



# For Lease

## Publix Anchored

### Property specifications

- Located at the intersection of Franklin Road and Rucker Lane
- Over 20% population growth since 2010
- Ample Parking

Victory Village  
4175 Franklin Road  
Murfreesboro, TN 37128

### Local Retailers

CVS, Sam's Club, AMC Theater, AutoZone, American Furniture Outlets, Walgreens, Kroger, Kohl's, Old Time Pottery, Advance Financial, All Star Personnel, Texas Roadhouse, Blue Cactus, Wasabi Japanese Steak House, China Garden, O'Charley's, Hardee's, Waffle House, McDonalds, Pizza Hut, Dairy Queen, Camino Real, Greek Cafe Grill, Taco Bell, Bullseye Sportsbar



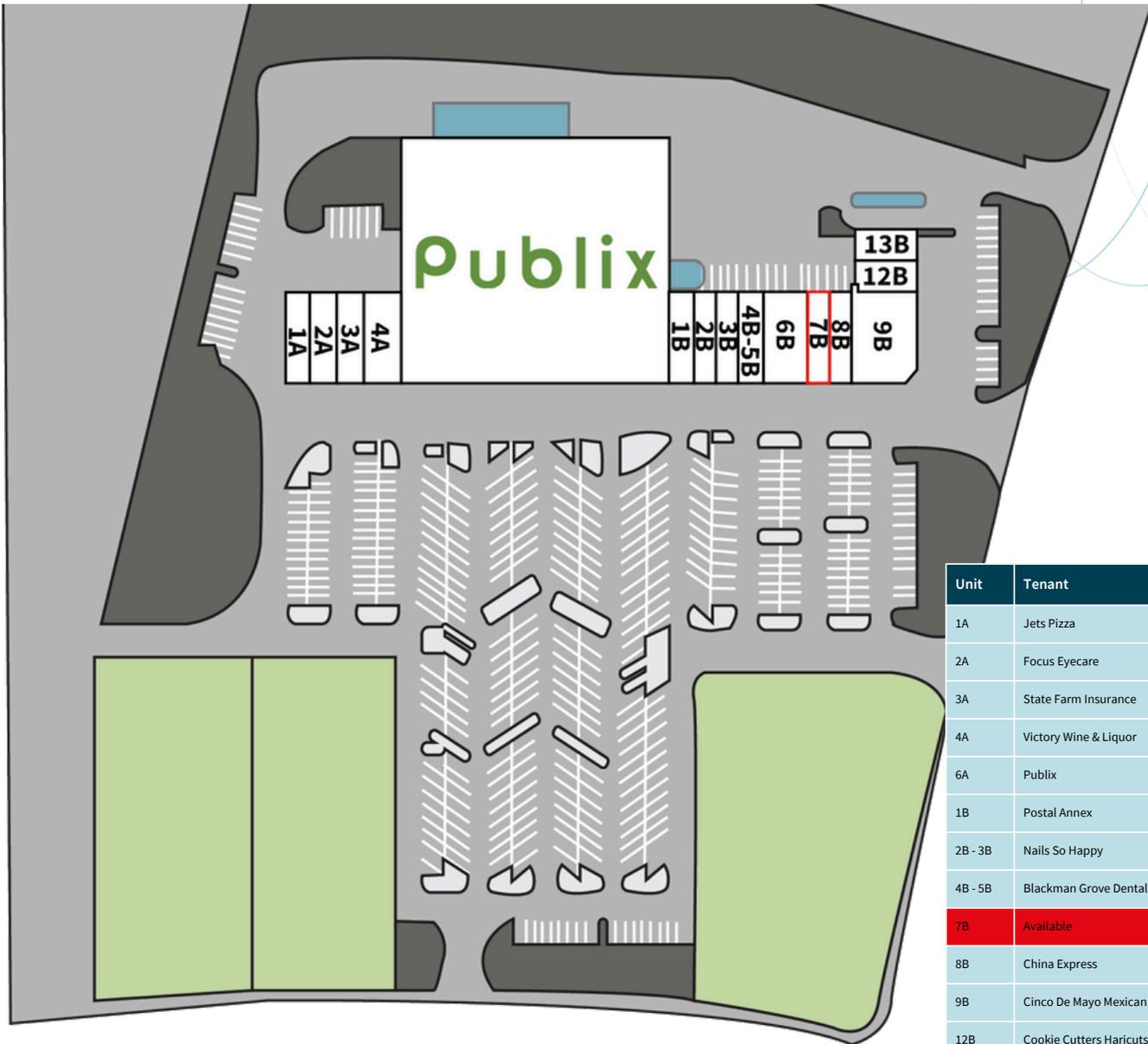
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| Unit    | Tenant                          | SF     |
|---------|---------------------------------|--------|
| 1A      | Jets Pizza                      | 1,400  |
| 2A      | Focus Eyecare                   | 1,720  |
| 3A      | State Farm Insurance            | 1,080  |
| 4A      | Victory Wine & Liquor           | 3,150  |
| 6A      | Publix                          | 45,600 |
| 1B      | Postal Annex                    | 1,400  |
| 2B - 3B | Nails So Happy                  | 2,800  |
| 4B - 5B | Blackman Grove Dental           | 4,200  |
| 7B      | Available                       | 1,400  |
| 8B      | China Express                   | 1,400  |
| 9B      | Cinco De Mayo Mexican Restuarnt | 4,175  |
| 12B     | Cookie Cutters Haricuts         | 1,475  |
| 13B     | Goodwill Industries             | 1,500  |

**1 Mile** 10,172 Estimated 2024 Population **\$103,088** Average Household Income **33.1** Median Age **6,196** Daytime Population

**3 Miles** 64,905 Estimated 2024 Population **\$106,089** Average Household Income **33.7** Median Age **59,676** Daytime Population

**5 Miles** 112,556 Estimated 2024 Population **\$102,089** Average Household Income **34.7** Median Age **117,894** Daytime Population

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