

# Oaks Corner Shopping Center:

577 N Thompson Ln  
Murfreesboro, TN  
37129



## Spaces For Lease

- 1,610 +/- SF end cap space available for Lease.
- \$30 per SF triple net with 10% bumps every 5 years or tied to CPI.
- Co-tenant with AT&T, Jimmy Johns, and Unix Cuts Salon
- Proximity to +300,000 SF of flourishing retail, office/medical and restaurant space
- Sits on the extremely desirable corner of Medical Center Pkwy and N Thompson Ln
- Traffic Counts:

Medical Center Pkwy: 20,958 + CPD

N Thompson Ln: 24,639 + CPD

2017	Pop.	Ave. HH Income
1 Mile	1,347	\$60,540
3 Mile	43,848	\$65,052
5 Mile	117,766	\$57,861
10 Mile	212,677	\$60,842



Figure 1

For more information and personal showing please contact:

**David Crabtree, Jr.**  
Affiliate Broker  
Brookside Properties, Inc.  
Mobile: 615.579.0530  
DcrabtreeJr@BrooksideProperties.com



Disclaimer  
Any information regarding property for lease, sale, etc. and the estimates of demographics and expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

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BROOKSIDE



PROPERTIES, INC.

## Market Overview



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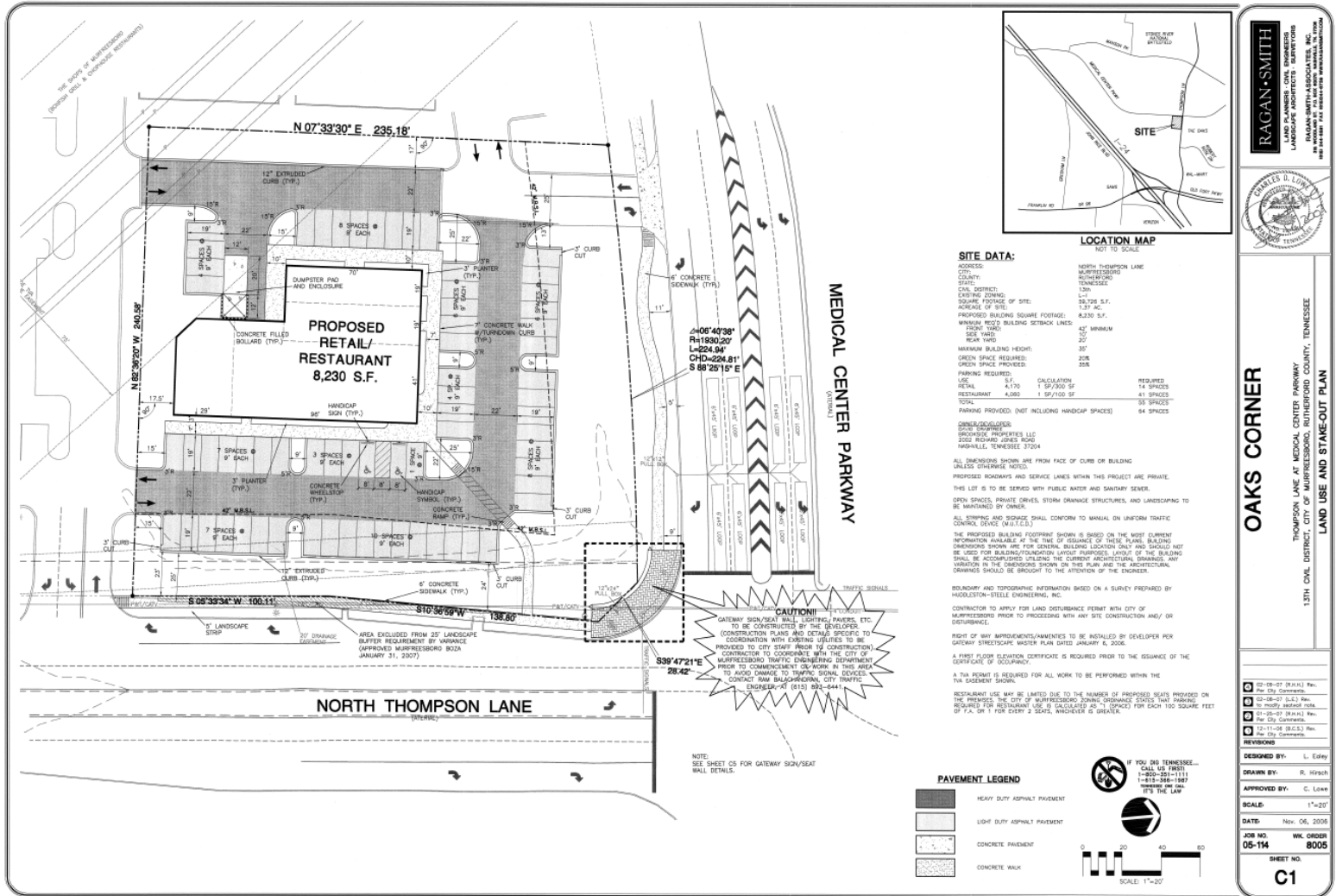


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SITE PLAN



**SITE DATA:**

ADDRESS:	NORTH THOMPSON LANE	
CITY:	MURFREESBORO	
COUNTY:	ROBERTSON	
STATE:	TENNESSEE	
CIVIL DISTRICT:	L37	
EXISTING ZONING:	R-10	
SUBJECT PROPERTY OF SITE:	24,726 S.F.	0.56 AC.
ADDRESS OF SITE:	137 S.W.	1.37 AC.
PROPOSED BUILDING SQUARE FOOTAGE:	8,230 S.F.	
MINIMUM REQ'D BUILDING SETBACK LINES:	45' W/FRONT	
EXISTING YARD:	120'	
SEE YARD:	200'	
REAR YARD:	200'	
MINIMUM BUILDING HEIGHT:	35'	
CURB SPACE REQUIRED:	200'	
GREEN SPACE PROVIDED:	50%	
PARKING REQUIRED:	CALCULATION	REQUIRED
RETAIL:	8.4 TO 1 SP/100 SF	84 SPACES
RESTAURANT:	4.200 TO 1 SP/100 SF	41 SPACES
TOTAL:		125 SPACES
PARKING PROVIDED: (NOT INCLUDING HANDICAP SPACES)		64 SPACES

**ENGINEER/DEVELOPER:**  
BROOKSIDE PROPERTIES LLC  
2522 WINDING CREEK ROAD  
MURFREESBORO, TENNESSEE 37004

**ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.**  
**PROPOSED ROADWAYS AND SERVICE LINES WITHIN THIS PROJECT ARE PRIVATE.**  
**THIS LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.**  
**OPEN SPACES, PRIVATE DRIVES, STORM DRAINAGE STRUCTURES, AND LANDSCAPING TO BE MAINTAINED BY OWNER.**  
**ALL STOPPING AND STANDING SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).**  
**THE PROPOSED BUILDING FOOTPRINT SHOWN IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME OF ISSUANCE OF THESE PLANS. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL BUILDING LOCATIONS ONLY AND SHOULD NOT BE USED FOR BUILDING/FOUNDATION LAYOUT PURPOSES. LAYOUT OF THE BUILDING SHALL BE APPROVED BY THE CITY OF MURFREESBORO. ANY VARIATIONS IN THE DIMENSIONS SHOWN ON THIS PLAN AND THE ARCHITECTURAL DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER.**  
**BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON A SURVEY PREPARED BY HUDLSTON-STELLE ENGINEERING, INC.**  
**CONTRACTOR TO APPLY FOR LAND DISTURBANCE PERMIT WITH CITY OF MURFREESBORO PRIOR TO PROCEEDING WITH ANY SITE CONSTRUCTION AND/OR DISTURBANCE.**  
**IF ANY IMPROVEMENTS/AMENDMENTS TO BE INSTALLED BY DEVELOPER PER CITY OF MURFREESBORO MASTER PLAN DATED JANUARY 4, 2006.**  
**A FIRST FLOOR ELEVATION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.**  
**A TIA REVIEW IS REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE TIA SAGITTUM SHOWN.**  
**RESTAURANT USE MAY BE LIMITED DUE TO THE NUMBER OF PROPOSED SEATS PROVIDED ON THE PREMISES. THE CITY OF MURFREESBORO ZONING ORDINANCE STATES THE PARKING REQUIRED FOR RESTAURANT USE IS CALCULATED AS "1" SPACE FOR EACH 100 SQUARE FEET OF P.A. OR "1" FOR EVERY 2 SEATS, WHICHEVER IS GREATER.**



**RAGAN SMITH**  
LAND PLANNERS, CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
1000 W. MAIN STREET, SUITE 100  
MURFREESBORO, TN 37132  
TEL: 615.881.1111  
WWW.RAGANSMITH.COM

**COOK & LINDSEY**  
REGISTERED PROFESSIONAL ENGINEER  
1000 W. MAIN STREET, SUITE 100  
MURFREESBORO, TN 37132  
TEL: 615.881.1111  
WWW.COOKANDLINDSEY.COM

**OAKS CORNER**  
THOMPSON LANE AT MEDICAL CENTER PARKWAY  
137H CIVIL DISTRICT, CITY OF MURFREESBORO, TENNESSEE  
LAND USE AND STAKE-OUT PLAN

DESIGNED BY: L. Esby  
DRAWN BY: R. Hirsch  
APPROVED BY: C. Loken  
SCALE: 1"=20'  
DATE: Nov. 06, 2006  
JOB NO. WK. ORDER  
05-114 8005  
SHEET NO.  
**C1**

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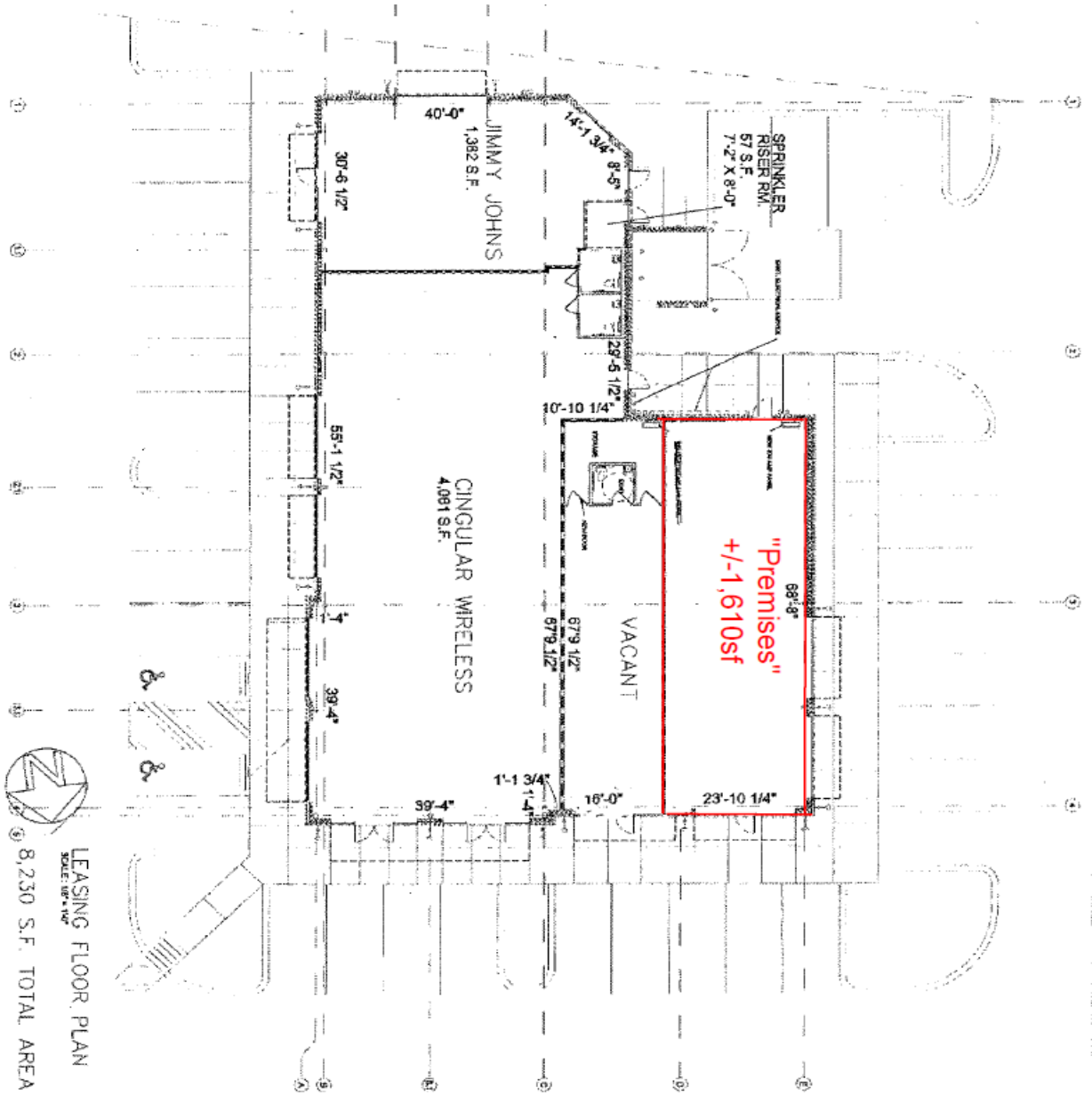
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## Floor Plan



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