



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

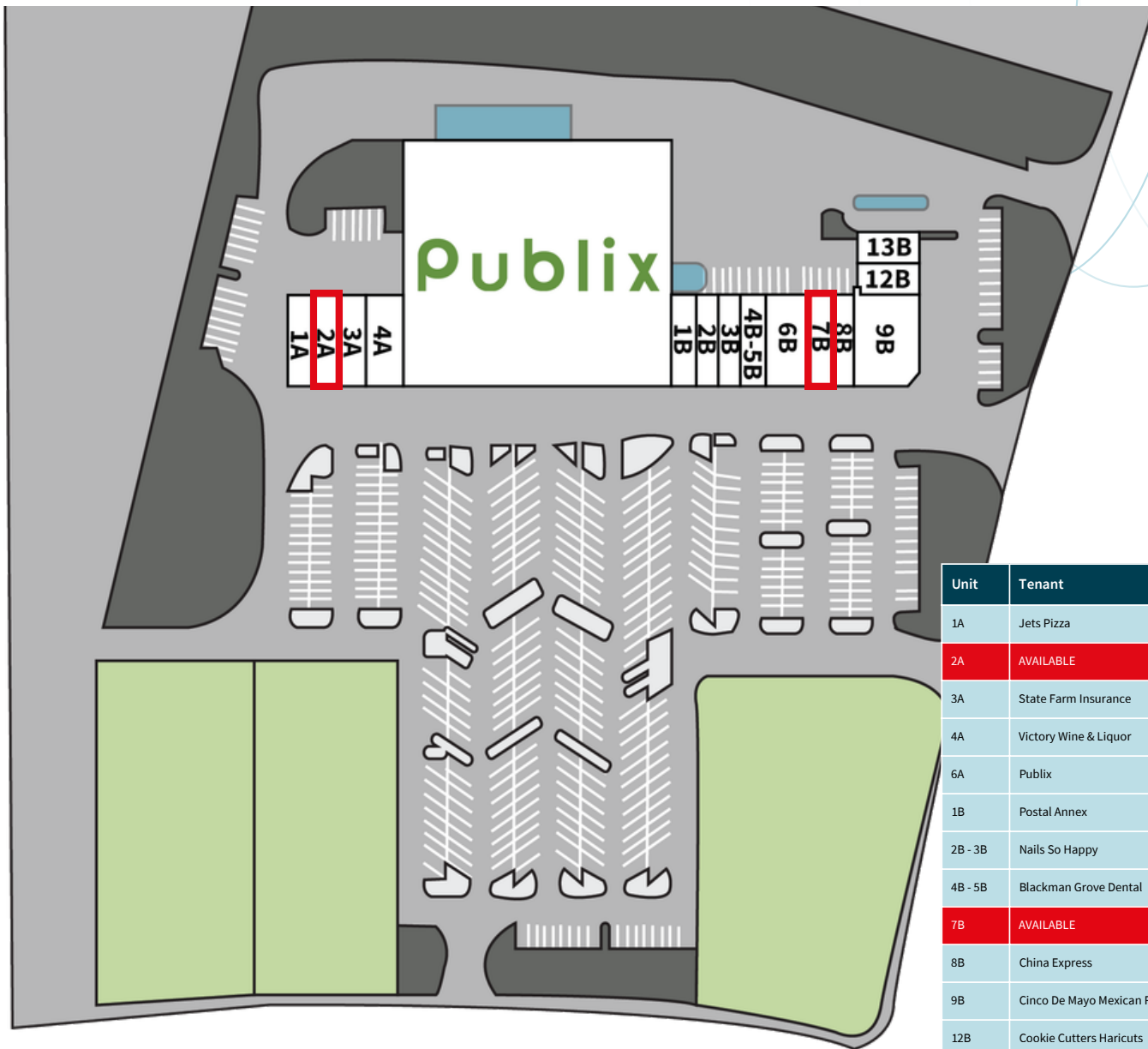
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Suite 1200
Nashville, TN 37203



Unit	Tenant	SF
1A	Jets Pizza	1,400
2A	AVAILABLE	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

Demographics

2026 Total Pop

1-miles	3-miles	5-miles
12,088	65,548	114,665

2026 Daytime Total Pop

1-miles	3-miles	5-miles
7,463	57,681	121,176

Average Household Income

1-miles	3-miles	5-miles
\$114,494	\$121,161	\$119,680

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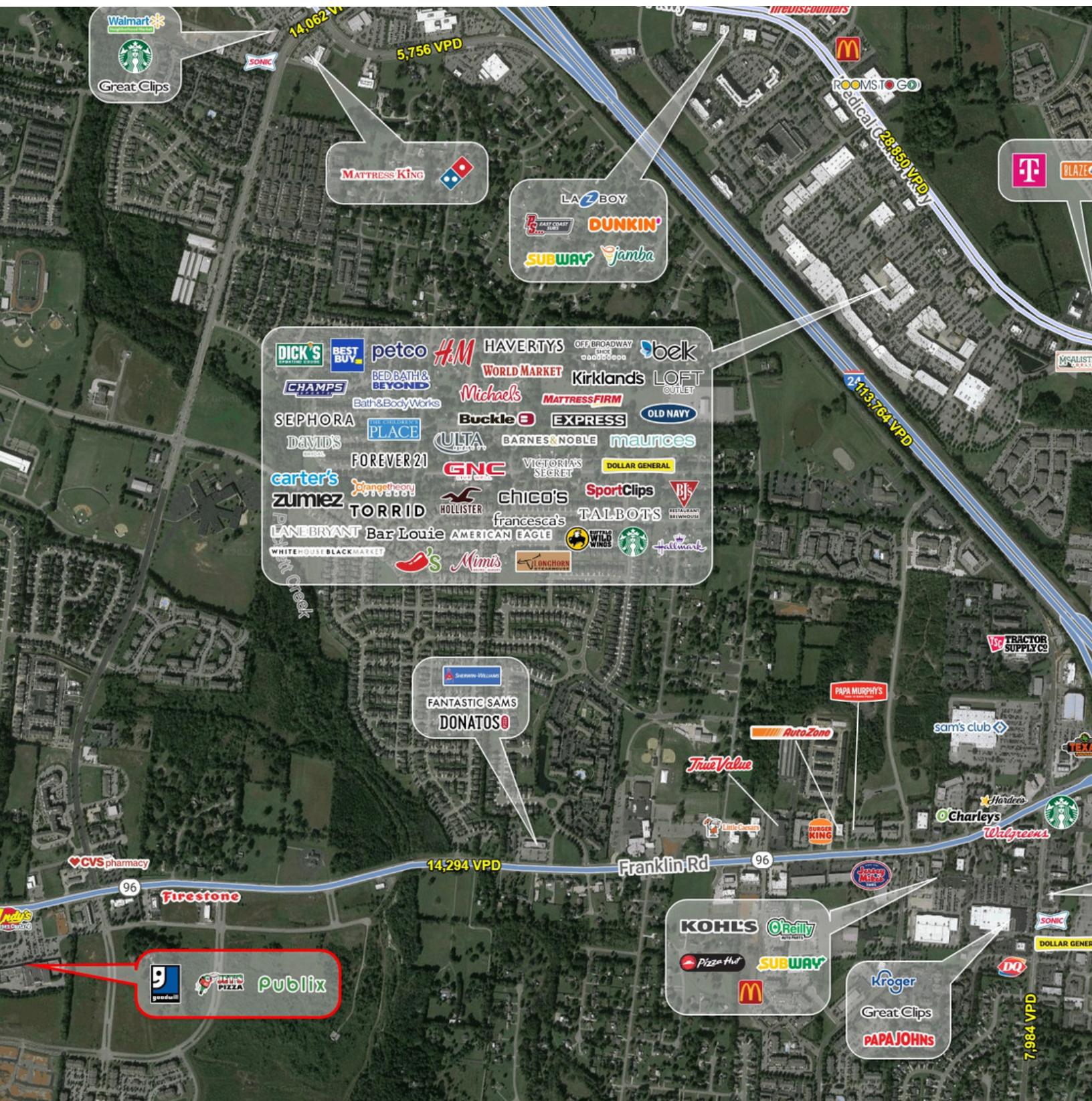
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Retail Trade Area



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