

# THE MARKET AT VICTORY VILLAGE

4175 FRANKLIN ROAD | MURFREESBORO, TN 37128

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

71,300 SF

### Availability

0 Suites | 0 SF

### Parking Spaces

409

### Overview

- 45,600 SF Publix Super Market anchored center
- Well positioned center located along Highway 96, a major commercial artery leading to Interstate 24 that services over 31,000 cars per day
- Excellent visibility with multiple entry points throughout property

## Tenant Mix

Publix.



State Farm



CHASE



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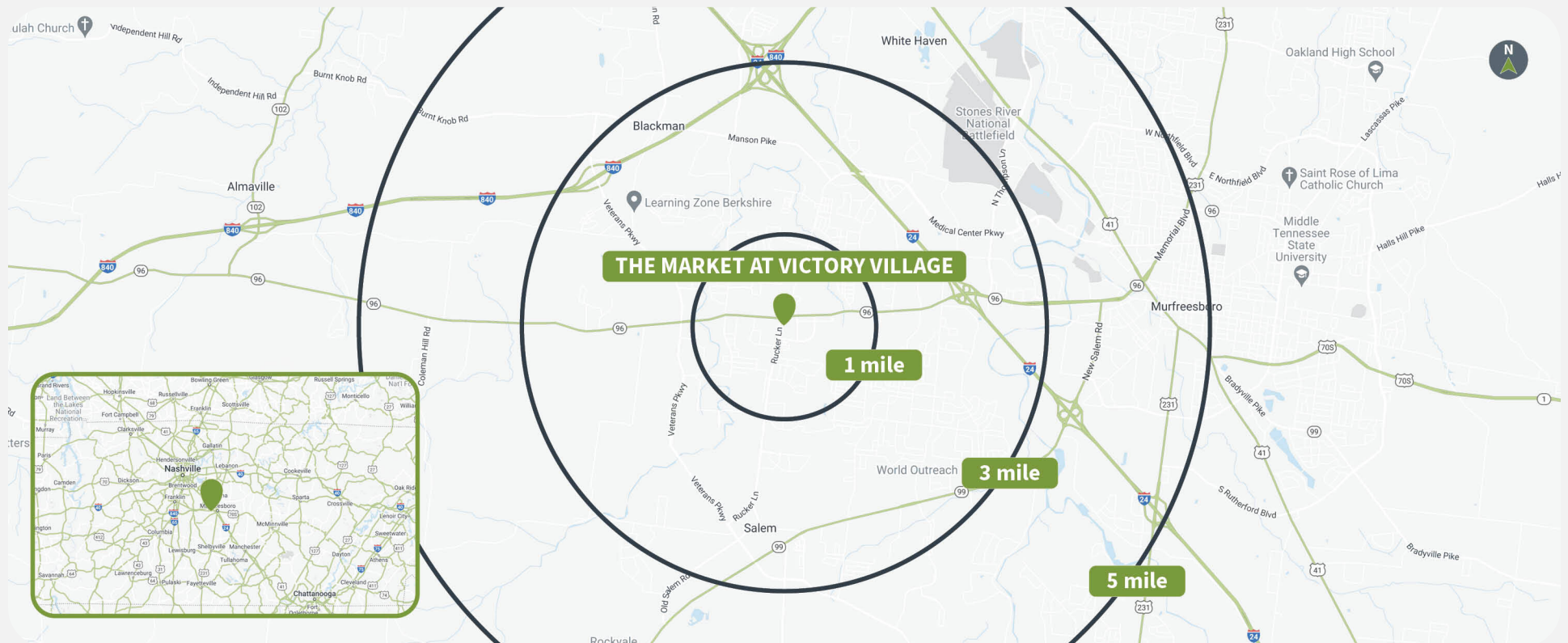
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	6,077	2,389	2,168	\$87,631	\$81,674
3 MILES	47,013	35,751	17,889	\$91,687	\$81,342
5 MILES	105,806	91,190	39,657	\$86,762	\$74,859





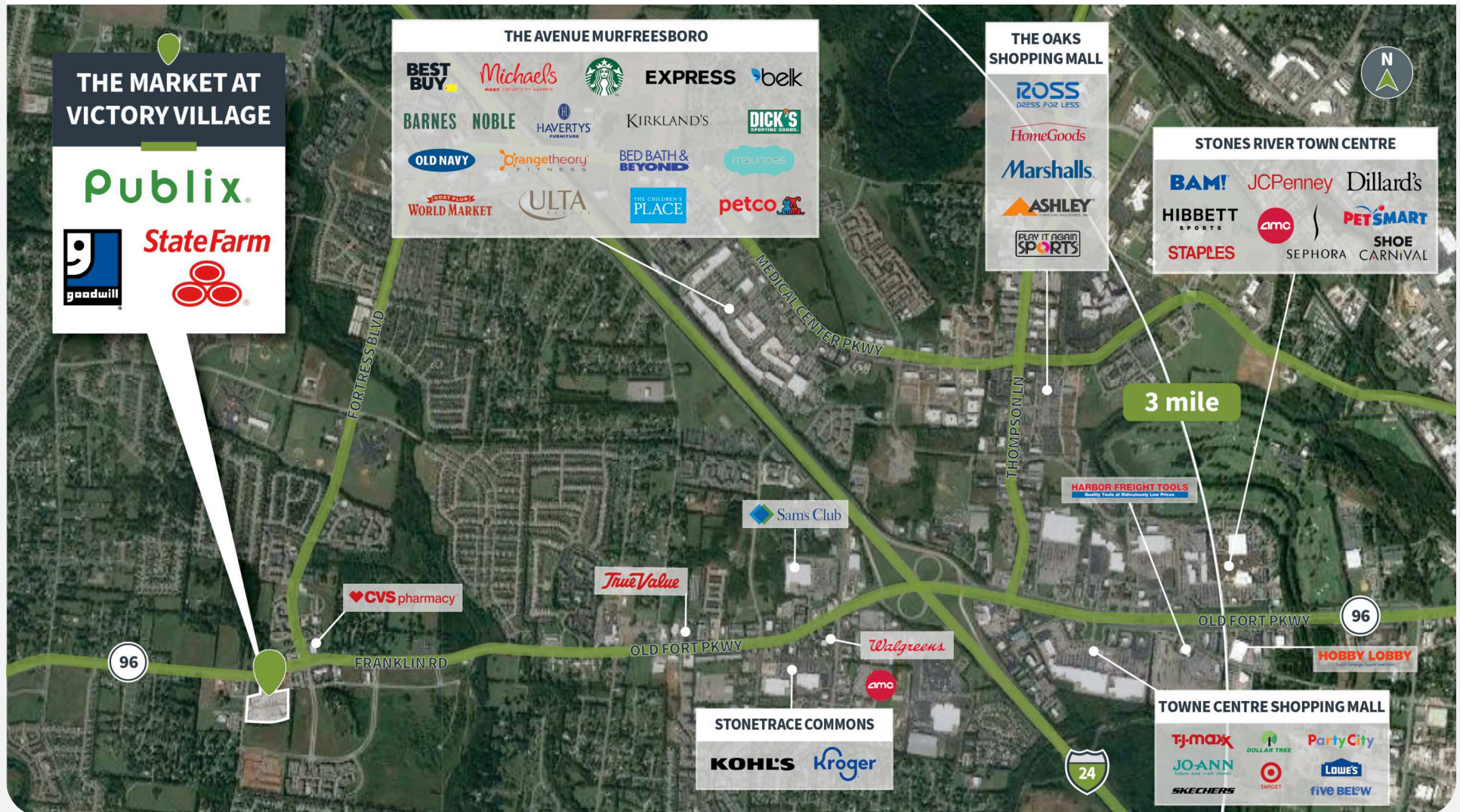
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## Market Aerial



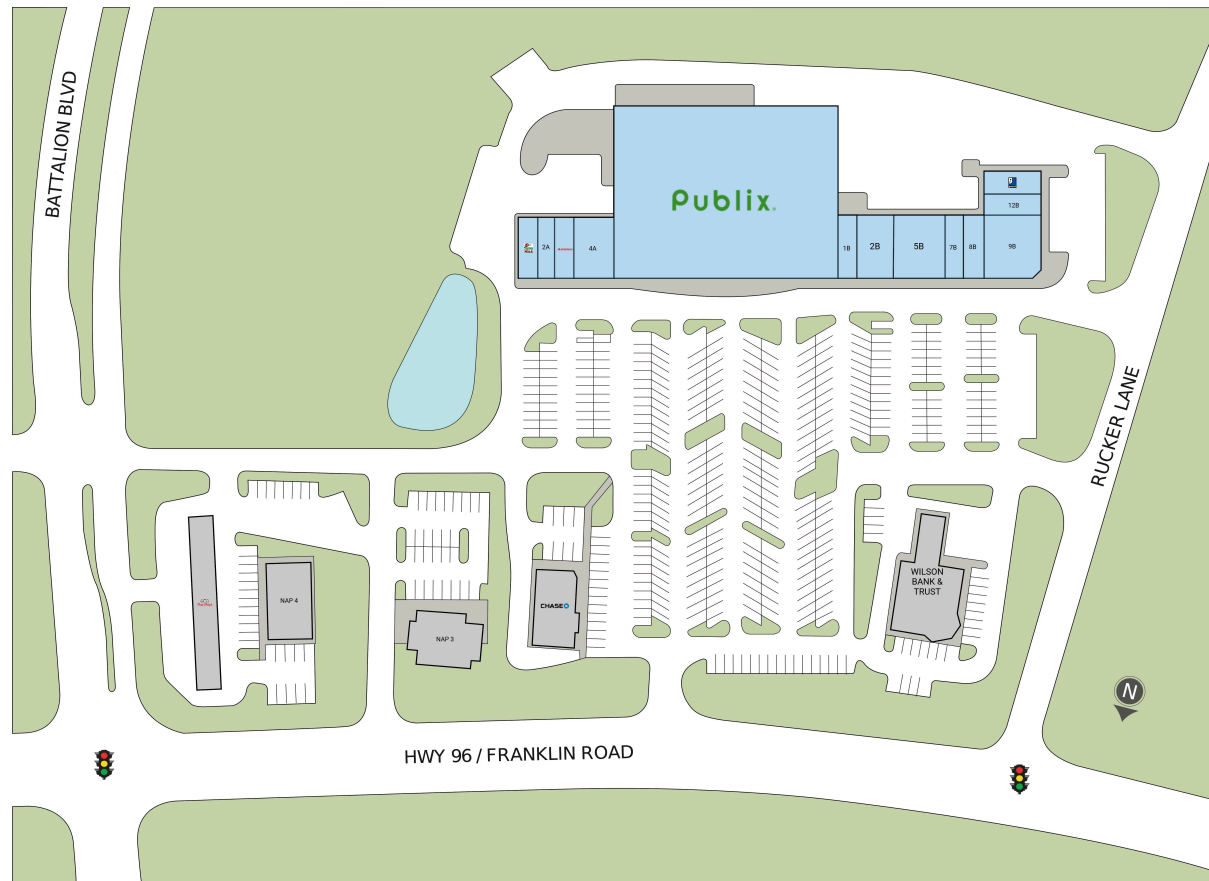
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## Site Plan



Suite	Tenant	GLA (SF)
6A	PUBLIX SUPER MARKET	45,600
5B	Blackman Grove Dental	4,200
9B	CINCO DE MAYO	4,175
4A	VICTORY LIQUOR	3,150
2B	Nails So Happy	2,800
2A	Focus Eyecare	1,700
13B	GOODWILL	1,500
12B	COOKIE CUTTERS SALON	1,450
8B	China Express	1,400
7B	PREMIER MARTIAL ARTS	1,400
1B	Postal Annex	1,400
1A	JET'S PIZZA	1,400
3A	STATE FARM INSURANCE	1,080



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## Get in Touch with Us

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