

NASHVILLE, TN

THE MARKET AT VICTORY VILLAGE

FRANKLIN ROAD & RUCKER LANE

NEW MARKET

newmarketprop.com



SIZE

71,300 SF

ADDRESS

4175 Franklin Road
Murfreesboro, Tennessee 37128

ANCHOR TENANT

Publix

PROPERTY HIGHLIGHTS

- Successful Publix anchored neighborhood center serving the rapidly growing western portion of Murfreesboro, TN
- Population growth of over 20% since 2010 and projected to grow by 12.8% by 2020
- Located along Highway 96, a major commercial artery leading to Interstate 24 that carries over 31,000 CPD
- 3 mile incomes are nearly \$80,000 with over 37,000 residents
- 5 access points with signalized entry

MARKET HIGHLIGHTS

The Market at Victory Village is located in Rutherford County, a community that is close to Nashville with a population of more than 250,000. It is known for a high quality of life, an excellent public school system and high-level employers such as Amazon, Nissan, Verizon Wireless and General Mills. Murfreesboro, the submarket that is home to the Market at Victory Village, experiences a growth pace that is over five times the national average.

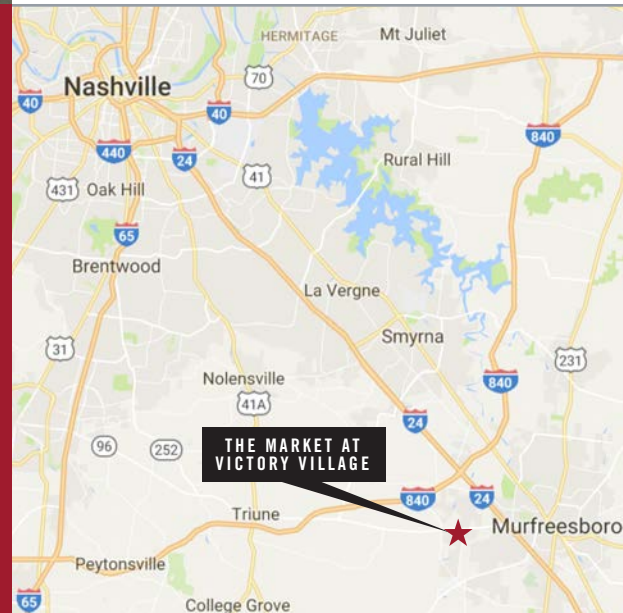
DEMOGRAPHICS*

	1 MILE	3 MILE	5 MILE
Population	7,019	41,006	79,558
Average HH Income	\$78,949	\$82,550	\$74,972

TRAFFIC COUNTS

	VEHICLES PER DAY
Franklin Road	13,790
Rucker Lane	3,233

*2017 Estimates



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