

For Lease — 13,680 SF

1010 Murfreesboro Road, Franklin, TN 37064
Maples Shopping Center



Junior Anchor Space Available for Lease— 13,680 SF (Former Tuesday Morning)

- Existing Shopping Center Tenants include: Sprouts Farmers Market (Grocery), Banfield Pet Hospital, US Bank, Papa John's and many more!
- Over 80,000 square feet of grocery, retail, restaurants, shopping, and neighborhood convenience service Tenants
- Recently renovated building exterior with new stucco, stone and brick façade.
- Neighboring Tenants: At Home, Publix, Painted Tree, Hobby Lobby, Starbucks, Chick Fil-A, and many more.
- Superlative demographics with Williamson County ranking as the #17 wealthiest county in the US per Forbes Magazine.



Murfreesboro Road / State Hwy 96—31,982 Avg. Daily Traffic (TDOT 2022)



- 2022 TDOT Average 31,982 cars/day
- Excellent visibility along Murfreesboro Rd./Hwy 96 with 70 ft of frontage.
- Signage opportunity available on both sides of existing monument.

Demographics

Source: Esri	3 mile	5 mile	10 mile
2023 Population	55,050	104,315	217,667
2023 Avg. HH Income	\$146,564	\$157,700	\$180,859

For more information and personal showing contact:

David P. Crabtree Jr.
Brookside Properties Inc. | Richard Jones Rd | Ste. C-200 | Nashville, TN 37215
dcrabtreejr@brooksideproperties.com | Cell 615.579.0530 | Office 615.352.3300

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RENOVATION ELEVATION RENDERINGS



Anchor/Junior Section (North End)



Small Shop Section (South End)



Complete Shopping Center Elevation
As seen from State Hwy 96/Murfreesboro Rd

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Aerial View



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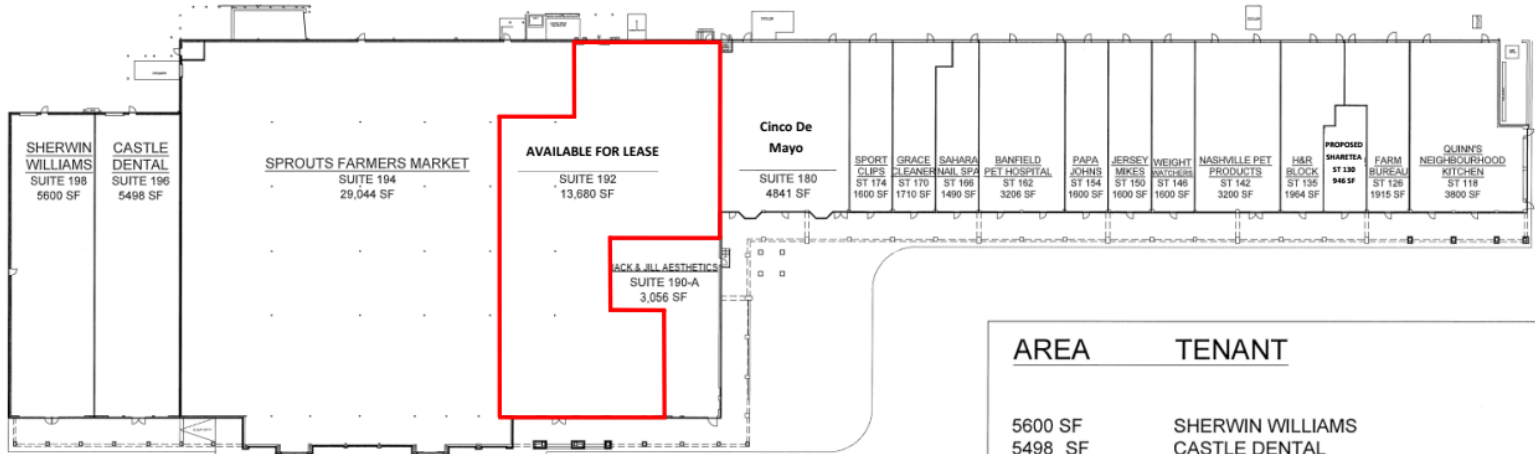
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Shopping Center Floor Plan



AREA	TENANT
5600 SF	SHERWIN WILLIAMS
5498 SF	CASTLE DENTAL
29,044 SF	SPROUTS FARMERS MARKET
13,680 SF	AVAILABLE FOR LEASE
3056 SF	JACK & JILL AESTHETICS
4841 SF	CINCO DE MAYO MEXICAN RESTAURANT
1600 SF	SPORT CLIPS
1710 SF	GRACE CLEANERS
1490 SF	SAHARA NAIL SPA
3206 SF	BANFIELD PET HOSPITAL
1600 SF	PAPA JOHNS
1600 SF	JERSEY MIKES
1600 SF	WEIGHT WATCHERS
3200 SF	NASHVILLE PET PRODUCTS
1964 SF	H&R BLOCK
946 SF	SHARETEA (PROPOSED)
1915 SF	FARM BUREAU
3800 SF	QUINN'S NEIGHBOURHOOD KITCHEN

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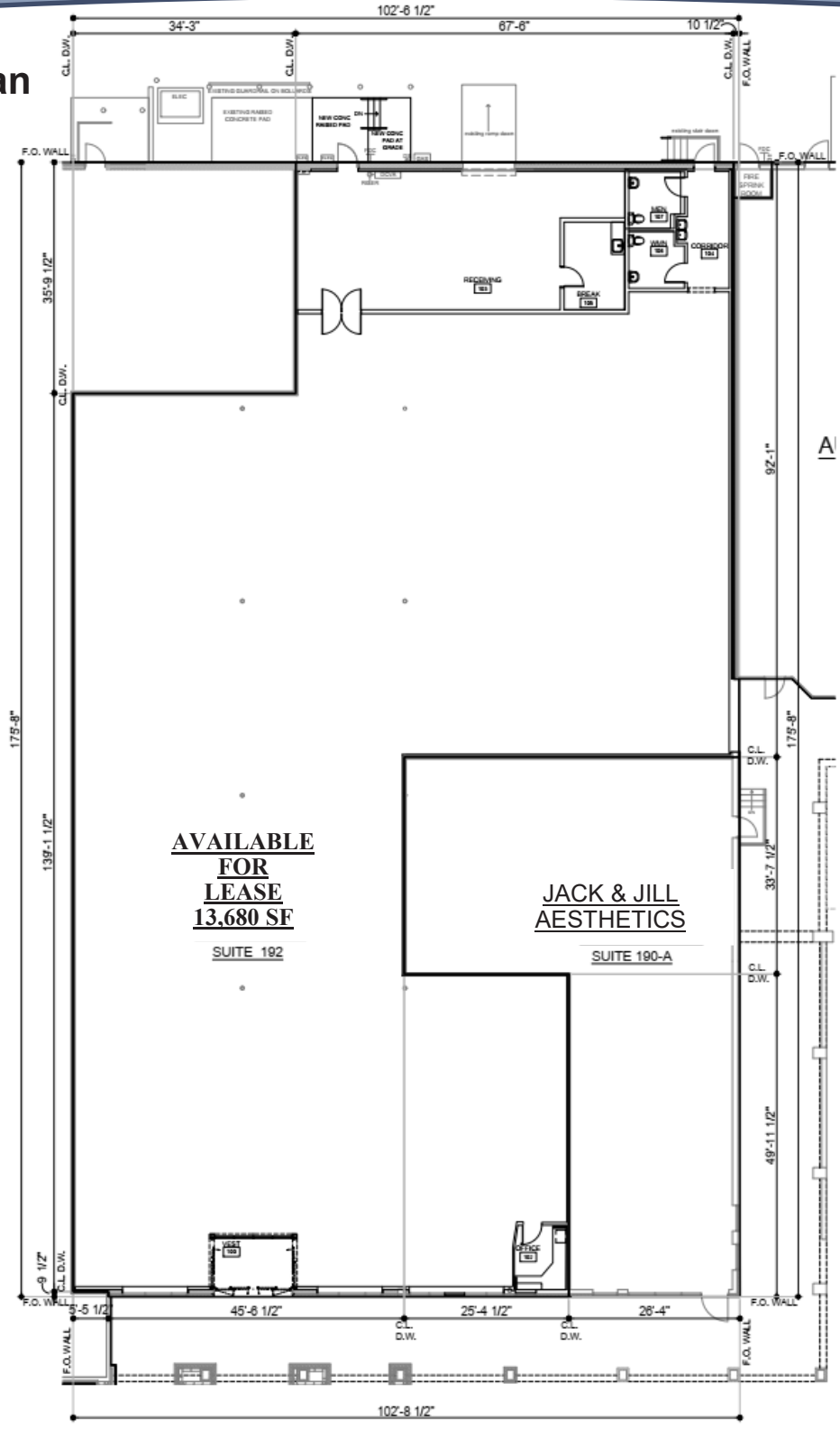
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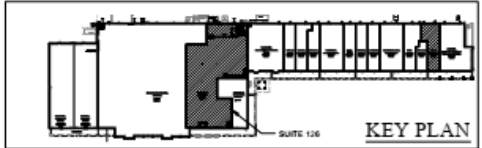


Existing Floor Plan



CALCULATIONS FOR SUITE 192 AREA ARE CALCULATED FROM THE OUTSIDE FACE OF EXTERIOR WALLS AND THE CENTERLINE OF SHARED TENANT DEMISING WALL PARTITIONS. THE ARCHITECT HAS FIELD VERIFIED THE EXISTING DEMISING CONDITIONS AFTER SUBSTANTIAL COMPLETION OF THE WORK TO THE BEST OF THEIR ABILITY.

SUITE 192 GSF = 13,680 GSF

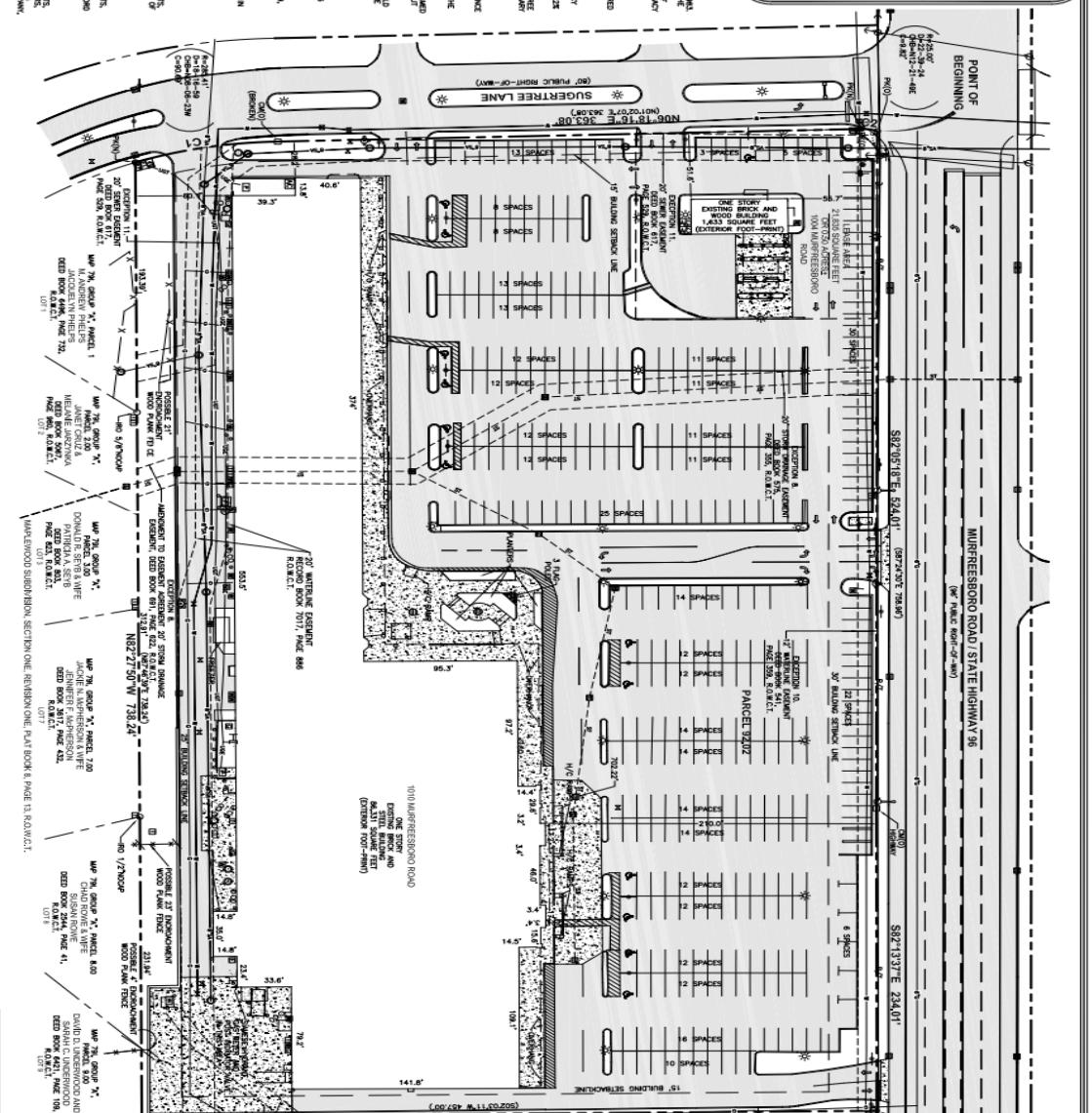




LOCATION MAP
 N.T.S.

GENERAL NOTES

1. EXISTING SHOWN UNLESS NOTED OTHERWISE. EXISTING CONDITIONS AS OF 03/26/2016.
2. THE PROPERTY IS CURRENTLY ZONED AS GENERAL COMMERCIAL AS PER ZONING ORDINANCE NO. 2013-10, CHAPTER 10, ARTICLE 10, SECTION 10-1-02-01, AND IS SUBJECT TO THE CITY OF FRANKLIN'S ORDINANCES AND RESOLUTIONS.
3. THE PROPERTY IS CURRENTLY OCCUPIED BY AN EXISTING ONE-STORY BRICK AND CONCRETE STRUCTURE. A TWO-STORY BRICK AND CONCRETE STRUCTURE IS TO BE CONSTRUCTED AT THE SUBJECT PROPERTY. THE EXISTING STRUCTURE IS TO BE DEMOLISHED AND THE REMAINING FOUNDATION, INCLUDING THE EXISTING FOUNDATION, IS TO BE RETAINED AND REINFORCED AS NECESSARY TO SUPPORT THE NEW STRUCTURE. THE EXISTING STRUCTURE IS TO BE DEMOLISHED AND THE REMAINING FOUNDATION, INCLUDING THE EXISTING FOUNDATION, IS TO BE RETAINED AND REINFORCED AS NECESSARY TO SUPPORT THE NEW STRUCTURE.
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UTILITY NOTES

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LEGEND

OTHER SYMBOLS AND NOTES

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RECORD DESCRIPTION

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DEED REFERENCE

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PROPERTY MAP REFERENCE

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SWITCHER'S PRINTED NAME: T.D. STEVENSON, III
DATE: MAY 25, 2014
DATE OF LAST REVISION: MARCH 24, 2017

JOB NO.	WK. ORDER
14051	9940
DESIGNED:	ATRS
TJS	ATRS
SCALE:	1" = 40'
DATE:	MAY 25, 2014

1 of 1

THE MAPLES
 FOR
BROOKSIDE PROPERTIES

1004 & 1010 MURFREESBORO ROAD, NINTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

MEMPHIS • NASHVILLE • CHATTANOOGA

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BROOKSIDE



PROPERTIES, INC.

Existing Storefront



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Shopping Center Photos



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Interior Photo (from front left corner)



Front Entrance (from left wall)



Receiving Area and Rollup Door



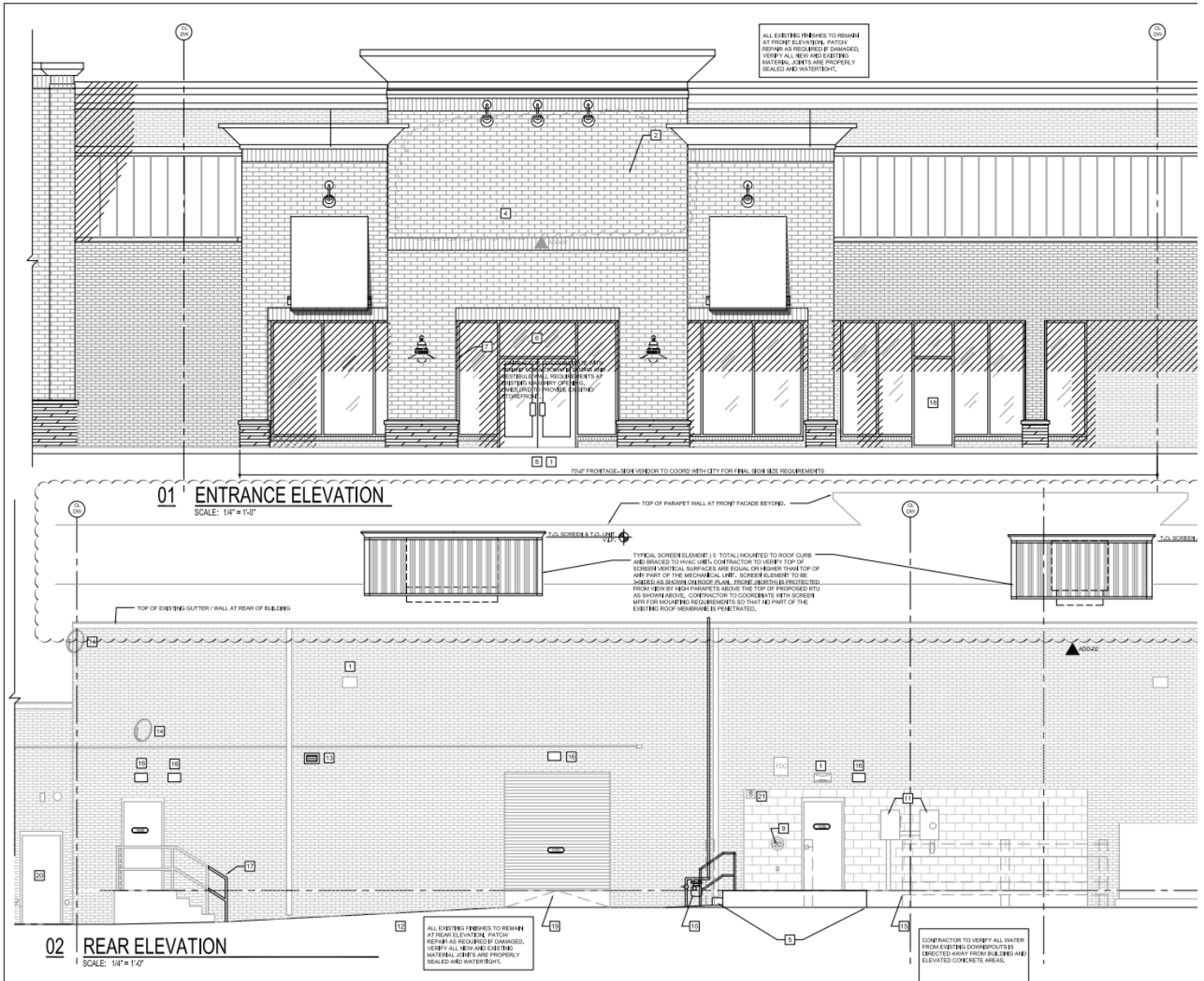
Interior Photo (from rear Store Room Door)



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Front and Rear Elevations



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