

4058 Franklin Road | Murfreesboro, TN 37128



Arthur Perlen, CCIM
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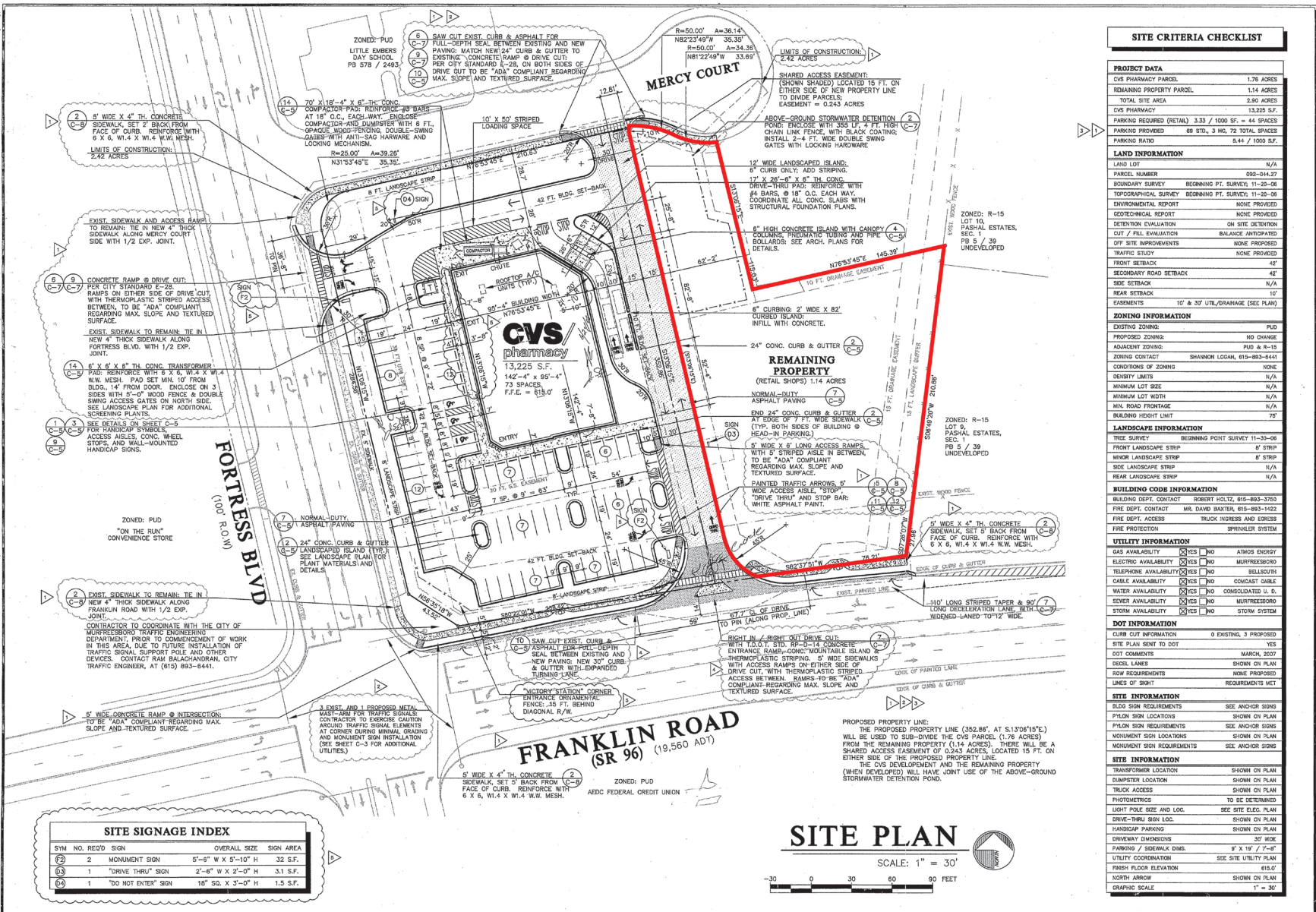
Barry Hardwick, CCIM
615.234.4934 direct
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Centennial

RETAIL SERVICES

LAND FOR SALE

4058 Franklin Rd. Murfreesboro TN 37128



SITE CRITERIA CHECKLIST

PROJECT DATA	
EXISTING ZONING	PUD
PROPOSED ZONING	NO CHANGE
ADJACENT ZONING	PUD & R-15
ZONING CONTACT	SHANNON LOGAN, 615-893-6441
CONDITIONS OF ZONING	NONE
DENSITY LIMITS	N/A
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MIN. ROAD FRONTAGE	N/A
BUILDING HEIGHT LIMIT	75'
LANDSCAPE INFORMATION	
TREE SURVEY	BEGINNING POINT SURVEY 11-30-06
FRONT LANDSCAPE STRIP	8' STRIP
MINOR LANDSCAPE STRIP	8' STRIP
SIDE LANDSCAPE STRIP	N/A
REAR LANDSCAPE STRIP	N/A
BUILDING CODE INFORMATION	
BUILDING DEPT. CONTACT	ROBERT HOLTZ, 615-893-3750
FIRE DEPT. CONTACT	MR. DAVID BAXTER, 615-892-1422
FIRE DEPT. ACCESS	TRUCK, HOIST AND EXTERIOR FIRE PROTECTION
SPRINKLER SYSTEM	
UTILITY INFORMATION	
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
TELEPHONE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
STORM AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DOT INFORMATION	
CURB CUT INFORMATION	0 EXISTING, 3 PROPOSED
SITE PLAN SENT TO DOT	YES
DOT COMMENTS	MARKED, SCOPED
DECEL. LANES	SHOWN ON PLAN
ROW REQUIREMENTS	NONE PROPOSED
MINIMUM SIGN REQUIREMENTS	REQUIREMENTS MET
SITE INFORMATION	
BLDG SIGN REQUIREMENTS	SEE ANCHOR SIGNS
PLUM SIGN LOCATIONS	SHOWN ON PLAN
PLUM SIGN REQUIREMENTS	SEE ANCHOR SIGNS
MONUMENT SIGN LOCATIONS	SHOWN ON PLAN
MONUMENT SIGN REQUIREMENTS	SEE ANCHOR SIGNS
SITE INFORMATION	
TRANSFORMER LOCATION	SHOWN ON PLAN
DUMPSTER LOCATION	SHOWN ON PLAN
TRUCK ACCESS	SHOWN ON PLAN
PHOTOMETRICS	TO BE DETERMINED
LIGHT POLE SIZE AND LOC.	SEE SITE ELEC. PLAN
DRIVE-THRU SIGN LOC.	SHOWN ON PLAN
HANDICAP PARKING	SHOWN ON PLAN
DRIVEWAY DIMENSIONS	30' WIDE
PARKING / SIDEWALK SIGNS	8' X 10' / 7'-2"
UTILITY COORDINATION	SEE SITE UTILITY PLAN
FINISH FLOOR ELEVATION	615.0'
NORTH ARROW	SHOWN ON PLAN
GRAPHIC SCALE	1" = 30'

Robertson Loia Roof
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road - Suite 275 - Alpharetta, Georgia 30005
770-674-2600 - Fax: 678-519-0745

CONSULTANT:

SEAL:

STORE NUMBER: 02179
FRANKLIN ROAD
MURFREESBORO, TN



FORTESS BLVD CVS

DEVELOPER:
REDD REALTY SERVICES
1208 OLD HILLSBORO RD
FRANKLIN, TN 37069
TEL: (615) 891-8508
FAX: (615) 961-9888

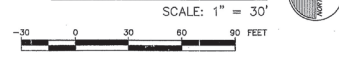
8-26-07 VICTORY STA. COM.
5-28-07 CITY COMMENTS
5-14-07 CITY COMMENTS
5-2-07 CITY COMMENTS
4-18-07 CITY COMMENTS

LAYOUT COORD.: 0000
PLANNING MGR.: 0000
DRAWING BY: MLM
DATE: FEBRUARY 28, 2007
JOB NUMBER: 0000
RLR PROJECT # 06-309
TITLE: **SITE PLAN**
SHEET NUMBER: **C-1**
COMMENTS:

SITE SIGNAGE INDEX

SYM	NO.	RETD. SIGN	OVERALL SIZE	SIGN AREA
(2)	2	MONUMENT SIGN	5'-8" W X 5'-10" H	32 S.F.
(1)	1	"DRIVE THRU" SIGN	2'-6" W X 2'-0" H	3.1 S.F.
(1)	1	"DO NOT ENTER" SIGN	18" SQ. X 3'-0" H	1.5 S.F.

SITE PLAN



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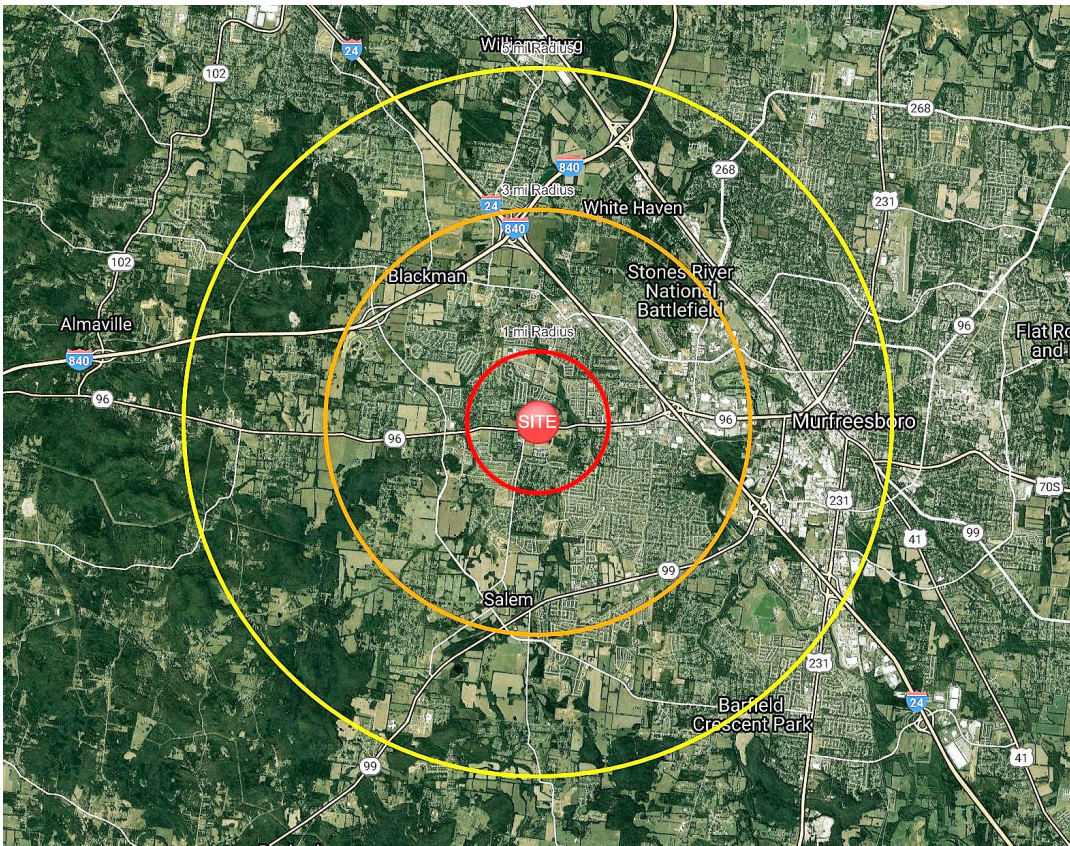
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Located near the corner of Franklin Road (Hwy 96) and Fortress Blvd., this property fronts Franklin Road with approximately 140 ft of frontage. Access to the site is available from Franklin Rd. or Fortress Blvd. via Mercy Court. The market is experiencing steady growth with new retail and residential, planned or under construction.

- Located in one of the fastest-growing markets in Tennessee
- Near a signalized intersection
- On a major east/west corridor within a fast-growing local market



	1 Mile	3 Mile	5 Mile
Population	9,881	59,442	105,654
Households	3,762	22,023	39,714
Avg HH Income	\$ 76,441	\$ 76,519	\$ 77,617

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