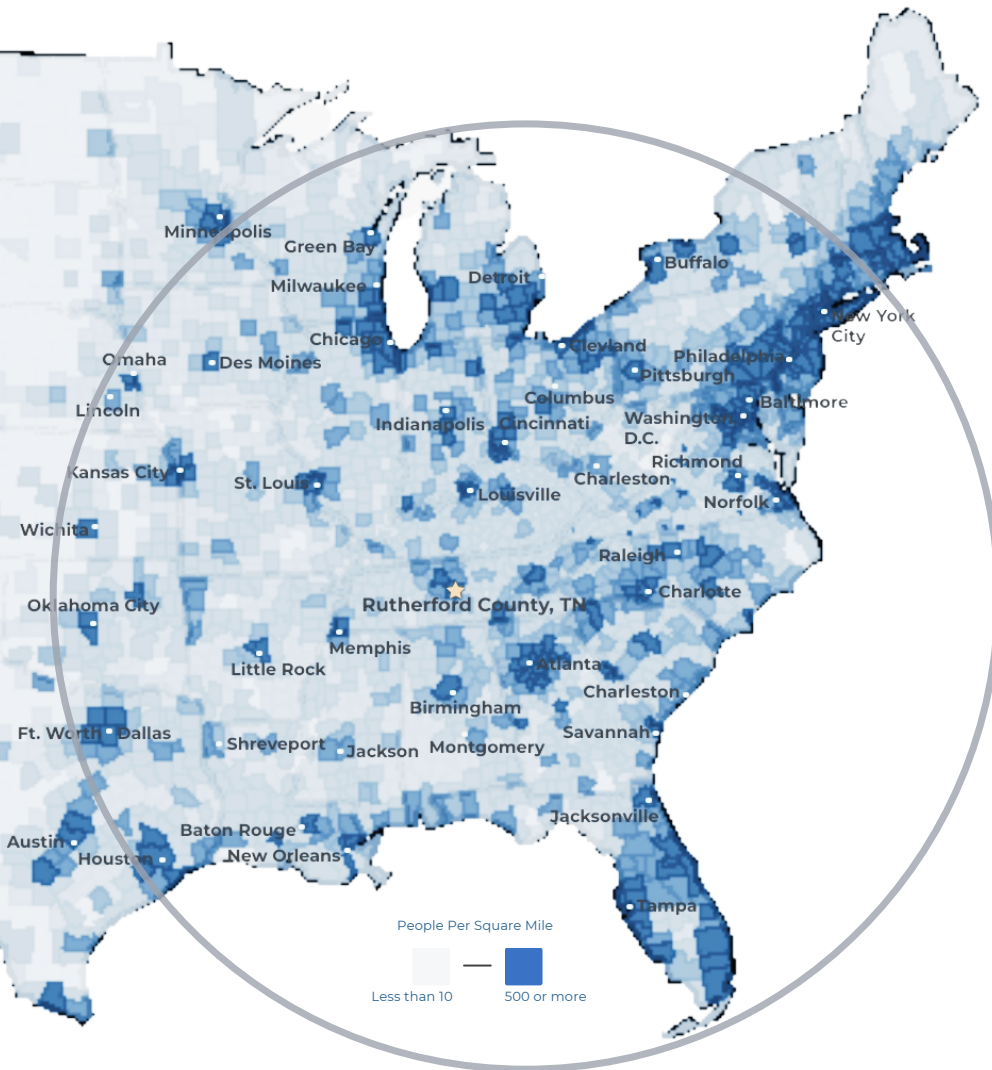
COMMUNITY SNAPSHOT

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.


SEWART'S
— LANDING —

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



