

For Lease

Publix Anchored

Victory Village
4175 Franklin Road
Murfreesboro, TN 37128

Property specifications

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

Local Retailers:

Publix, Pizza Hut, sam's club, KOHL'S, TEXAS ROADHOUSE, amc, Kroger, Walgreens, DQ, CVS pharmacy, Hardee's, WAFFLE HOUSE

William Shell
Managing Director
William.Shell@jll.com
+1 615 928 5316

Nelson Lee
Associate Broker
Nelson.Lee@jll.com
+1 615 928 5249

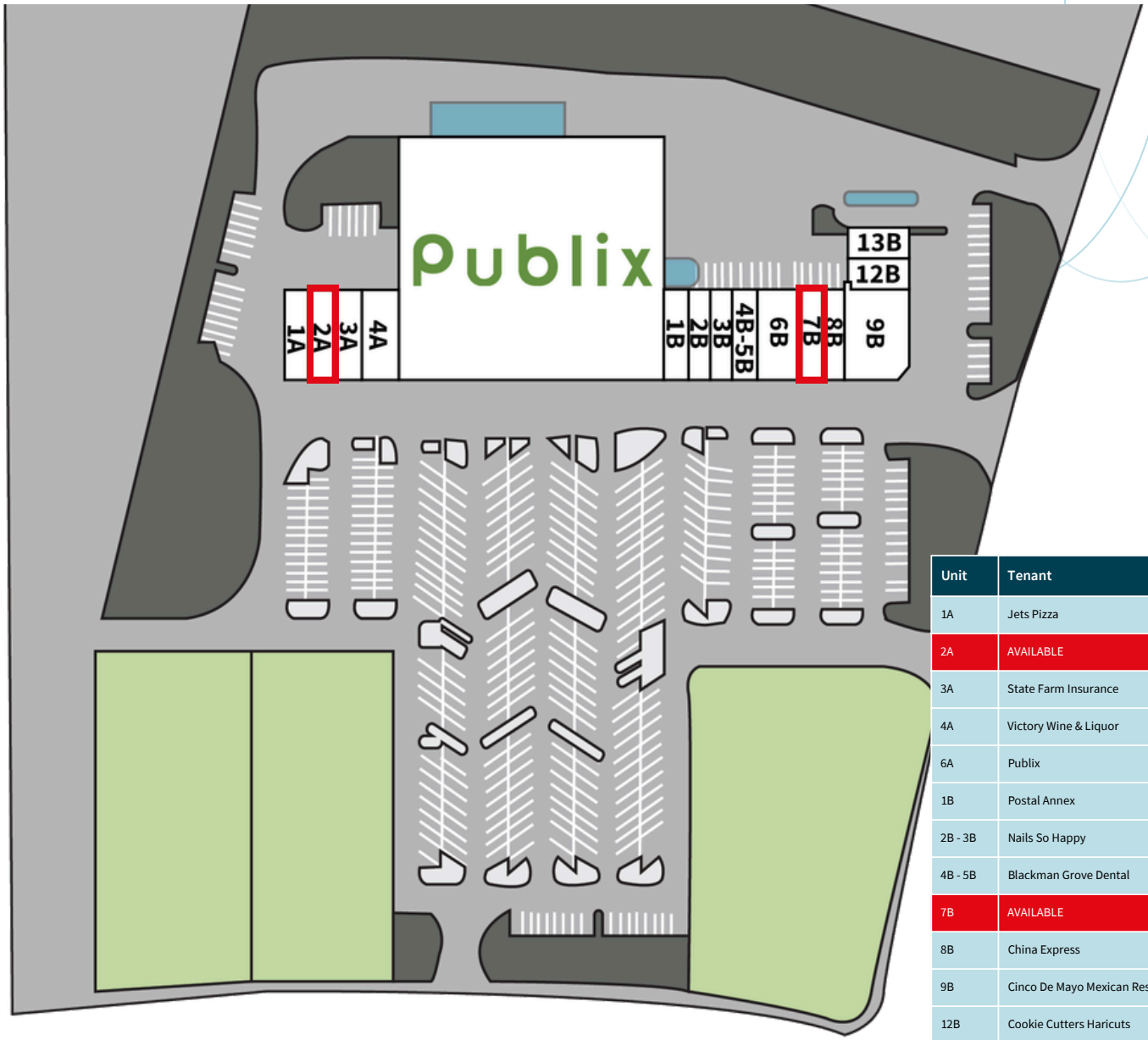
SHOPCORE PROPERTIES

JLL
1801 West End Avenue
Suite 1200
Nashville, TN 37203

jll.com

© 2026 Jones Lang LaSalle IP, Inc.

JLL SEE A BRIGHTER WAY



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**

William Shell
Managing Director
William.Shell@jll.com
+1 615 928 5316

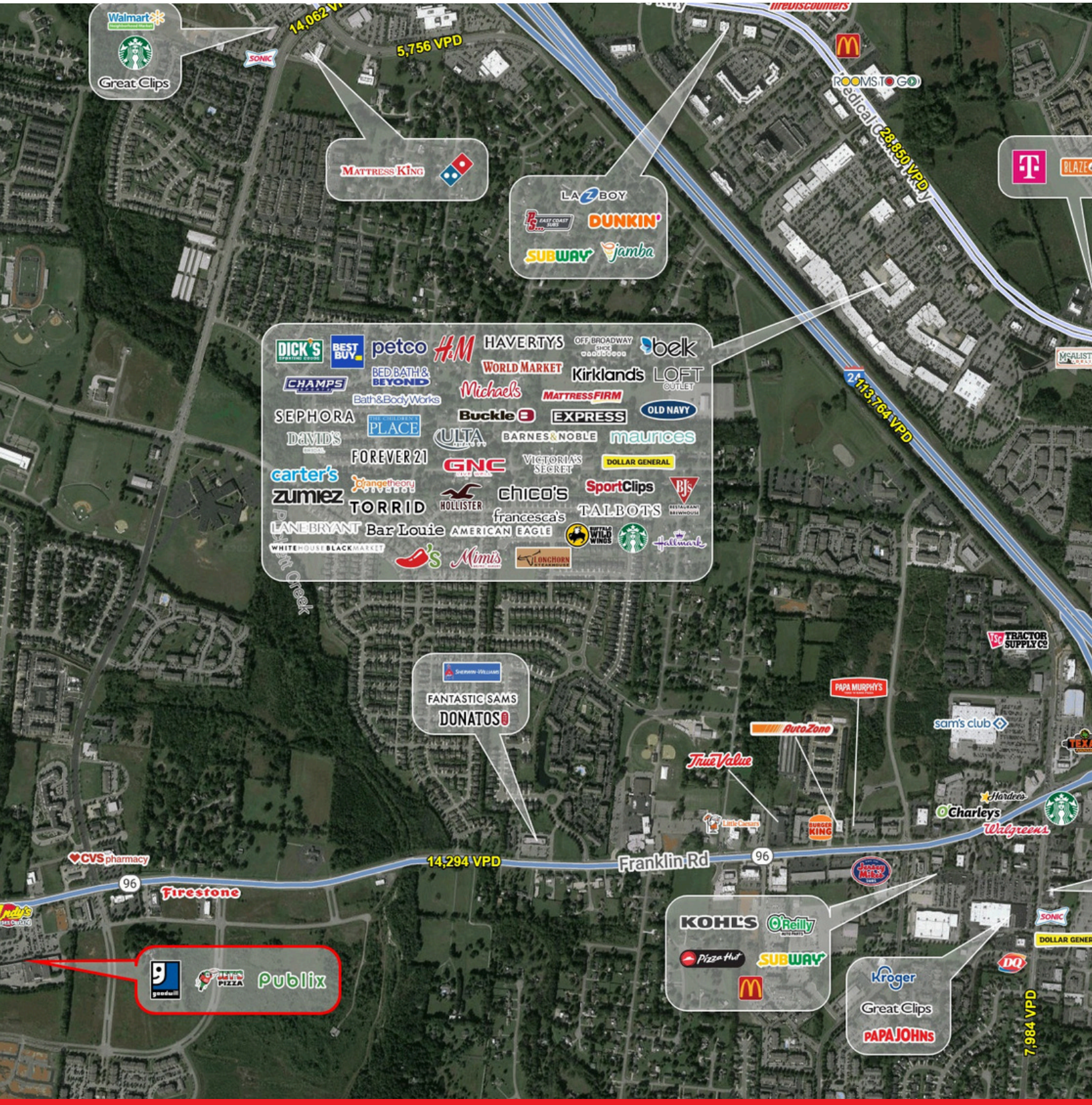
Nelson Lee
Associate Broker
Nelson.Lee@jll.com
+1 615 928 5249

JLL Nashville
1801 West End Ave
Suite 1200
Nashville, TN 37203
615 928 5300

jll.com

© 2026 Jones Lang LaSalle IP, Inc.

Retail Trade Area



William Shell
Managing Director
William.Shell@jll.com
+1 615 928 5316

Nelson Lee
Associate Broker
Nelson.Lee@jll.com
+1 615 928 5249

JLL Nashville
1801 West End Ave
Suite 1200
Nashville, TN 37203
615 928 5300

jll.com

© 2026 Jones Lang LaSalle IP, Inc.