



 **JLL** SEE A BRIGHTER WAY

For Lease

Publix Anchored

Property specifications

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

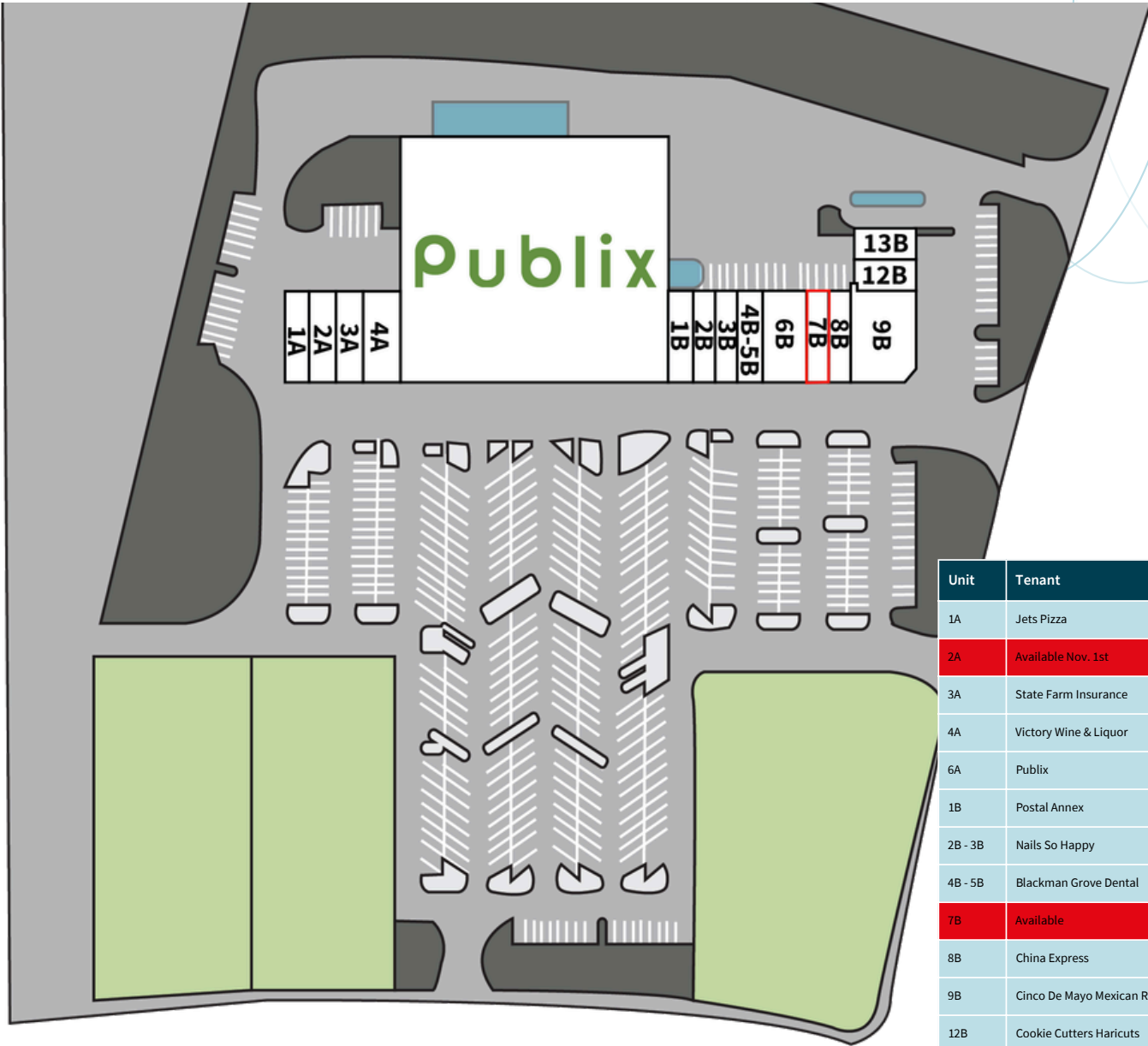
Victory Village
4175 Franklin Road
Murfreesboro, TN 37128

Local Retailers:



William Shell
Managing Director
William.Shell@jll.com
+615 928 5316

JLL
1801 West End Avenue
Suite 1200
Nashville, TN 37203



Unit	Tenant	SF
1A	Jets Pizza	1,400
2A	Available Nov. 1st	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 10,221 Total 2025 Population **\$104,617** Average Household Income **33.9** Median Age **5,948** Daytime Population

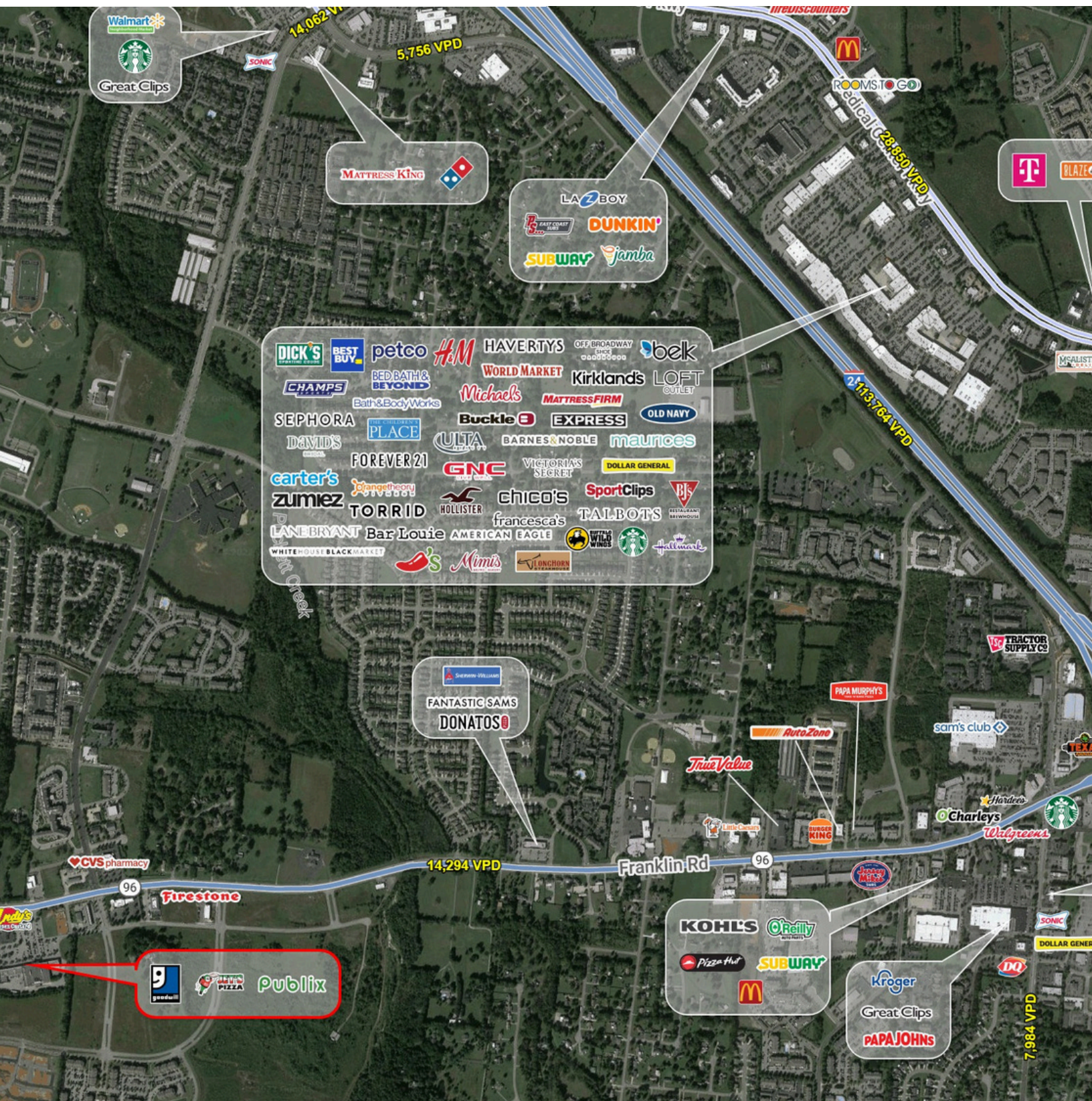
3 Miles 64,437 Total 2025 Population **\$109,791** Average Household Income **34.3** Median Age **57,115** Daytime Population

5 Miles 113,366 Total 2025 Population **\$108,010** Average Household Income **35.3** Median Age **119,961** Daytime Population

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 Managing Director
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Retail Trade Area



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