



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



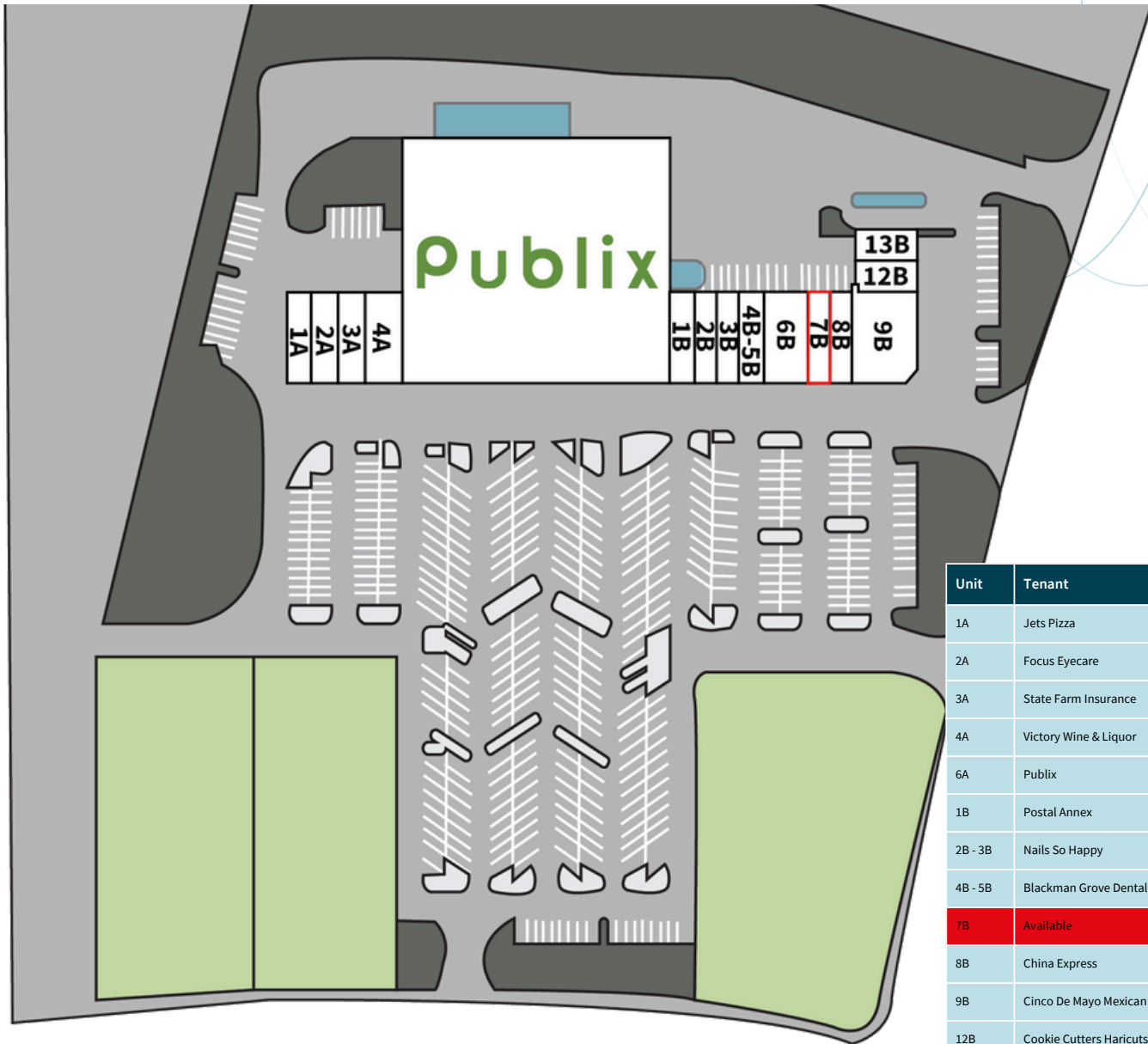
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Unit	Tenant	SF
1A	Jets Pizza	1,400
2A	Focus Eyecare	1,720
3A	State Farm Insurance	1,080
4A	Victory Wine & Liquor	3,150
6A	Publix	45,600
1B	Postal Annex	1,400
2B - 3B	Nails So Happy	2,800
4B - 5B	Blackman Grove Dental	4,200
7B	Available	1,400
8B	China 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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