



**The
Parks Group**
— Commercial Real Estate

\$10 PSF Plus Utilities

Office Space: 900 SF to 2,700 SF

PROPERTY FEATURES

- Office Units from 900 SF to 2,700 SF
- Plenty of Parking
- 1st and 2nd Floor spaces available
- Convenient to I-24



**240 Mayfield Dr.
Smyrna, TN**



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www.theparksgroupcommercial.com



SITE

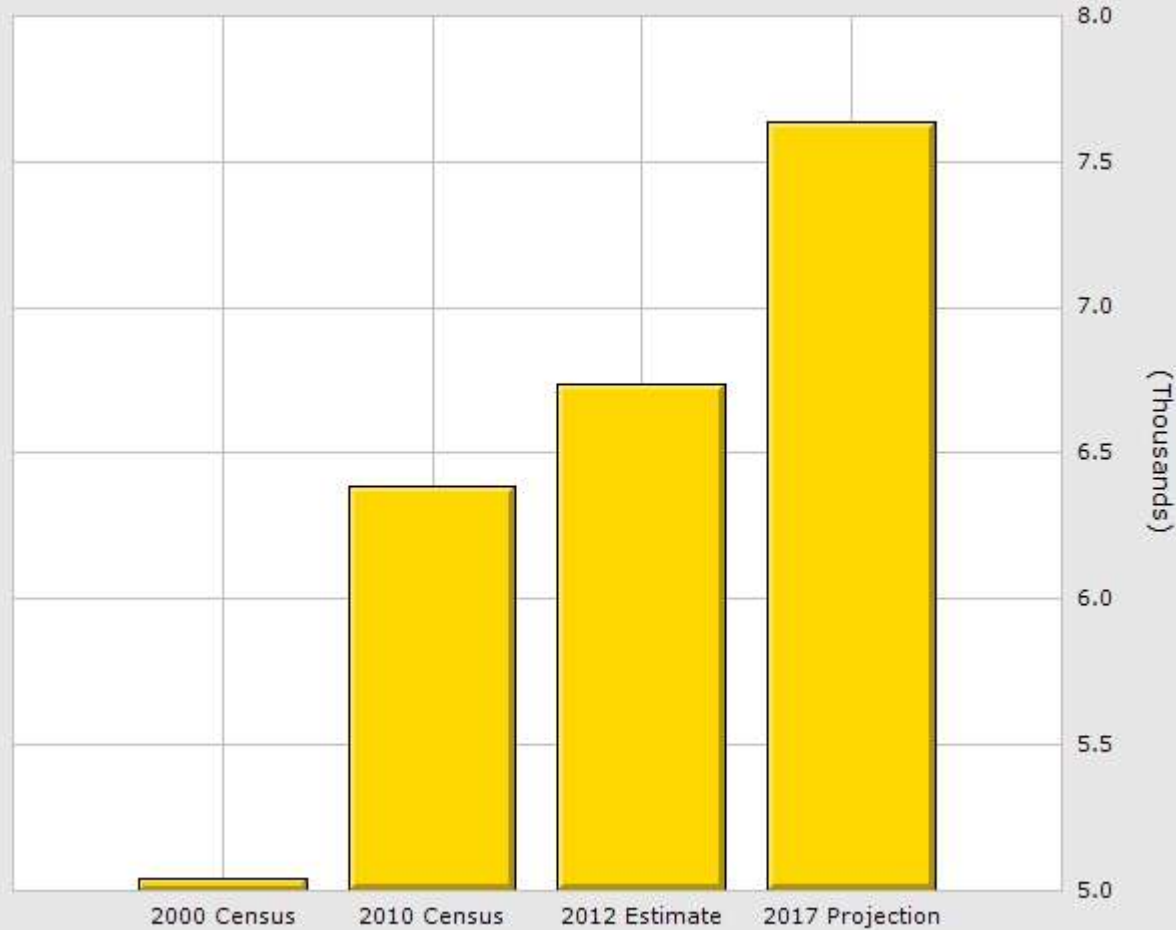


Mayfield Manor

Mayfield Dr

Population for 1 Mile Radius

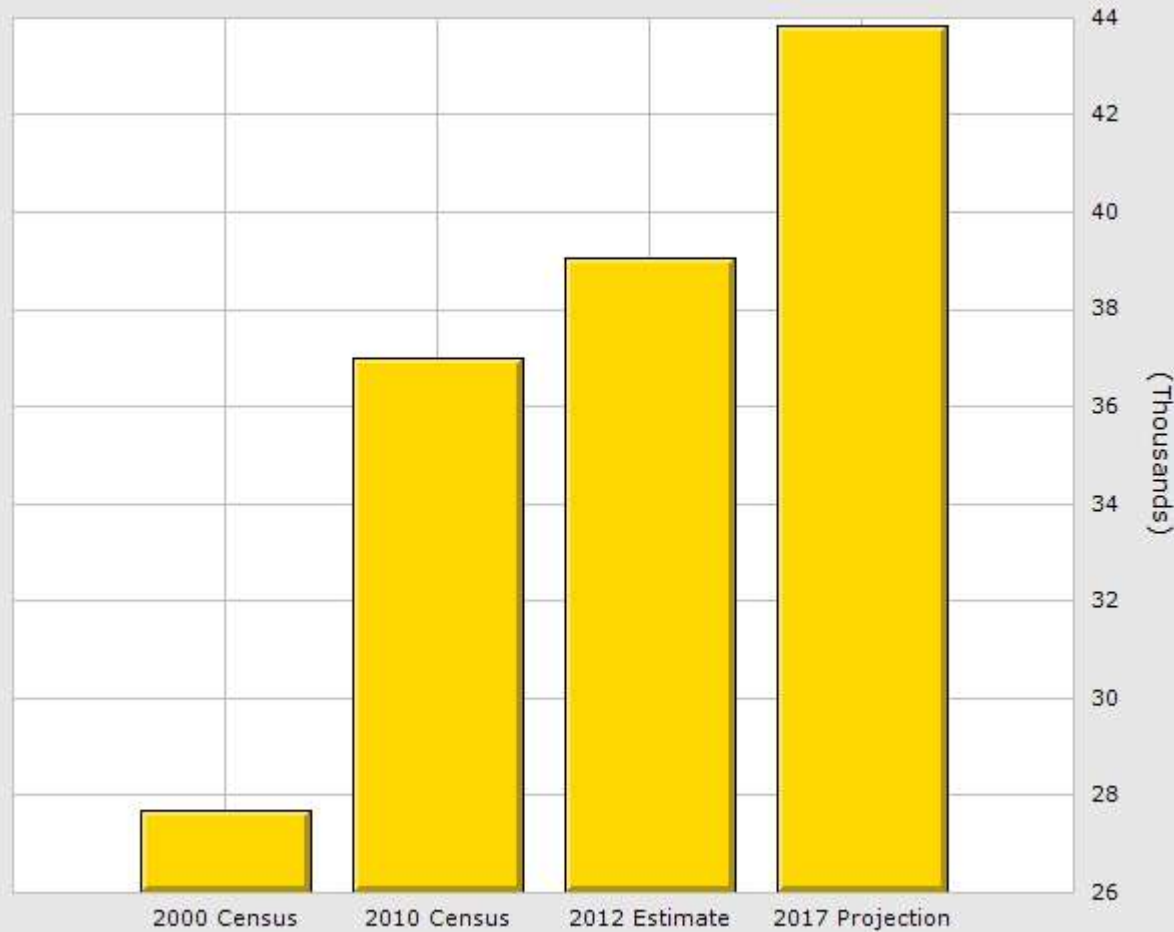
240 Mayfield Dr, Smyrna, TN 37167



Population	1 Mile	3 Mile	5 Mile
2012 Total Population:	6,733	39,038	80,678
Pop Growth 2012-2017:	13.40%	12.20%	11.60%
Per Capita Income:	\$21,663	\$22,246	\$22,181
Average Age:	36.80	34.40	33.80
Households			
2012 Total Households:	2,555	14,403	28,783
HH Growth 2012-2017:	13.50%	12.10%	11.40%
Median Household Inc:	\$43,479	\$48,644	\$51,553
Avg Household Size:	2.55	2.69	2.79
Housing			
Median Home Value:	\$128,619	\$139,173	\$139,184
Median Year Built:	1984	1991	1993

Population for 3 Mile Radius

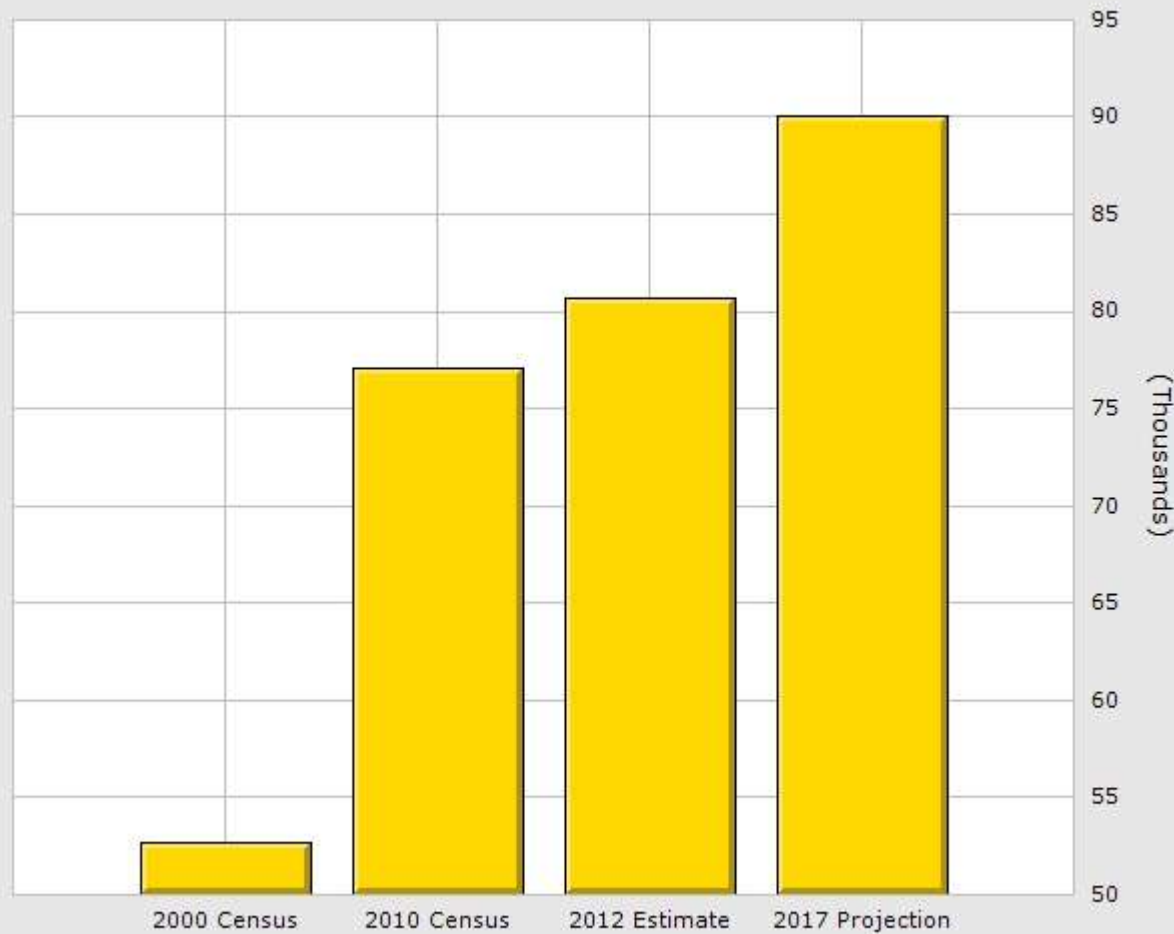
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Median Year Built:	1984	1991	1993

Population for 5 Mile Radius

240 Mayfield Dr, Smyrna, TN 37167



Population	1 Mile	3 Mile	5 Mile
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Median Home Value:	\$128,619	\$139,173	\$139,184
Median Year Built:	1984	1991	1993

Rutherford County, Tennessee

Community Profile

Rutherford County

2013 Population: 276,375
2018 Projection: 296,297
2010 Census: 262,604
Households: 101,215
Avg. HH Income: \$57,644
Med. HH Income: \$47,640

City of Murfreesboro

2013 Population: 116,043
2018 Projection: 125,017
2010 Census: 108,755
Households: 44,576
Avg. HH Income: \$55,619
Med. HH Income: \$43,934

Town of Smyrna

2013 Population: 41,988
2018 Projection: 44,503
2010 Census: 39,974
Households: 15,646
Avg. HH Income: \$55,420
Med. HH Income: \$45,951

City of La Vergne

2013 Population: 34,703
2018 Projection: 37,913
2010 Census: 32,588
Households: 11,549
Avg. HH Income: \$56,121
Med. HH Income: \$48,746

City of Eagleville

2013 Population: 644
2018 Projection: 667
2010 Census: 604
Households: 244
Avg. HH Income: \$54,877
Med. HH Income: \$51,271

Sources:
2013 Claritas Estimate
2010 Census Data



Recent Announcements



2012 in Review

Over 5,300 new jobs were created and \$630 million dollars in capital investment was made by companies either relocating or expanding their operations in Rutherford County.

Nissan North America, Inc.

Nissan North America added over 2,000 new jobs throughout 2012. Recent expansions included a 3rd shift for production, the new Infiniti JX crossover, Pathfinder cross-over and LEAF production lines, and the nation's largest lithium-ion automotive battery plant.

"Our investment in creating hundreds of new jobs demonstrates Nissan's long-time commitment to our employees, Smyrna, and the state of Tennessee," said Nissan Americas Vice Chairman Bill Krueger.

Amazon.com, Inc.

Amazon.com, Inc. located a new 1.2 million square foot fulfillment center on Joe B. Jackson Pkwy in Murfreesboro. The Fortune 500 company, based in Seattle, opened on the World Wide Web in July of 1995 and today offers Earth's biggest selection. 1,050 new jobs are expected to be created within the first year of operation.

Saks, Inc.

Saks Incorporated announced it will expand its distribution and fulfillment capacity by adding a new center occupying approximately 564,000 square feet of leased space in La Vergne and employing over 300 full-time.



Top 10 Private Sector Employers



Company	Employees
Nissan North America, Inc.	6,000
State Farm Insurance Companies	1,662
Ingram Content Group	1,500
Asurion	1,250
Amazon Distribution Center	1,200
Middle Tennessee Medical Center	1,150
Verizon Wireless	1,068
Bridgestone/Firestone, Inc.	900
General Mills/Pillsbury	865
Vi-Jon	738



Rutherford County in the News



- Rutherford County, TN ranks 7th in U.S. for Job growth
– *US Bureau of Labor Statistics, January 2013*
- Rutherford/Davidson/Williamson MSA ranks 15th in economic & job growth out of 365 MSAs across the U.S.
– *Area Development Magazine, Summer 2012*
- Rutherford/Davidson/Williamson MSA ranks 4th in U.S. for economic strength
– *Politicom, June 2012*
- Rutherford/Davidson/Williamson MSA ranks 2nd in job creation among 50 largest U.S. metro areas.
– *Gallup, March 2012*



Rutherford County has a top ranking education system with a variety of programs to meet the needs of our children.

Higher Education

Middle TN State University
Murfreesboro
Enrollment: 26,000+

Motlow State Community College
Smyrna
Enrollment: 1,500

Daymar Institute
Murfreesboro
Enrollment: 600

TN Technology Center
Murfreesboro
Enrollment: 414

University of Phoenix
Murfreesboro
Enrollment: 60

Partnerships



Business Education Partnership

Using energetic and innovative programs, the BEP aims to improve schools by applying private and public sector resources to bold ideas that prepare today's youth to be leaders in tomorrow's world.



Mind2Marketplace

M2M is an organization dedicated to bringing the brightest and best ideas in Middle TN to reality. M2M strategically links people and organizations to bring innovation and technology to the marketplace.

Retail

Rutherford County has developed over 4 million square feet of retail in the last 4 years.



The Avenue @ Murfreesboro, introduced by Cousins Properties, is an outdoor lifestyle concept with a dynamic mix of premier national retailers, select local merchants and specialty restaurants reflective of local demand and fashion

Shopping Venues

The Avenue ®
Murfreesboro

Stones River Mall
Murfreesboro

The Oaks
Murfreesboro

The Murfreesboro Square
Downtown Murfreesboro

Colonial Town Park
Smyrna



Stones River Mall completed a multi-million dollar renovation and expansion in 2008. The expansion created more retail space and a food court.

2011 Total Retail Sales

Rutherford County:
\$5,979,560,363

Source: TN Dept. of Revenue

Employed Population by Industry

Industry Sector	Employees	
Total, all industries	101,772	
Manufacturing (31-33)	22,469	22.08%
Retail Trade (44 & 45)	12,336	12.12%
Health Care and Social Assistance	11,699	11.50%
Accommodation and Food Services	10,053	9.88%
Education Services	9,078	8.92%
Admin., Support, Waste Mgmt, Remediation	7,177	7.05%
Transportation and Warehousing (48 & 49)	4,647	4.57%
Other Services	4,220	4.15%
Wholesale Trade	3,861	3.79%
Finance and Insurance	3,347	3.29%
Construction	3,301	3.24%
Public Administration	3,287	3.23%
Information	2,822	2.77%
Professional, Scientific & Technical Svc	2,292	2.25%
Real Estate and Rental and Leasing	1,113	1.09%

Source: TN Dept. of Labor, 2nd Quarter, 2012

Labor Force At-a-Glance

	Tennessee	Nashville MSA	Rutherford County
Labor Force	3,133,200	850,110	145,870
Unemployment Rate	7.7%	6.6%	6.5%

Source: TN Dept. of Labor, Jan. 2013

2nd

Lowest Cost of Living
State in the US

Rutherford County's
cost of living index is
88.2. Natl. Avg. is 100

Sources:
TN Dept. of Economic &
Community Development

2011 ACCRA Cost of Living
Index

2nd

Greatest increase in
employment of the
largest counties in the
nation

Sources
US Dept. of Labor, Bureau of
Labor Statistics

48th

Ranked state in private
sector Union
membership
percentages

Sources:
TN Dept. of Economic &
Community Development

Brian D. Hercules, VP of Economic Development
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BHercules@RutherfordChamber.org | (615) 893-6565
www.RutherfordChamber.org


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News

 3/28/2013
 Rutherford County 2nd in Nation for Job Growth

Rutherford County is Second in Nation for Employment Growth
Employment up 6.8 percent from September 2011 to September 2012

Joining the ranks of the nation's top counties for employment growth is nothing new to Rutherford County, and a new report from the U.S. Bureau of Labor Statistics shows the county at the number two spot.

The Third Quarter 2012 County Employment and Wages report indicates that employment increased in 276 of the 328 largest U.S. counties, of which Rutherford is included. The report measures employment growth from September 2011 to September 2012.

While national employment, measured by the Quarterly Census of Employment and Wages (QCEW) program, is up 1.6 percent, Rutherford County demonstrated an impressive 6.8 percent increase, making it second in the nation for percentage increase in employment.

"Destination Rutherford exists to stimulate economic prosperity and create jobs," said Destination Rutherford Chairman Bill Jones. "Second in the nation is quite an achievement, and this report proves, once again, that our efforts and cooperation with key leaders are working to allow us to foster an environment for significant economic growth."

The employment and wage data in the report are compiled under the QCEW program and derived from reports submitted by every employer subject to unemployment insurance laws. The 9.2 million employer reports cover 132.6 million full- and part-time workers.

The full report is available here: http://www.bls.gov/news.release/archives/cewqtr_03282013.pdf

Since its inception in 2002, Destination Rutherford has been Rutherford County's leader in economic development. Created as a public/private initiative of the Rutherford County Chamber of Commerce to improve the economy and livability of the community by attracting significant capital investment and expansion of existing business and industry, Destination Rutherford aims to create better opportunities and jobs.

The Rutherford County Chamber of Commerce, which includes the Convention & Visitors Bureau, Destination Rutherford, Economic Development, Workforce Development and the Business Education Partnership, seeks to promote economic development and a quality of life to benefit all residents of Rutherford County. Programs, events and services are offered to both its 1,750 member organizations and non-members. The Chamber operates out of a main office on Medical Center Parkway in Murfreesboro, which also houses the Tennessee Small Business Development Center, and has branch offices in Smyrna, La Vergne and Eagleville.

 3050 Medical Center Pkwy.
 Murfreesboro, TN 37129
 tel (615) 893-6565
info@rutherfordchamber.org

branches

Smyrna Town Hall 315 South Lowry Street Smyrna, TN 37167 tel (615) 355-6565	La Vergne City Hall 5093 Murfreesboro Road La Vergne, TN 37086 tel (615) 287-8668
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chamber management solutions

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