

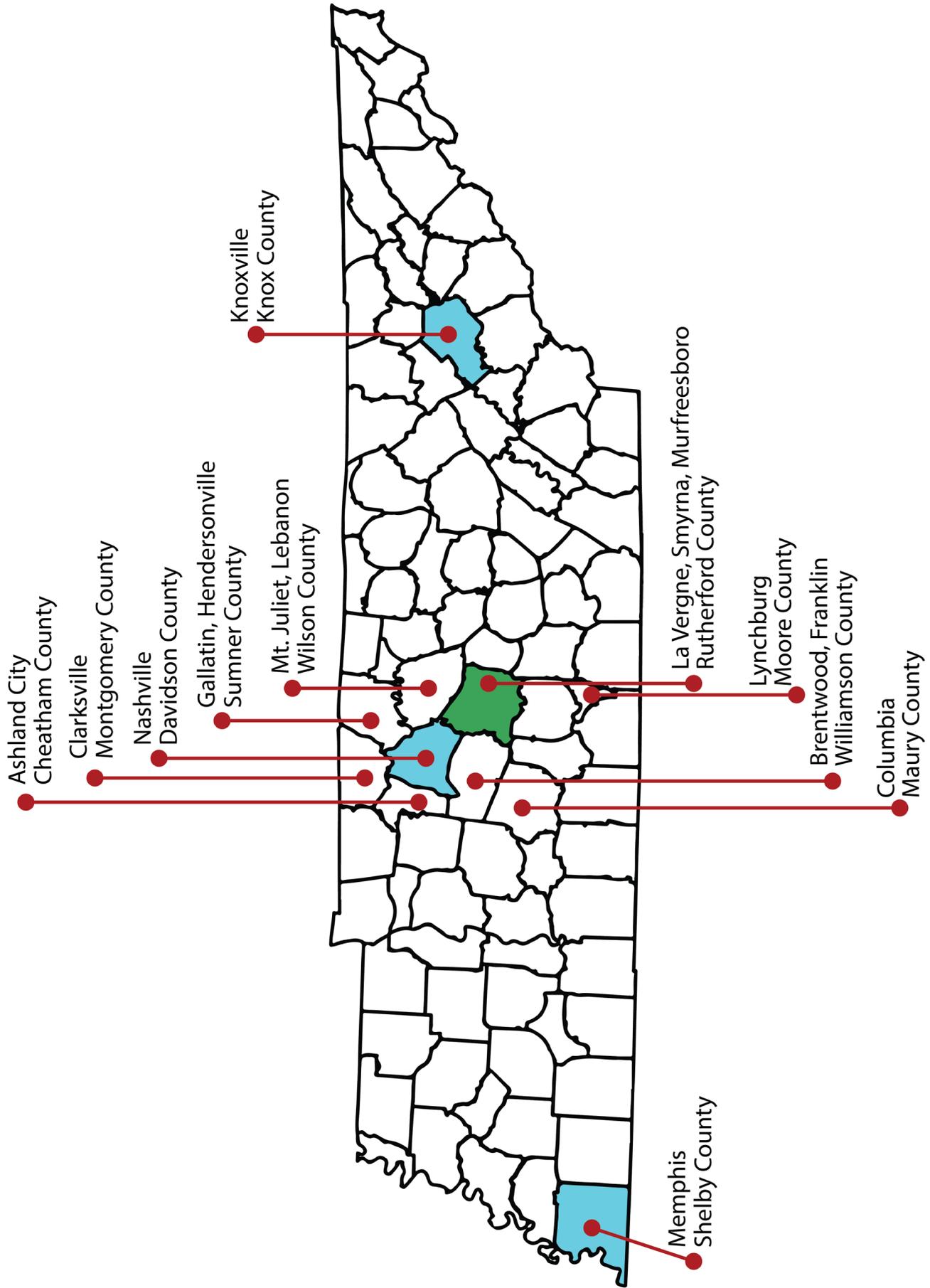
La Vergne
TENNESSEE

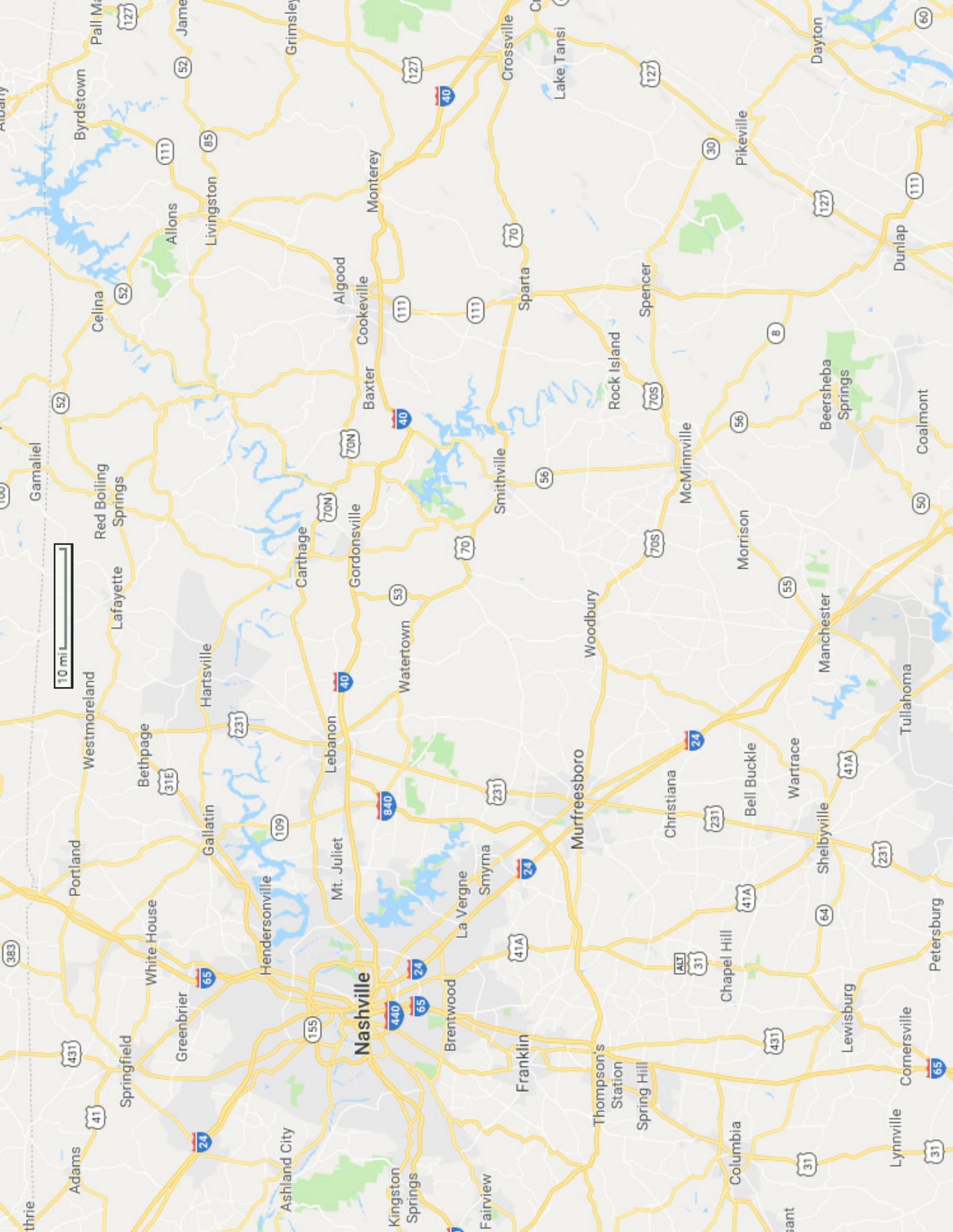


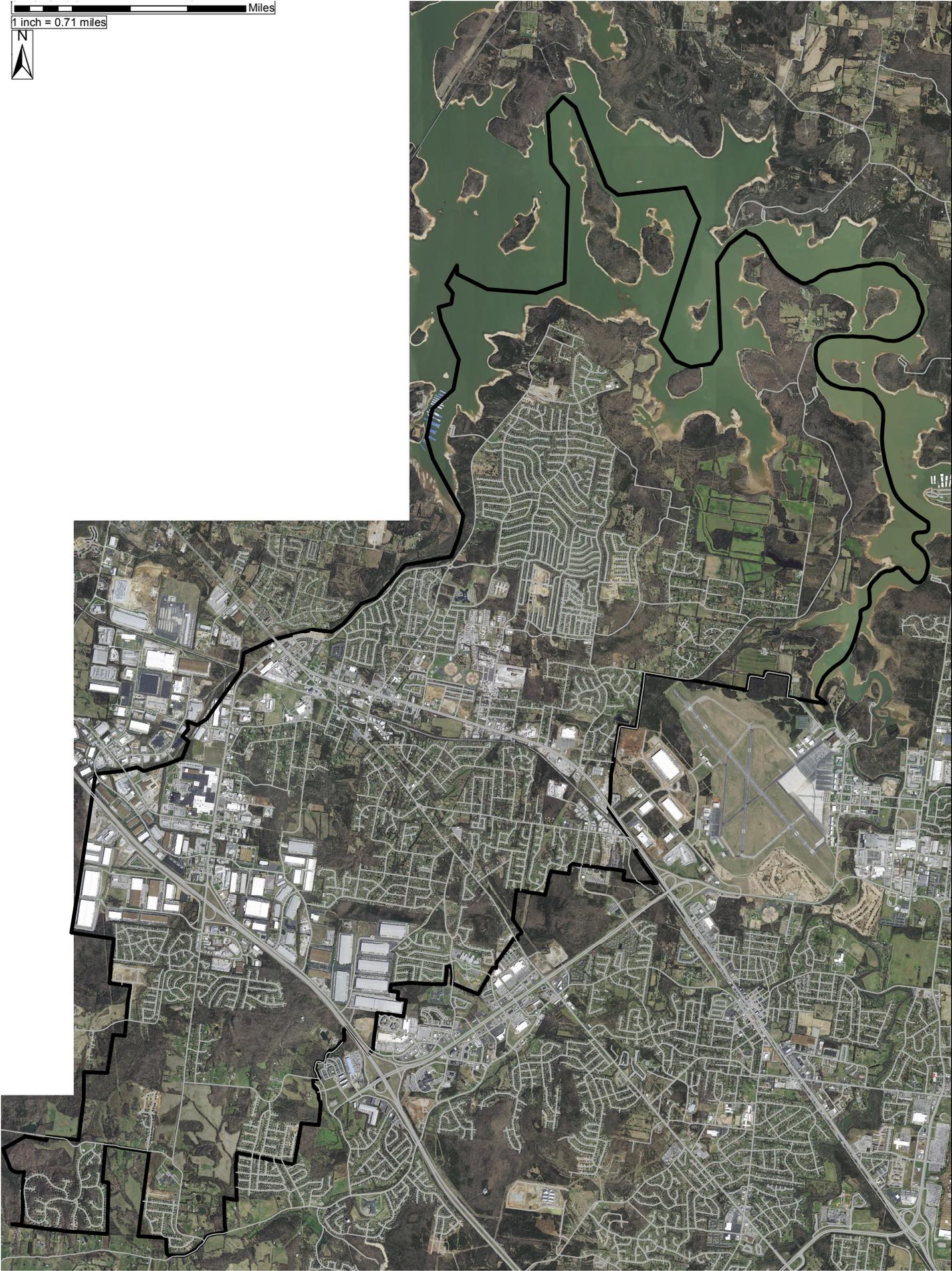
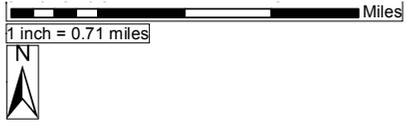
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0 0.175 0.35 0.7 1.05 1.4 Miles

1 inch = 0.5 miles



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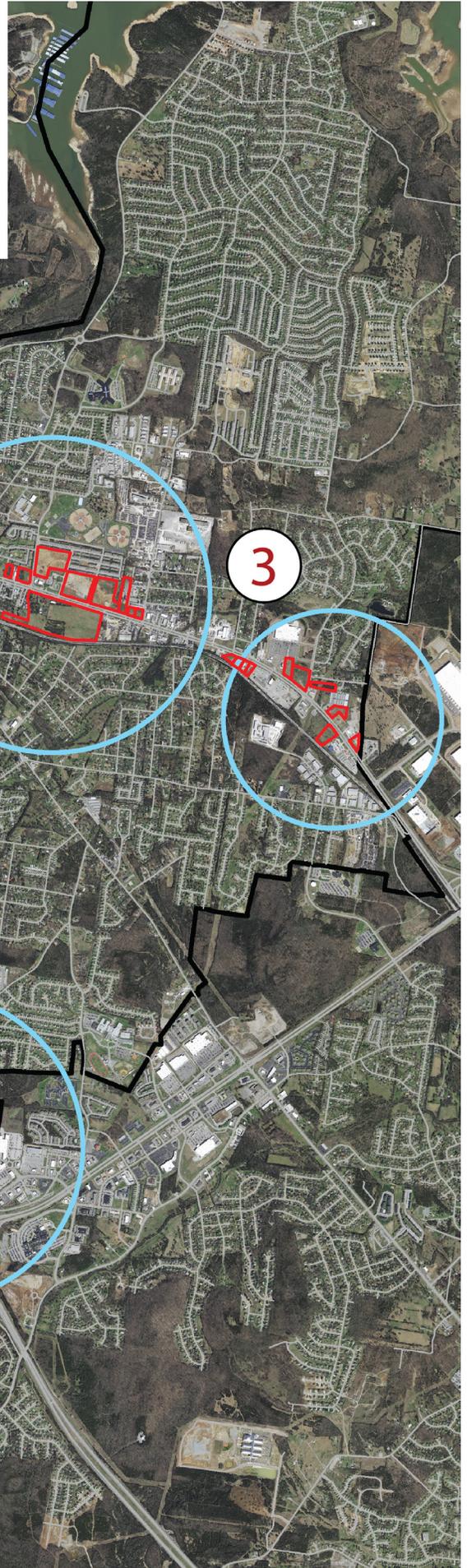
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5000 Murfreesboro Road
 5000 Murfreesboro Road | La Vergne TN



Consumer Profile Report

STI: PopStats, 2019 Q1

Trade Area

Current

| | | |
|---------------------------|--------|-----|
| 2019 Population | 83,832 | --- |
| 2024 Projected Population | 93,622 | --- |
| Pop Growth (%) | 11.7% | --- |
| 2019 Households | 30,664 | --- |
| 2024 Projected Households | 34,311 | --- |
| HH Growth (%) | 11.9% | --- |

Census Year

| | | |
|-----------------|--------|-----|
| 2000 Population | 44,669 | --- |
| 2010 Population | 73,056 | --- |
| Pop Growth (%) | 63.5% | --- |
| 2000 Households | 17,152 | --- |
| 2010 Households | 26,666 | --- |
| HH Growth (%) | 55.5% | --- |

Total Population by Age

Average Age (2019) 34.9

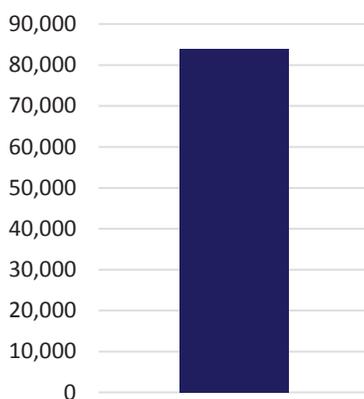
Children (2019)

| | |
|-------------|-------|
| 0 - 4 Years | 6,202 |
| 5 - 9 Years | 6,566 |
| 10-13 Years | 5,159 |
| 14-17 Years | 5,047 |

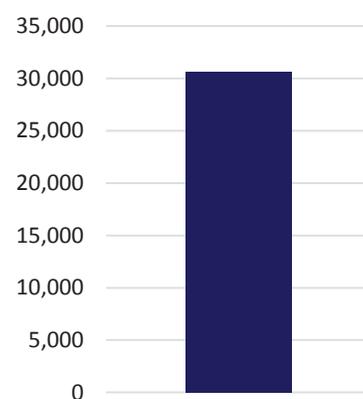
Adults (2019)

| | | |
|----------|--------|-------|
| 18 to 22 | 4,933 | 5.9% |
| 22 to 25 | 3,237 | 3.9% |
| 25 to 35 | 10,440 | 12.5% |
| 35 to 45 | 13,748 | 16.4% |
| 45 to 55 | 12,115 | 14.5% |
| 55 to 65 | 9,116 | 10.9% |
| 65 to 75 | 5,033 | 6.0% |
| 75 to 85 | 1,905 | 2.3% |
| 85 + | 331 | 0.4% |

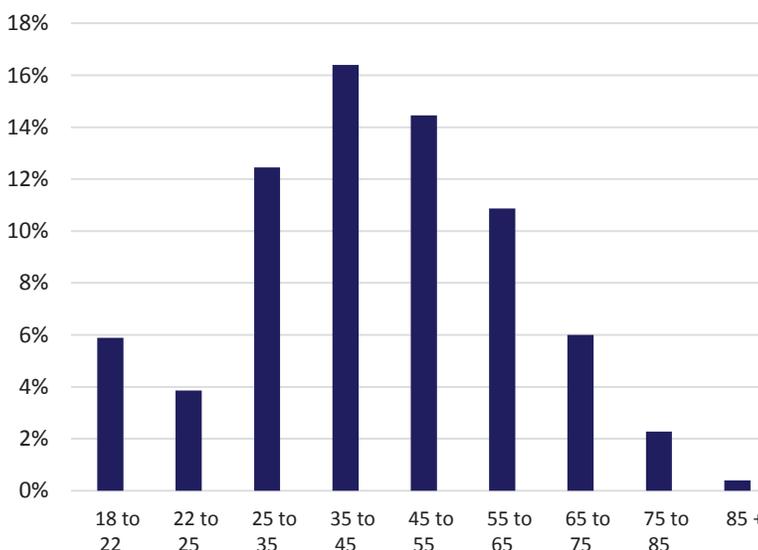
Population



2019 Households



Population by Age



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Consumer Profile Report

STI: PopStats, 2019 Q1

Trade Area

Population by Race/Ethnicity (2019)

| | | |
|---------------------|--------|-------|
| White, Non-Hispanic | 43,857 | 52.3% |
| Hispanic | 10,696 | 12.8% |
| African American | 24,122 | 28.8% |
| Asian | 2,717 | 3.2% |

Language at Home (2019)

| | | |
|----------------|-------|-------|
| Spanish | 9,460 | 12.2% |
| Asian Language | 1,638 | 2.1% |

Ancestry (2019)

| | | |
|----------------------------|-----|------|
| American Indian (ancestry) | 184 | 0.2% |
| Hawaiian (ancestry) | 72 | 0.1% |

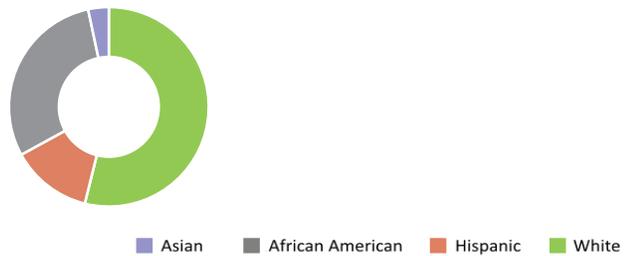
Household Income (2019)

| | | |
|--------------------------|----------|-------|
| Per Capita Income | \$25,491 | -- |
| Average HH Income | \$69,688 | -- |
| Median HH Income | \$58,702 | -- |
| Less than \$25,000 | 4,460 | 14.5% |
| \$25,000 - \$34,999 | 3,003 | 9.8% |
| \$35,000 - \$49,999 | 4,838 | 15.8% |
| \$50,000 - \$74,999 | 7,697 | 25.1% |
| \$75,000 - \$99,999 | 4,914 | 16.0% |
| \$100,000 - \$149,999 | 3,984 | 13.0% |
| \$150,000 - \$199,999 | 1,321 | 4.3% |
| \$200,000+ | 445 | 1.5% |

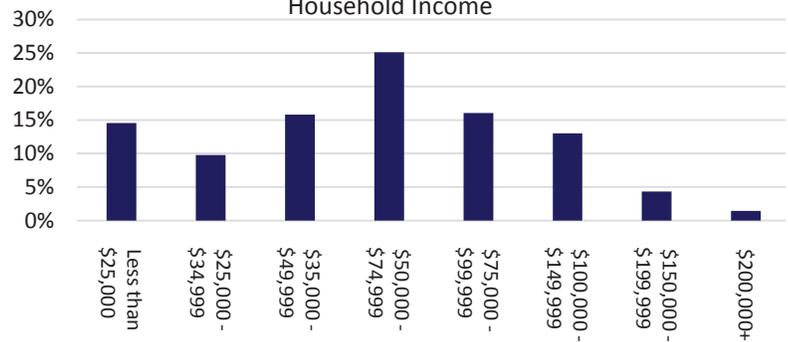
Education (2019)

| | | |
|---------------------|--------|-------|
| Less than 9th Grade | 2,801 | 5.3% |
| Some High School | 3,278 | 6.2% |
| High School Grad | 15,192 | 28.8% |
| Some College | 11,993 | 22.8% |
| Associate Degree | 4,792 | 9.1% |
| Bachelors Degree | 10,151 | 19.3% |
| Graduate Degree | 3,759 | 7.1% |

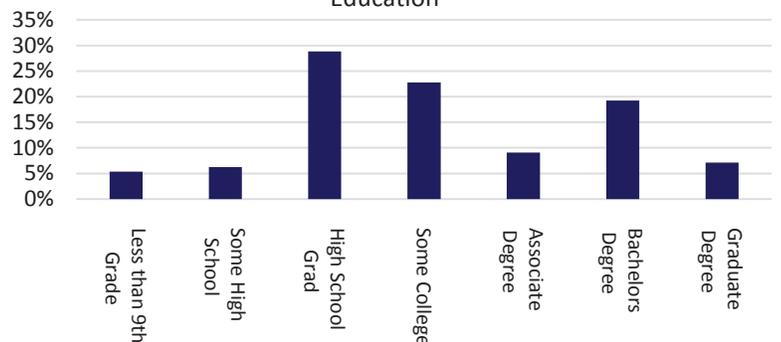
Race/Ethnicity



Household Income



Education



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5000 Murfreesboro Road

5000 Murfreesboro Road | La Vergne TN

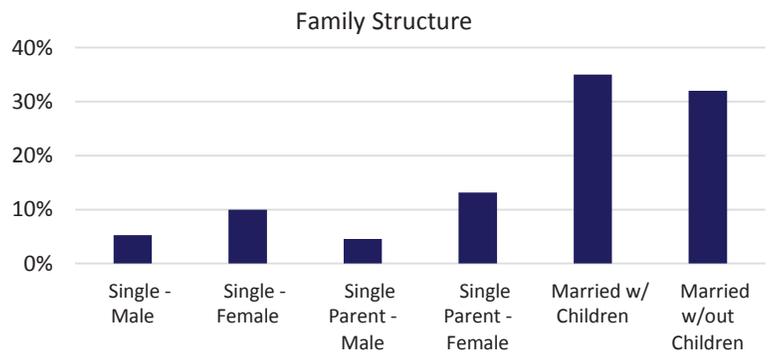


Consumer Profile Report

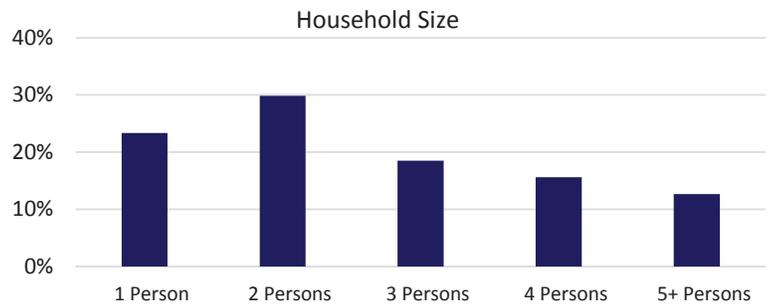
STI: PopStats, 2019 Q1

Trade Area

| Family Structure (2019) | Count | Percentage |
|-------------------------|-------|------------|
| Single - Male | 1,144 | 5.2% |
| Single - Female | 2,180 | 10.0% |
| Single Parent - Male | 994 | 4.6% |
| Single Parent - Female | 2,873 | 13.2% |
| Married w/ Children | 7,635 | 35.0% |
| Married w/out Children | 6,987 | 32.0% |

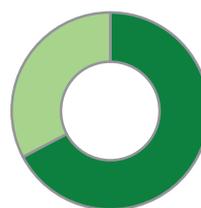


| Household Size (2019) | Count | Percentage |
|-----------------------|-------|------------|
| 1 Person | 7,160 | 23.4% |
| 2 Persons | 9,149 | 29.8% |
| 3 Persons | 5,678 | 18.5% |
| 4 Persons | 4,797 | 15.6% |
| 5+ Persons | 3,880 | 12.7% |



| Home Ownership (2019) | Count | Percentage |
|-----------------------|--------|------------|
| Owners | 20,631 | 67.3% |
| Renters | 10,033 | 32.7% |

Home Ownership



■ Renter-Occupied ■ Owner-Occupied

| Components of Change (2019) | Count | Percentage |
|-----------------------------|-------|------------|
| Births | 1,033 | 1.2% |
| Deaths | 507 | 0.6% |
| Migration | 1,047 | 1.2% |

| Unemployment Rate (2019) | Percentage |
|--------------------------|------------|
| Unemployment Rate | 2.1% |

| Employment, Pop 16+ (2019) | Count | Percentage |
|----------------------------|--------|------------|
| Armed Services | 48 | 0.1% |
| Civilian | 48,102 | 75.9% |
| Employed | 47,065 | 74.2% |
| Unemployed | 1,038 | 1.6% |
| Not in Labor Force | 15,241 | 24.0% |

| Businesses | Count | Percentage |
|------------------|--------|------------|
| Establishments | 1,360 | --- |
| Employees (FTEs) | 36,858 | --- |

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La Vergne
TENNESSEE



Zone 1

0 165 330 660 990 1,320
Feet

1 inch = 500 feet



NASHVILLE
25 MINUTES, 20 MILES
NORTHWEST



0.88 ACRES

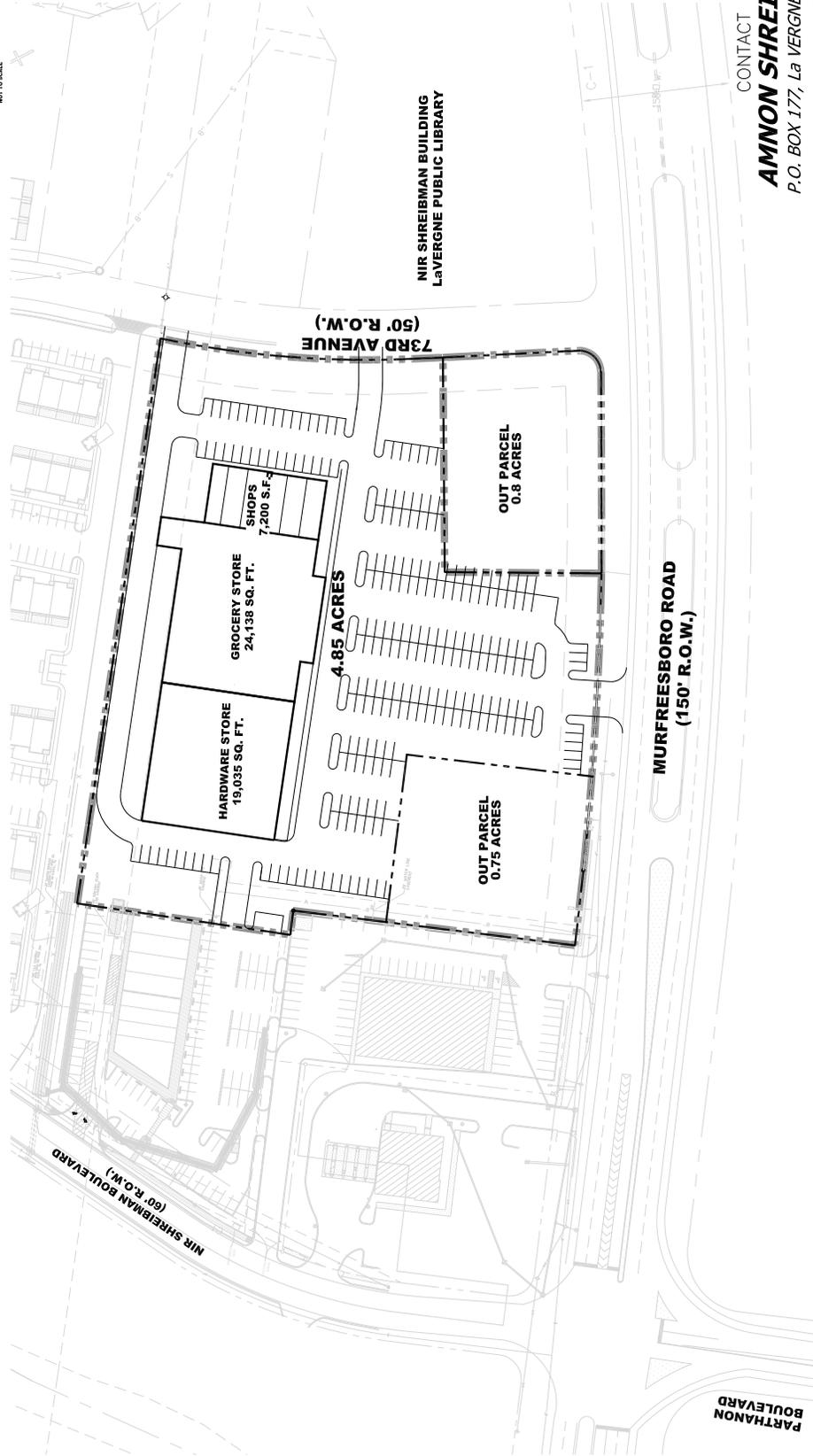
5.50 ACRES

1.79 ACRES

0.61 ACRES



MURFREESBORO
30 MINUTES, 19 MILES
SOUTHEAST



CONTACT
AMNON SHREIBMAN
P.O. BOX 177, La VERGNE, TN 37086
Contact: Amnon Shreibman, PH(615) 793-9299

| | |
|---------------|------------|
| DATE: | REVISIONS: |
| NO.: | |
| WORK NO.: | |
| SHEET NUMBER: | |

59 MURFREESBORO ROAD
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR
AMNON SHREIBMAN

WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
40 Middlebrook Street
Nashville, TN 37219
615-251-7555

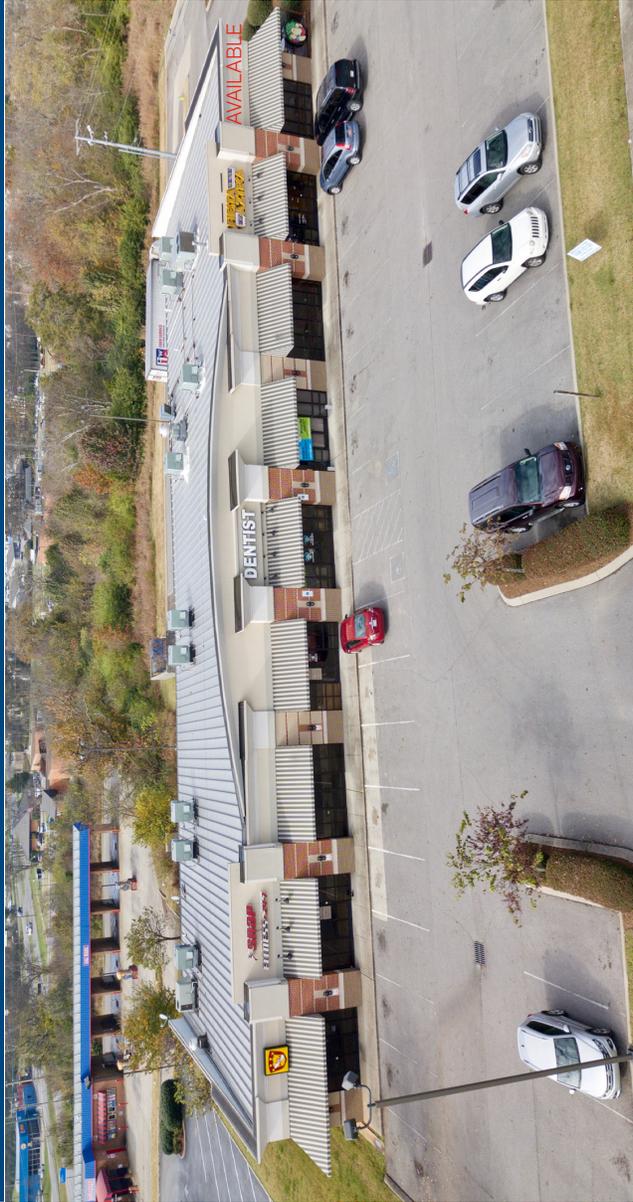
MADISON SQUARE PLAZA

1925 Madison Square Blvd., LaVergne, TN 37086

RESTAURANT | RETAIL SPACE AVAILABLE



Accelerating success.



SITE FEATURES

- 4,650 SF of restaurant space for lease
- Suite 800
- Exclusive patio
- Ample parking
- Bar included
- Coolers, hoods, range and furniture in place
- Located off Murfreesboro Road in the heart of LaVergne
- Next to a Kroger anchored shopping center
- Road frontage on Madison Square Blvd.
- High visibility from Murfreesboro Road
- Renovated in 2010



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LEASE RATE

\$18.00
PSF MG

Contact us:

Bill Buckley
Vice President
+1 615 850 2705
Bill.Buckley@colliers.com

Colliers International
615 3rd Avenue South, Suite 500
Nashville, TN 37210
+1 615 850 2700
www.colliers.com/Nashville



7.25 AC Commercial Site @ \$3.50 PSF
Murfreesboro Rd. @ Jackson Square Blvd. – La Vergne, TN

AMENITIES

- **7.25 Acres**
- **\$3.50 PSF**
- **Approx. Daily Traffic Count: 29,562 Vehicles**
- **Minutes from I-24/ Exit 64 at Waldron Rd.**

| | 1-MILE | 3-MILE | 5-MILE |
|------------------|----------|----------|----------|
| Population | 7,085 | 46,489 | 111,345 |
| Median HH Income | \$55,542 | \$58,474 | \$57,036 |

The statements, figures, area calculations and conclusions contained herein and attached as exhibits were obtained from sources considered to be reliable. The Parks Group assumes no responsibility for their accuracy. Property is subject to availability and price is subject to change. Either or both without notice.

John Harney
AFFILIATE BROKER

615.542.0715
 johnh@parks-group.com
 TNLIC# 221569

THE PARKS GROUP
 COMMERCIAL REAL ESTATE



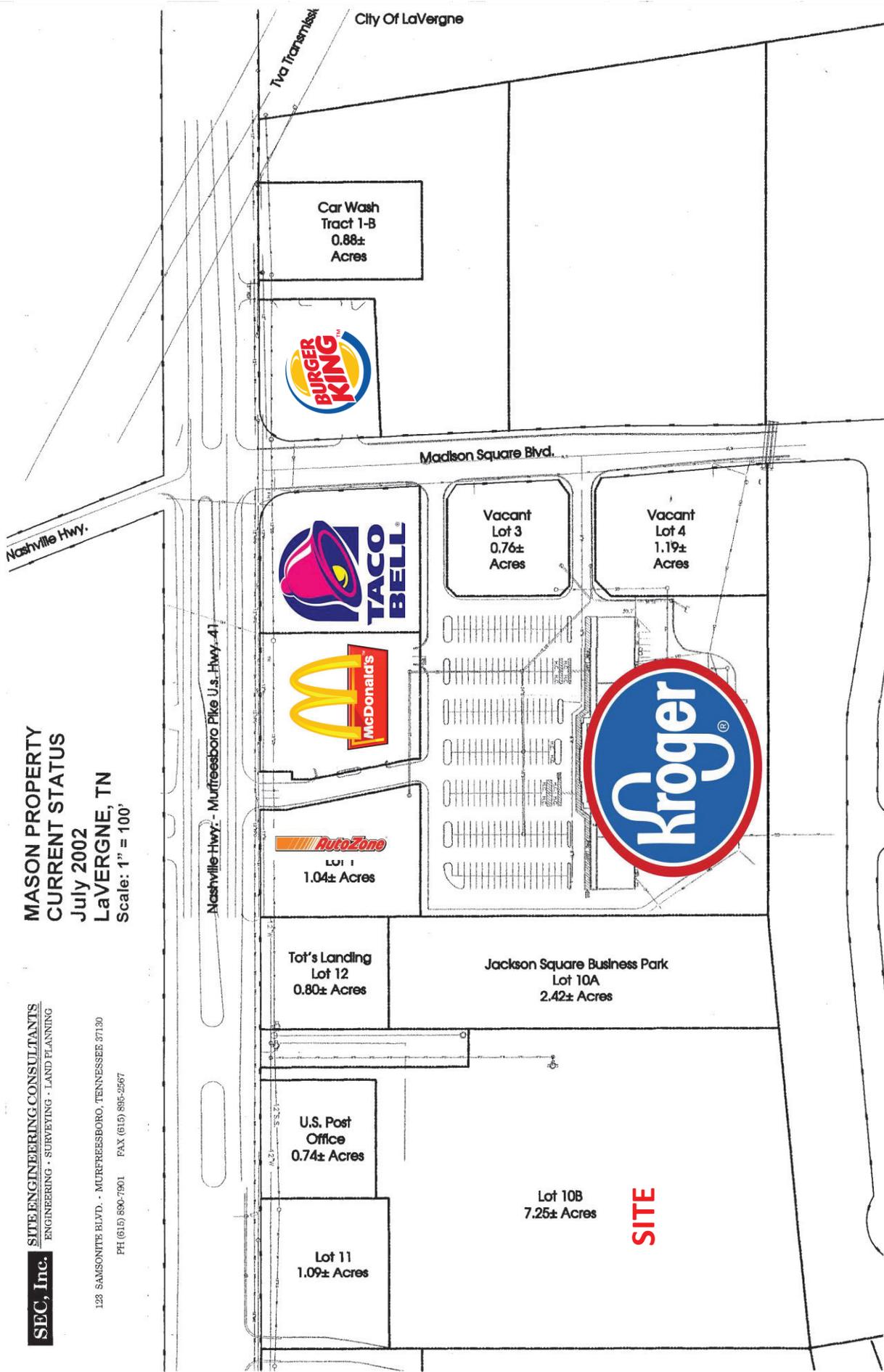
1535 NW Broad St., Suite 7 Murfreesboro, TN 37129

615.896.4045
www.theparksgroupcommercial.com

**MASON PROPERTY
CURRENT STATUS
July 2002
LAVERGNE, TN
Scale: 1" = 100'**

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

123 SAMSONITE BLVD. • MURFREESBORO, TENNESSEE 37130
PH (615) 890-7901 FAX (615) 895-2567





5185 MURFREESBORO ROAD LA VERGNE, TN 37086

FOR LEASE

Site Features

- > Newly renovated ±47,037 SF shopping center anchored by Planet Fitness and Dollar Tree
- > 12,208 SF available for lease
- > Situated at the fully signalized intersection of Murfreesboro Rd and Stones River Rd
- > Traffic counts in excess of 28,500 cars per day on Murfreesboro Rd
- > Population of 47,134 within a 3-mile radius
- > Located in Rutherford County which is ranked the 2nd fastest growing county in Tennessee

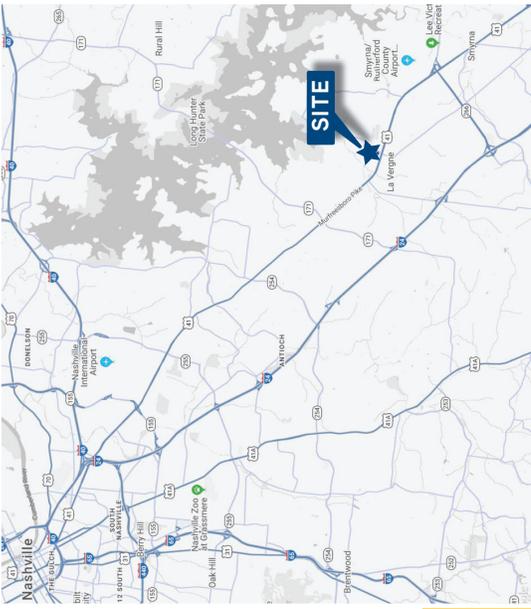
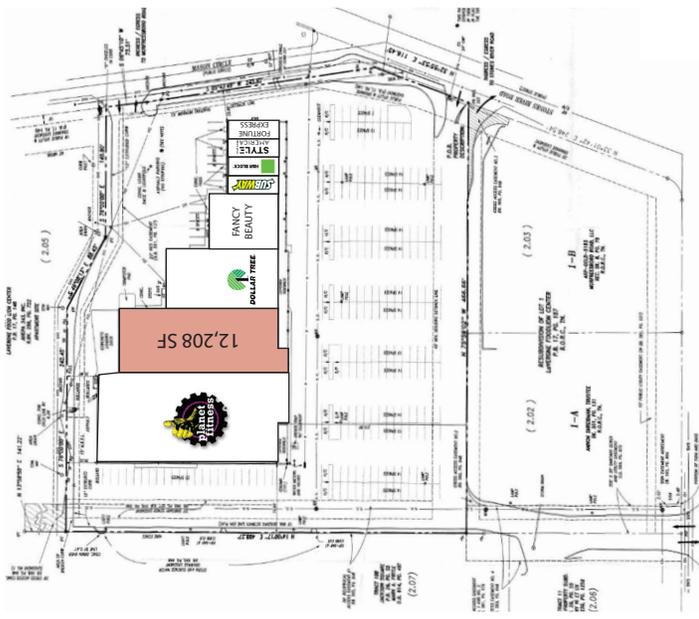
Lease Rate

Contact Agent

2018 Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------------------------|----------|----------|
| Population | 5,793 | 47,134 | 110,601 |
| Average HH Income | \$62,420 | \$70,101 | \$69,590 |
| Traffic Count | 28,551 on Murfreesboro Road | | |

Site Plan



Contact Us

WOODY WIDENHOFER
615 850 2795
woody.widenhofer@colliers.com

BRIAN FORRESTER, CCIM
615 850 2779
brian.forrester@colliers.com

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COLLIERS INTERNATIONAL
615 3rd Avenue South
Suite 500
Nashville, TN 37210
615 850 2700
www.colliers.com/nashville

FOR LEASE > OFFICE SPACE



Jackson Square Offices

6001 JACKSON SQUARE BOULEVARD, LA VERGNE, TN 37086



Site Features

- > Suite 700: 2,800 SF Available (generic office)
- > Located off Murfreesboro Road, LaVergne's main corridor
- > Tenants pay for no common area or load factor
- > Ample parking
- > Easy first floor access
- > Signage is available to tenants on an illuminated multi-tenant sign

LEASE RATE:
\$12.50
 PSF MG

Demographics - 2018

| Population: | Population Growth Projections: | | |
|------------------|--------------------------------|--------------|--------|
| 1 Mile: 7,085 | 1 Mile Radius: | 2018 - 2023: | 10.35% |
| 3 Miles: 46,489 | 3 Mile Radius: | 2018-2023: | 11.48% |
| 5 Miles: 111,345 | 5 Mile radius: | 2018-2023: | 10.25% |

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



AGENT: BILL BUCKLEY
 DIR: 615 850 2705
 NASHVILLE, TN
 bill.buckley@colliers.com

COLLIERS INTERNATIONAL
 615 3rd Avenue South, Suite 500
 Nashville, TN 37210
 615 850 2700
 www.colliers.com

La Vergne
TENNESSEE



Zone 2

RETAIL SPACE FOR LEASE STRIP SHOPPING CENTER



OVERVIEW

| | |
|-----------|---|
| ADDRESS | 5291 Murfreesboro Road, Lavergne, TN 37086 |
| USE | Retail |
| AVAILABLE | 1,400 up to 5,646 SFT *can be subdivided |
| RATE | \$24.50 PSF |

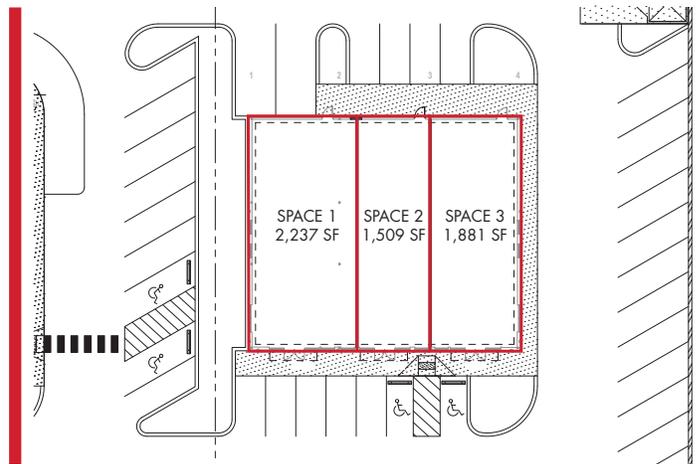
HIGHLIGHTS

- New Class-A Construction. Adjacent to Dunkin Donuts
- Drive thru may be possible
- 42 Parking Spaces (7.4/1000)
- Spaces can be subdivided or combined to any size
- Located at the signalized intersection of Floyd Mayfield Drive and Murfreesboro Road. Easy ingress/egress to Floyd Mayfield Drive
- Estimated traffic counts of 34,697 (TDOT - 2017)

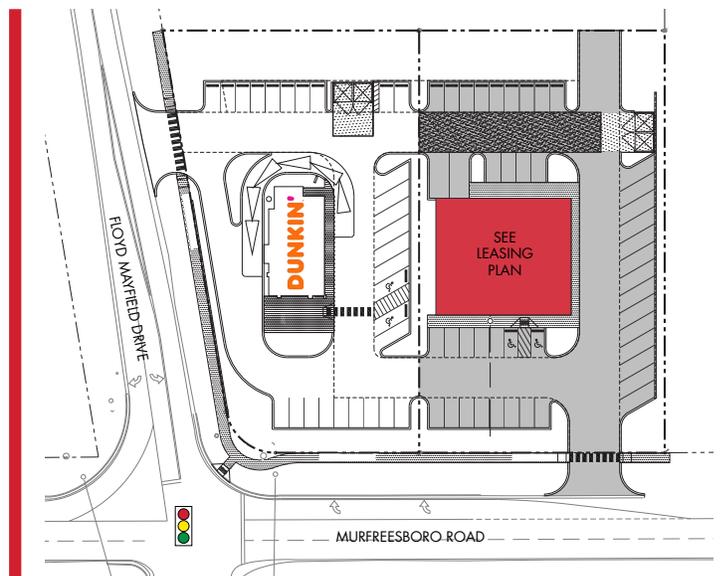
CONSTRUCTION PROGRESS



LEASING PLAN



SITE PLAN

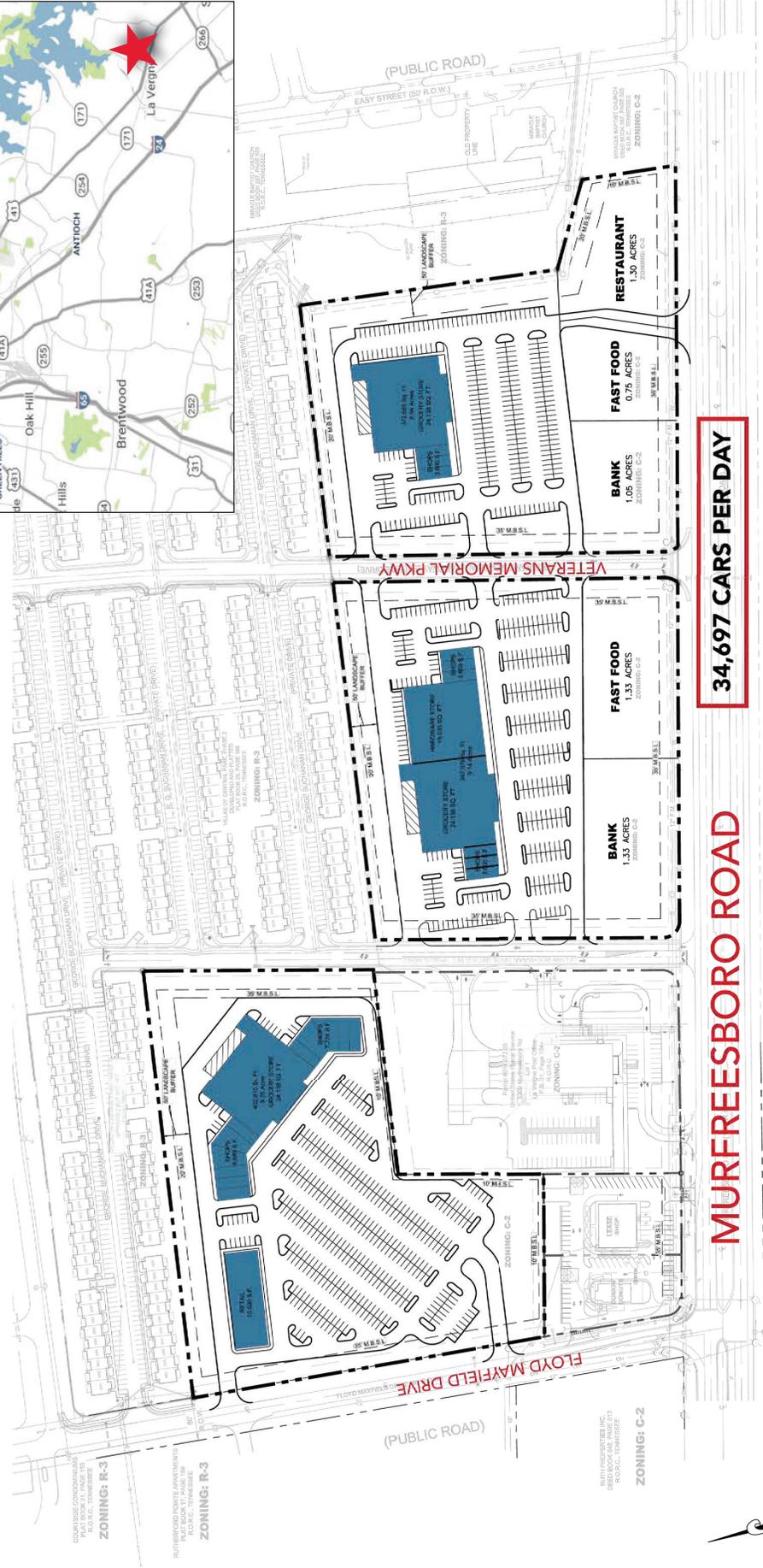
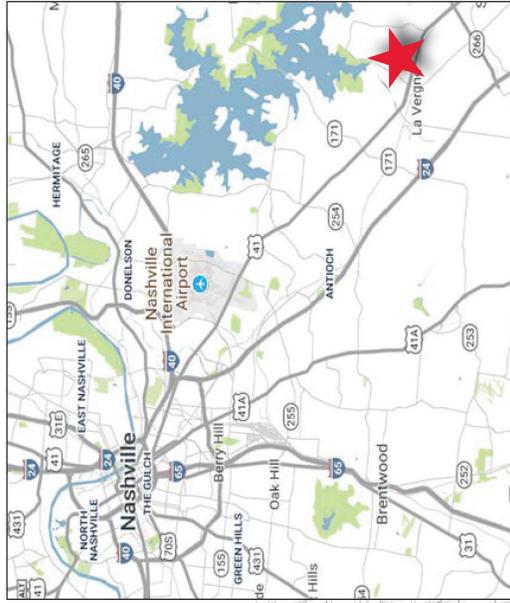


OVERVIEW

Located on Murfreesboro Road (traffic count of 34,697 ADT) at Veterans Memorial Parkway in La Vergne, TN

General Commercial bulk lots plus five (5) outparcels ranging from 0.75 acres to 1.33 acres on 3 corners.

C-2 Highway Services Zoning provides a wide range of retail and offices, including but not limited to convenience retail sales and services, food and beverage services, office, general business services, general retail trade, self-storage, hotel, vehicle rental, light manufacturing, and veterinarian services (excl. outside boarding), medical clinic services, and healthcare services.



34,697 CARS PER DAY

MURFREESBORO ROAD



La Vergne
TENNESSEE



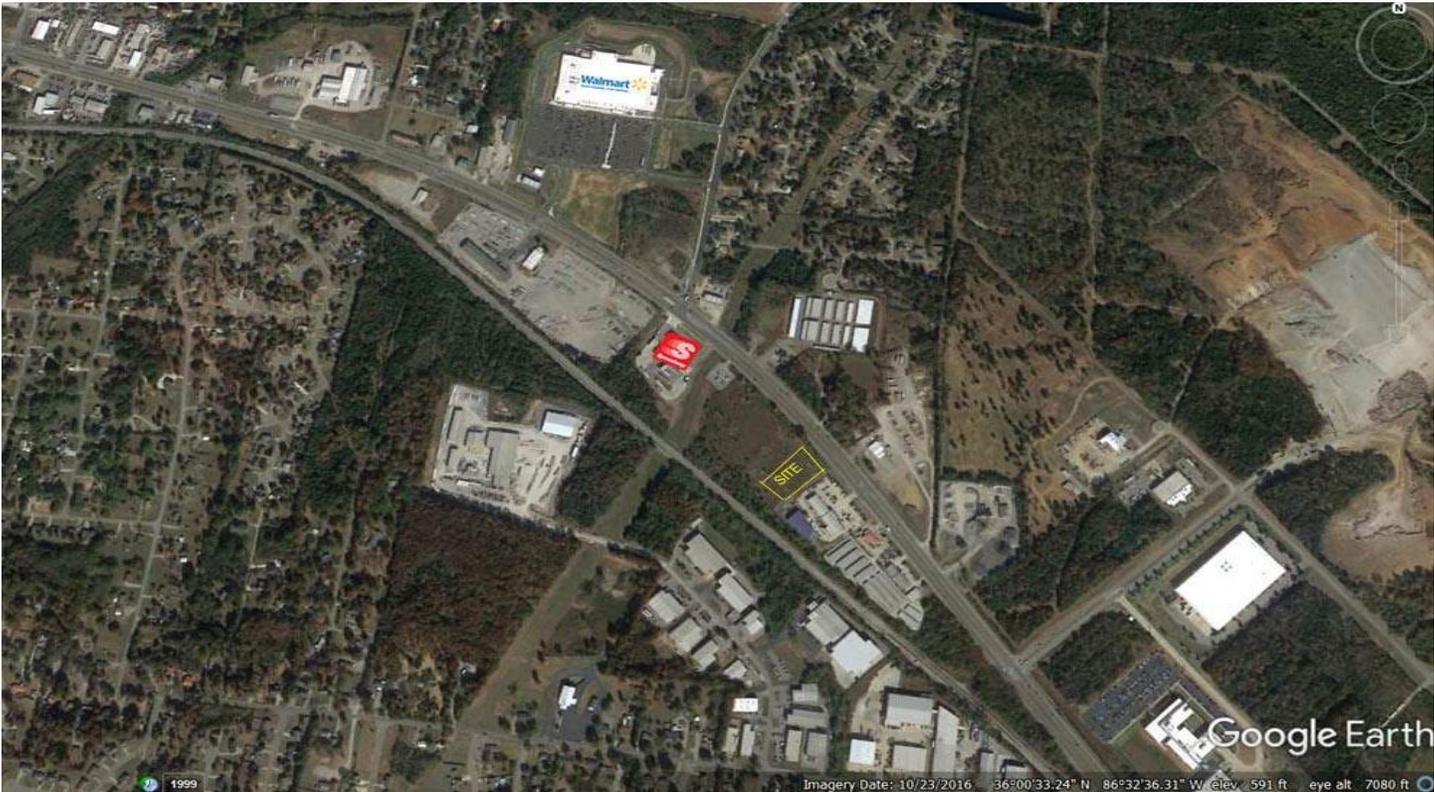
Zone 3



0 165 330 660 990 1,320 Feet

1 inch = 500 feet





2.8 Acre Lot - \$645,000

5594 Murfreesboro Rd. – La Vergne, TN

DEMOGRAPHICS

| | Population | Median HH Income |
|--------|------------|------------------|
| 1 MILE | 7,219 | \$53,372 |
| 3 MILE | 46,561 | \$57,301 |
| 5 MILE | 100,611 | \$59,832 |

AMENITIES

- 2.8 Acre Lot with approximately 324 ft. of road frontage on Murfreesboro Rd.
- Zoned C-2, Highway Service
- All utilities available
- ½ block to new WalMart location – easy access
- Easy access to Smyrna, La Vergne and Sam Ridley Pkwy.

• The statements, figures, area calculations and conclusions contained herein and attached as exhibits were obtained from sources considered to be reliable. The Parks Group assumes no responsibility for their accuracy. Property is subject to availability and price is subject to change. Either or both without notice.

John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 NW Broad St., Suite 7 Murfreesboro, TN 37129

615.896.4045
www.theparksgroupcommercial.com

Walmart Outparcels For Sale

La Vergne, TN
Store #7020
5511 Murfreesboro Road



Lot 1: 1.38 acres (1.1 usable) - \$760,000
Lot 2: 1.93 acres (1.33 usable) - \$870,000

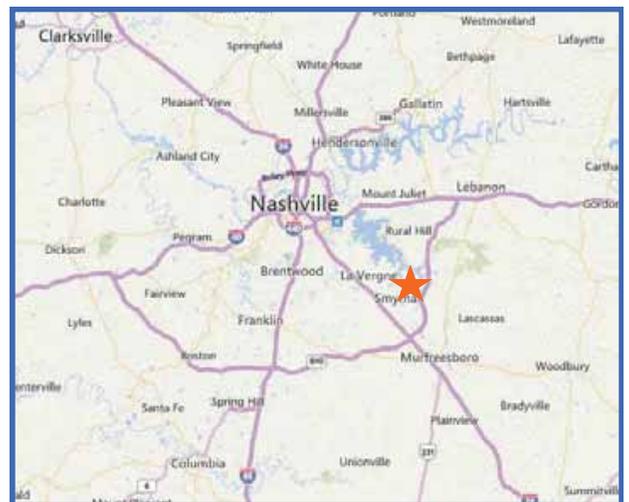
For more information
about this site, contact:

Brian Forrester, CCIM
JLL
Phone: 615-928-5333
Brian.forrester@am.jll.com

Other sites available at
www.walmartrealty.com

Demographic Summary

| | |
|--------------------------|-----------------|
| 1 Mile: | |
| Population: | 5,700 |
| Median HH Income: | \$49,600 |
| 3 Mile: | |
| Population: | 44,000 |
| Median HH Income: | \$51,700 |
| 5 Mile: | |
| Population: | 86,400 |
| Median HH Income: | \$54,000 |



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

La Vergne
TENNESSEE



Zone 4 and 5

0 0.05 0.1 0.2 0.3 0.4 Miles
1 inch = 0.15 miles



PARK PLAN



PANATTONI

CLARION PARTNERS

PHASE I CONSTRUCTION

| Building 1 | Building 2 | Building 3 | Building 4 |
|------------|------------|------------|------------------------|
| 191,923 SF | 155,957 SF | 186,030 SF | 322,920 SF |
| Rear Load | Rear Load | Rear Load | Cross Dock |
| Divisible | Divisible | Divisible | Expandable & Divisible |

FOR MORE INFORMATION, PLEASE CONTACT:

CHAD TUCK
 O: 615.673.4427
 C: 615.336.8190
 chad@northstara.com

RANDY WOLCOTT
 O: 615.673.4428
 C: 615.480.9890
 randy@northstara.com

JEFF KONIECZNY
 O: 615.277.2886
 C: 303.408.7817
 jkoniczny@panattoni.com

ROBERT STOUT
 O: 615.345.7210
 C: 615.397.3138
 rstout@chco.com

NORTHSTAR
 REAL ESTATE ADVISORS
 782 Melrose Avenue
 Nashville, TN 37211
 P: 615.673.4426
 F: 615.673.4433
 northstara.com

FOR SALE

±25,736 SF Available

Prime Signalized Corner Location at
International Blvd & Waldron Road in La
Vergne, TN

125 International Blvd | La Vergne, TN 37086

 **Drone Video**
Produced by: Music City Drone Productions

Established 1962
**Chas.
Hawkins
Company
Inc.**
COMMERCIAL REAL ESTATE
CORFAC
International



HIGHLIGHTS:

±25,736 SF Industrial (Truck Service, Heavy Equipment) Building

±4,736 SF Office

Sale Price: \$5,500,000

Zoned I-2 (Heavy Industrial)

±6.20 Acres

Corner Location with Stoplight at International Blvd and
Waldron Road



Exclusively Listed by:

Chas. Hawkins Co., Inc. / CORFAC International
760 Melrose Avenue, Nashville, TN

Telephone: 615.256.3189 Facsimile: 615.254.4026

www.chashawkins.com www.corfac.com

Robert Stout, SIOR
First Vice President
Office: 615.345.7210
rstout@chco.com



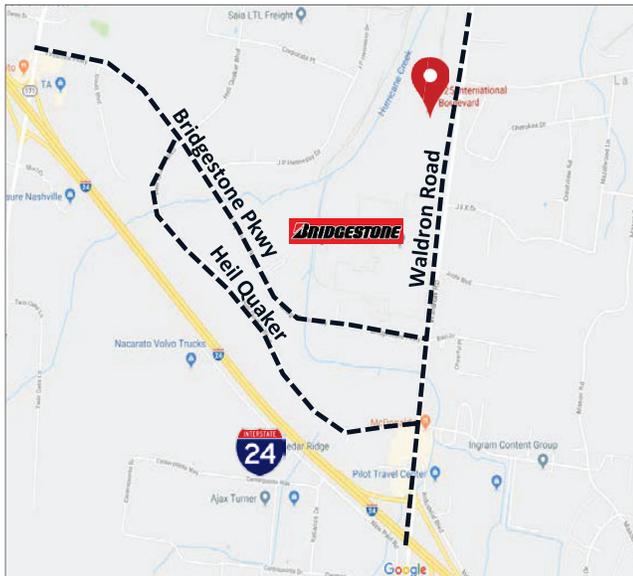
FOR SALE

±25,736 SF Industrial Building

125 International Blvd | La Vergne, TN 37086

Building Specifications

- 27' 5" Clear Height (±21' Under Crane)
- 6 Drive-in Doors:
 - 5 (16' x 18')
 - 1 (16' x 16')
- 5 Cranes
 - 2 (15) Ton
 - 2 (5) Ton
 - 1 Light Capacity Crane in Maintenance Shop
- Above-ground Fuel Storage
- Exterior Wash Area
- Metal Halide Lighting
- Fluted Block and Metal
- Built in 1986
- Map 17; Parcel 2.05



Robert Stout, SIOR
First Vice President
Office: 615.345.7210
rstout@chco.com

Exclusively Listed by:
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760 Melrose Avenue, Nashville, TN
Telephone: 615.256.3189 Facsimile: 615.254.4026
www.chashawkins.com www.corfac.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

AVAILABLE

±36,404 SF Truck Service Facility
Located at the Corner of Waldron Road
and Bridgestone Pkwy

1205 Bridgestone Pkwy | La Vergne, TN 37086

 [Link to Drone Video](#)
Courtesy of Music City Drone Productions



HIGHLIGHTS:

±36,404 SF Truck Service Facility

±19,186 SF Shop

±6,920 SF Maintenance Shop with sand blast bay and paint booth

±10,180 SF Office

±10.98 Acres

Cranes: (2) 10-Ton Cranes & (1) 3-Ton Crane

Lease Rate: \$13.95 / SF Net Sales Price: to be determined

(23) 20' x 20' Drive-in doors & (10) Drive-through bays

Located at the corner of Waldron Road and Bridgestone Pkwy



Robert Stout, SIOR
First Vice President
Office: 615.345.7210
rstout@chco.com



Exclusively Listed by:

Chas. Hawkins Co., Inc. / CORFAC International

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ALLIANT COMMERCIAL REALTY SERVICES, LLC

RETAIL SPACE FOR LEASE

580 WALDRON RD, LAVERGNE, TN



- **JUST MINUTES OFF I-24**
- **1,200 SF, 1,500 SF and 2,400 SF**
- **\$10.00 PSF**
- **POPULATION 1-3 MILES 30,000**
- **MONUMENT SIGN AVAILABLE**



FOR ADDITIONAL INFORMATION CONTACT NICKI FAIN~ 615.594.1320~nfain@alliantcommercial.com

751 COOL SPRINGS BLVD., SUITE 102-FRANKLIN, TN 37067

P. 615.315.9900 F. 615.435.3516



0 130 260 520 780 1,040 Feet

1 inch = 400 feet



La Vergne
TENNESSEE



Zone 6

0 500 1,000 2,000 3,000 4,000 Feet

1 inch = 1,500 feet



**INTERSTATE 24
2 MILES NORTH**

26.00 ACRES

20.94 ACRES

7.58 ACRES

4.39 ACRES

3.35 ACRES

8.13 ACRES

13.11 ACRES

18.96 ACRES

214.44 ACRES

SUBDIVISION UNDER
CONSTRUCTION
73 PROPOSED LOTS

**ROCK SPRINGS
ELEMENTARY
SCHOOL**

**NOLENSVILLE
6 MILES WEST**

**NOLENSVILLE
6 MILES WEST**



0 250 500 1,000 1,500 2,000 Feet

1 inch = 750 feet



**INTERSTATE 24
2 MILES NORTH**

26.00 ACRES

7.58 ACRES

4.39 ACRES

20.94 ACRES

8.13 ACRES

3.35 ACRES

SUBDIVISION UNDER
CONSTRUCTION
73 PROPOSED LOTS

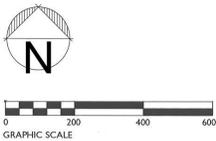
13.11 ACRES

18.96 ACRES

214.44 ACRES

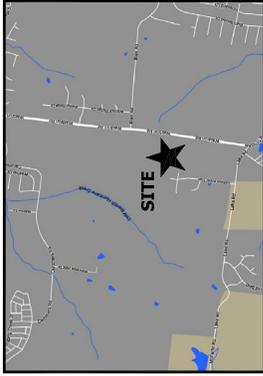
**ROCK SPRINGS
ELEMENTARY
SCHOOL**

**NOLENSVILLE
6 MILES WEST**



McFarlin Farm

LA VERGNE TN



ROCK SPRINGS
ELEMENTARY SCHOOL



CONTACT

B & F VENTURE

1413 SE Broad Street, Murfreesboro, TN 37130

Contact: Mitchell Bowman, PH: (615) 300-7600
mitchell.bowman59@gmail.com

La Vergne
TENNESSEE



Zone 7

0 250 500 1,000 1,500 2,000 Feet

1 inch = 750 feet



0.61 ACRES

3.42 ACRES

5.00 ACRES

22.00 ACRES

NEW YORK & COMPANY

SALLY BEAUTY

PET SMART SHOE DEPT.

STAPLES

ROSS DRESS FOR LESS

maunices

TARGET

KOHL'S

DOLLAR TREE

IHOP

SONIC

Logan's ROADHOUSE

chijis

STARBUCKS COFFEE

MACA EXPRESS

cicis

CHIPOTLE

TJ

KIRKLAND'S YOUR HOME DECOR STORE

Payless

HIBBETT SPORTS

GNC

GameStop

SportClips HAIRCUTS

Cheddar's SCRIBES & KITCHEN

Firestone COMPLETE CARE

Fazenda D'Avila

ZAXBY'S

LONGHORN STEAKHOUSE

Sleep Outfitters

TriStar StoneCrest MEDICAL CENTER

FOR LEASE | SALE
Land

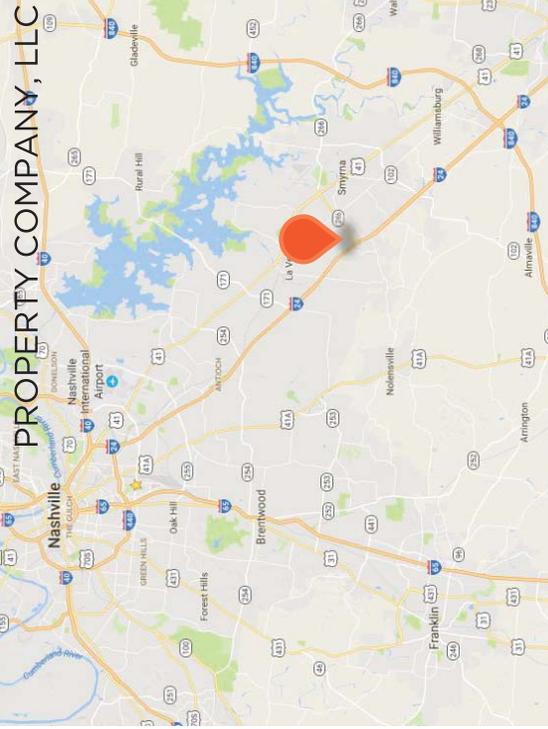
Industrial Blvd
LAVERGNE, TN 37167

20.73 ACRES

PETE GREENFIELD
pete@equitabletn.com
615.418.8677

The information provided herein was obtained from sources we believe reliable. Equitable Property Company or Seller/ Lessor makes no guarantees, warranties, or representations as to the accuracy thereof. The marketing of this property is submitted subject to omissions, change of sale/lease price or conditions, prior sale or lease, errors, and withdrawal without any type of notice.

- + For Lease \$1,950/Acre NNN/Mo
- + For Sale \$3,960,000
- + Zoned C-2 highway service
- + Adjacent to destination retail
- + Potential for Industrial / Outdoor storage
- + Access via exit 66 or 64 off of I-24
- + Rutherford county



PROPERTY COMPANY, LLC

EQUITABLE



Pete Greenfield pete@equitabletn.com | 615.418.8677
3201 Trevor Street, Suite 200, Nashville, TN 37209 | 615.669.5480 | equitabletn.com



LAND FOR SALE-LaVergne, Tennessee

Industrial Blvd at Mason Road, Lavergne TN **\$972,000**



Tracy Crawford
615-720-2727

crawford@alliantcommercial.com



For Additional Information
751 Cool Springs Blvd, Suite 102
Franklin, TN 37067
615-315-9900

www.alliantcommercial.com

LaVergne Tech Park for Sale

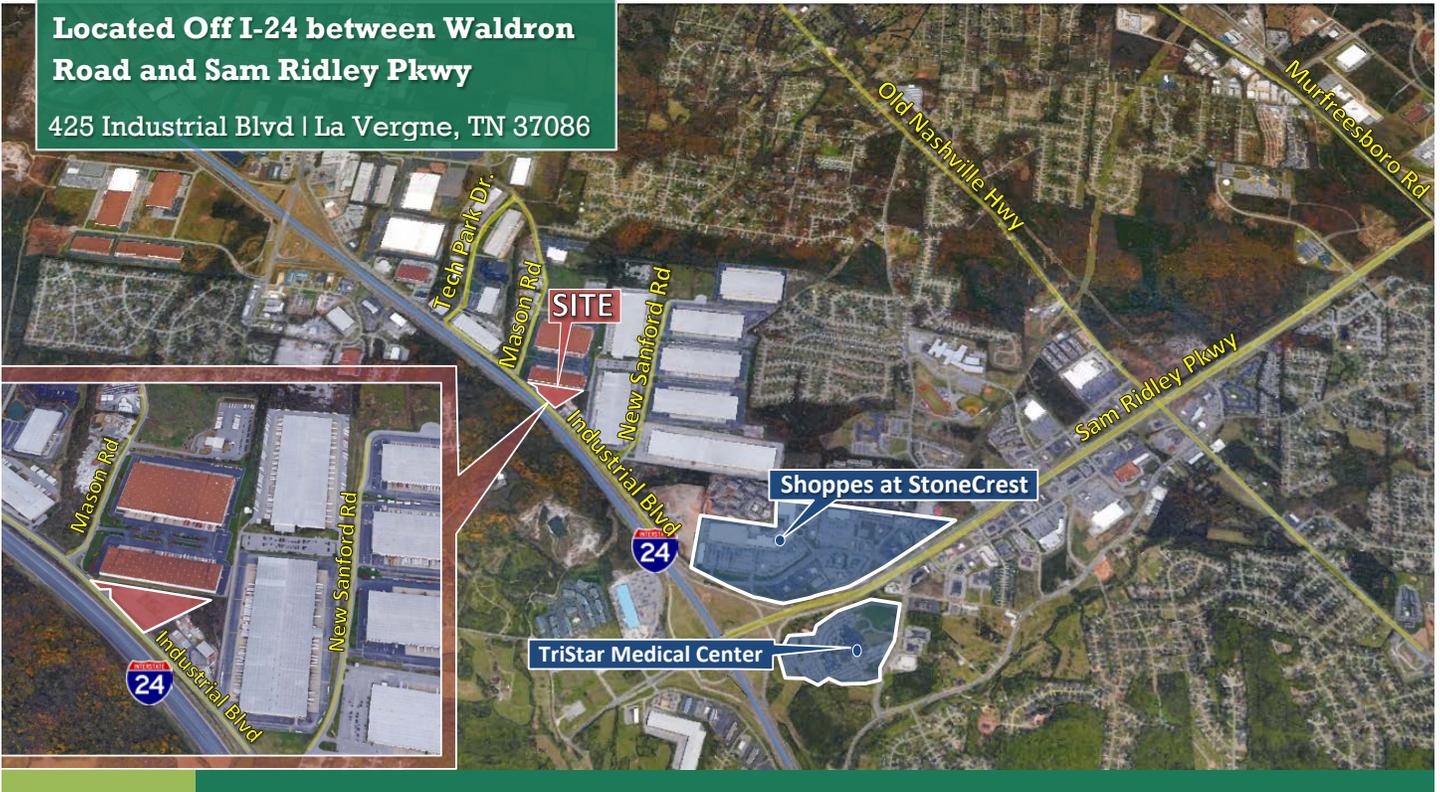
- 2.39 Acres Industrial Land
- Industrial Blvd at Mason Road
- LaVergne Tech Park
- Huge Interstate Exposure
- Over 135,000 cars per day
- Located between Waldron Road and Sam Ridley Pkwy
- Zoned I-2, Heavy Industrial

FOR SALE OR LEASE

±4.14 Acres

Located Off I-24 between Waldron
Road and Sam Ridley Pkwy

425 Industrial Blvd | La Vergne, TN 37086



HIGHLIGHTS:

±4.14 Acres for development

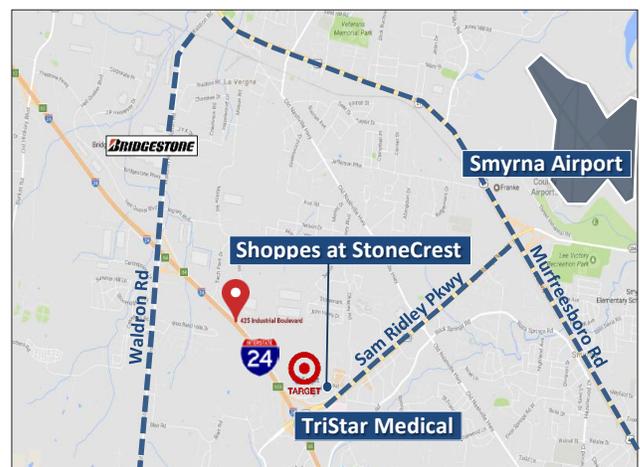
Huge interstate exposure

Fenced truck parking available

Sale Price: \$2,500,000 **Lease Rate:** \$2,500 per acre

Zoned I-2 (Heavy Industrial)

±0.8 Miles to access I-24; ±0.8 miles to Target and the new Shoppes at Stone Crest retail complex; ±0.9 miles to TriStar StoneCrest Medical Center; 1.7 miles to Bridgestone plant



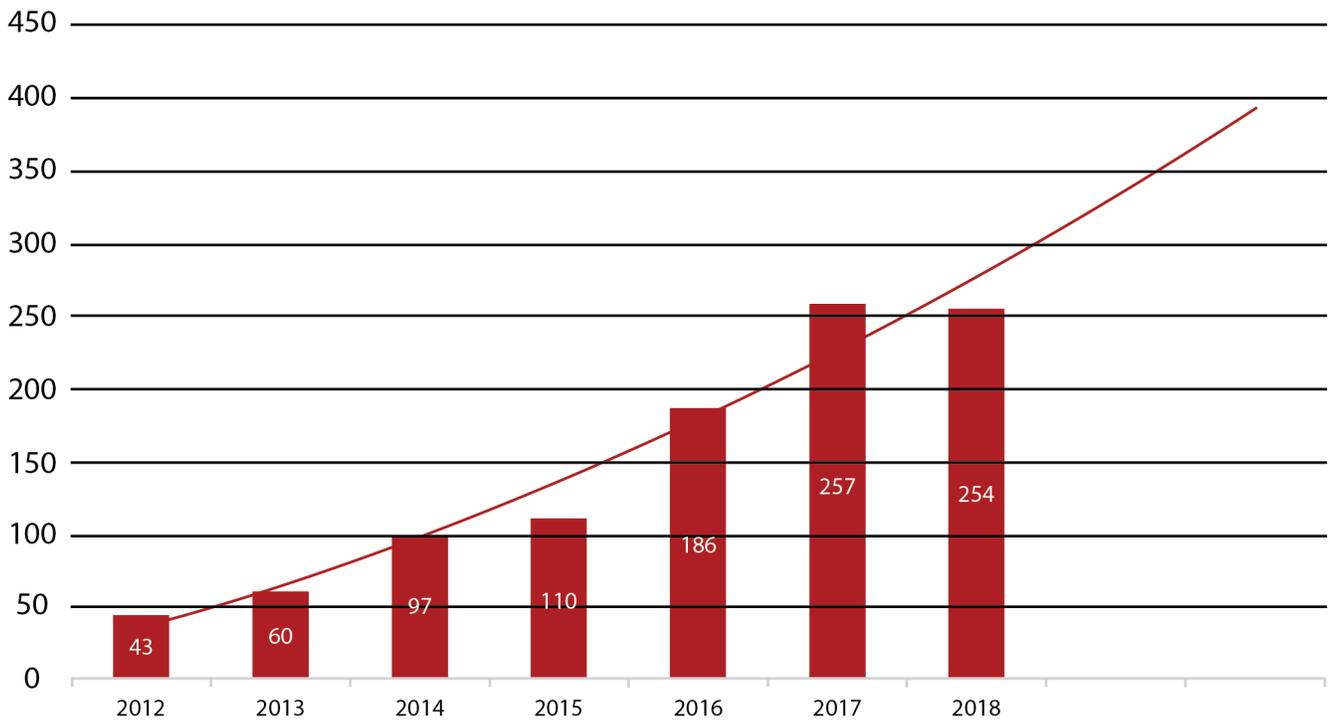
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Residential Building Permits Issued Per Year



Sales Tax

