

STONES RIVER MALL

1720 Old Fort Parkway, Murfreesboro, TN 37129



STERLING
ORGANIZATION



Highlights

- 594,588 square foot regional mall
- Located in Murfreesboro, a Nashville suburb approximately 15 miles southeast of downtown
- Only regional mall in primary trade area
- Anchors include Dillards, J.C. Penney and Sears
- Other national tenants include Books-A-Million, Chuck E. Cheese's, Shoe Carnival, Bath & Body Works, Victoria's Secret, Kay Jewelers, Finish Line, Charlotte Russe, Versona, TGI Friday's, Olive Garden and Buffalo Wild Wings
- Three miles west of Middle Tennessee State University, the largest university in the state



For leasing information:

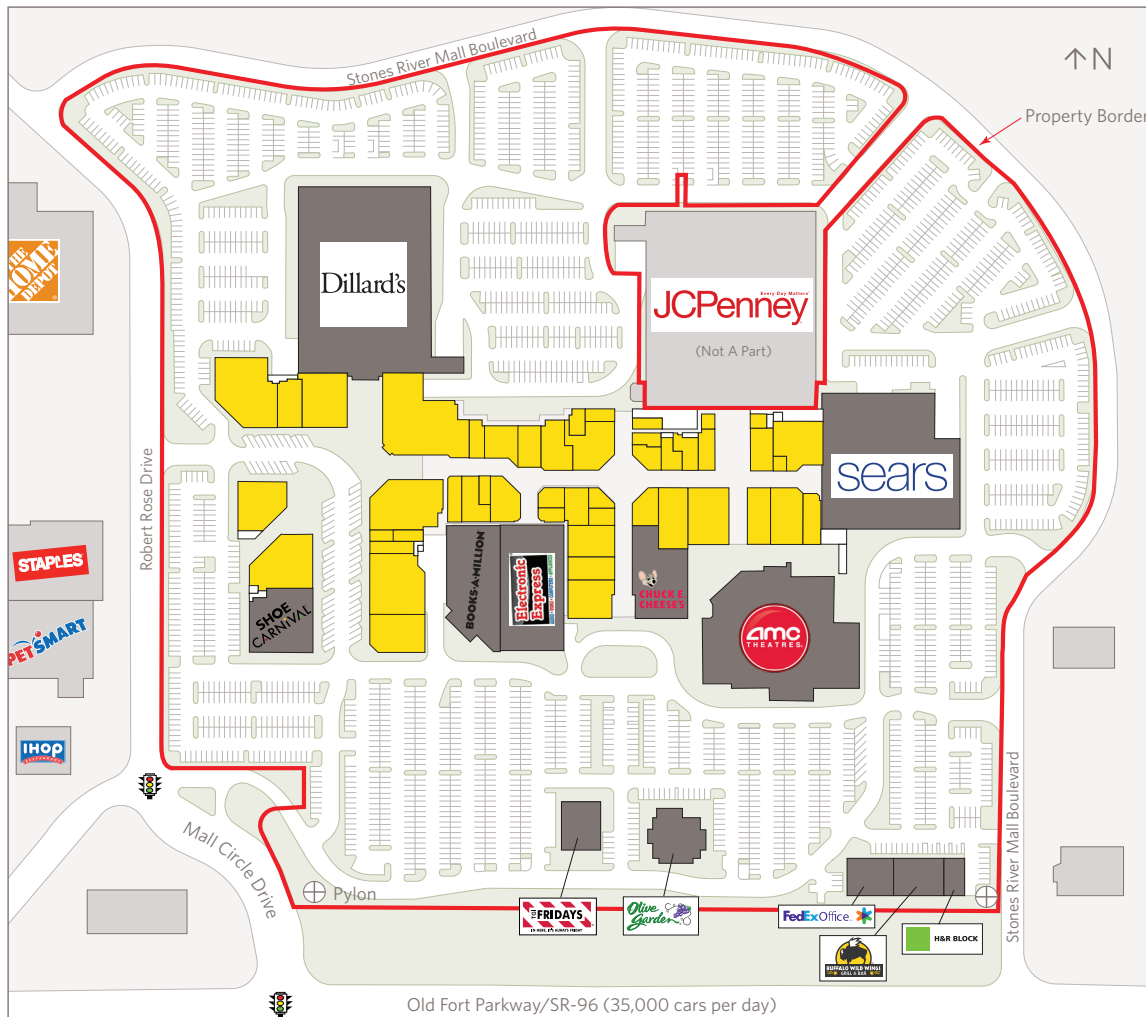
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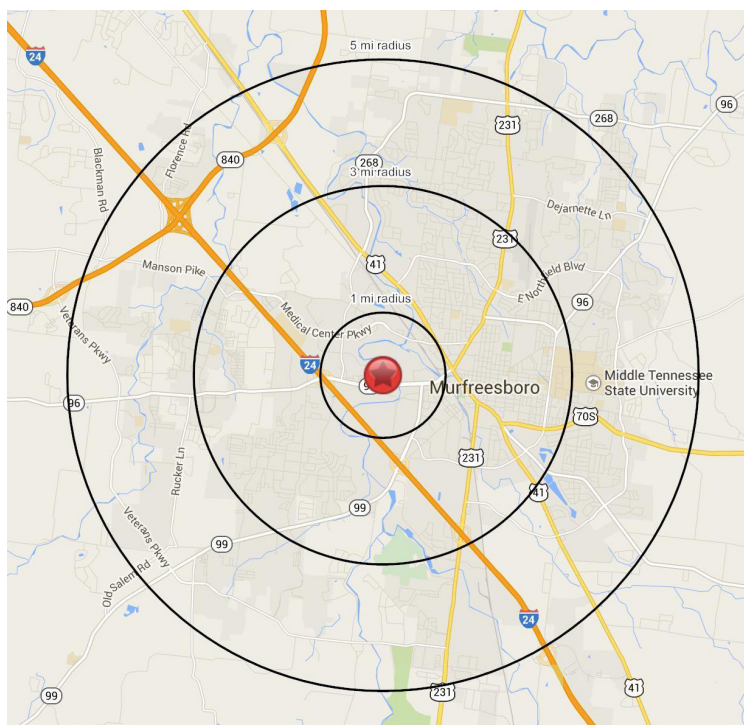
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Tenant Legend

Unit	Tenant	Sq.Ft.
ANCHORS		
2001B	Dillard's	146,000
2002	Sears	52,420
2004	JC Penney (NAP)	96,997
JR. ANCHORS/OUTLOTS		
207B	Buffalo Wild Wings	4,856
207C	FedEx Kinko's	6,000
2003A	Books-A-Million	14,018
2003B	Electronic Express	25,982
D100	Chuck E. Cheese's	13,068
L350	Shoe Carnival	11,446
ANC1	AMC Theatres	47,810
Pad1	TGI Friday's	7,000
Pad2	Olive Garden	7,495
MALL SHOPS		
	See Next Page	79,773
TOTAL SQUARE FEET		594,588
TOTAL SQUARE FEET OWNED		497,591

The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.



Demographics

	1 Mile	3 Mile	5 Mile
Population (2017)	2,121	58,434	140,530
Daytime Population (2017)	10,562	50,899	63,959
Average HH Income	\$34,949	\$64,648	\$73,552

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Unit	Tenant	Sq.Ft.	Unit	Tenant	Sq.Ft.	Unit	Tenant	Sq.Ft.	Unit	Tenant	Sq.Ft.
A100	Cool Shades (storage)	900	C150	Shoe Department	4,259	F150	Hot Topic	1,600	5508A	Available	150
A101	Paul Mitchell School Storage	2,112	C160	LensCrafters	3,160	F160	Kay Jewelers	1,767			
A130	Victoria's Secret	5,354	C170	Available	5,000	F180	Aqua Foot Care & Massage	1,152			
A150	Rue 21	4,004	D130	Bath & Body Works	2,548	F190	Brow Art 23	1,027			
A160	Available	3,000	D150	Available	5,250	L100	Sam's Sports Grill	6,000			
A180	PacSun	3,346	D170	Charlotte Russe	6,829	L130	Available	9,375			
A190	Concert Music Supply	1,700	E105	Available	3,906	L135	Available	3,420			
B100	Spencer Gifts	1,790	E110	Hibbett Sports	6,000	L180	A'gaci	10,021			
B120	Things Remembered Storage	2,872	E109	Available	2,005	L200	Paul Mitchell School	14,207			
B130	Claire's Boutique	973	F100	Finish Line	6,376	L220	Gracie Barra Murfreesboro	6,500			
B140	Christopher & Banks	3,623	F105	Available	2,900	L290	Available	15,814			
C100	Rose's Nail Salon	1,104	F109	Available	727	L300	Bink's Outfitters	6,164			
C110	Zales Jewelers	1,533	F110	The Cookie Store	546	L325	Available	8,842			
C120	Family Fun Center	2,550	F115	Jewel Rush	587	3505	Available	150			
C130	Best Buy Mobile	1,169	F120	GameStop	2,014	3517	Things Remembered	188			
C140	GNC	1,395	F140	Journeys	2,058	5508	SR Jewelers	150			



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