



## NEW RETAIL CENTER – 3114 South Church St.

South Church St @ Veterans Pkwy - Murfreesboro, TN

### Demographics

	1 Mi	3 Mi
Population	8,033	23,304
Households	2,941	8,597
Average Age	36.10	35.50
Median HH Income	\$80,357	\$68,143
Daytime Employees	1,387	8,418
Population Growth '18-'23	13.9%	14.1%
Household Growth '18-'23	13.7%	13.8%

### Property Features:

- Lease Rate: \$27 PSF + NNN
- 1,420 SF available
- Anchored by **Koji Express & Grandy's**
- Available August 2019
- Easy access to Exit 81 off I-24
- Traffic count: Approx. 28,774

**John Harney**  
AFFILIATE BROKER

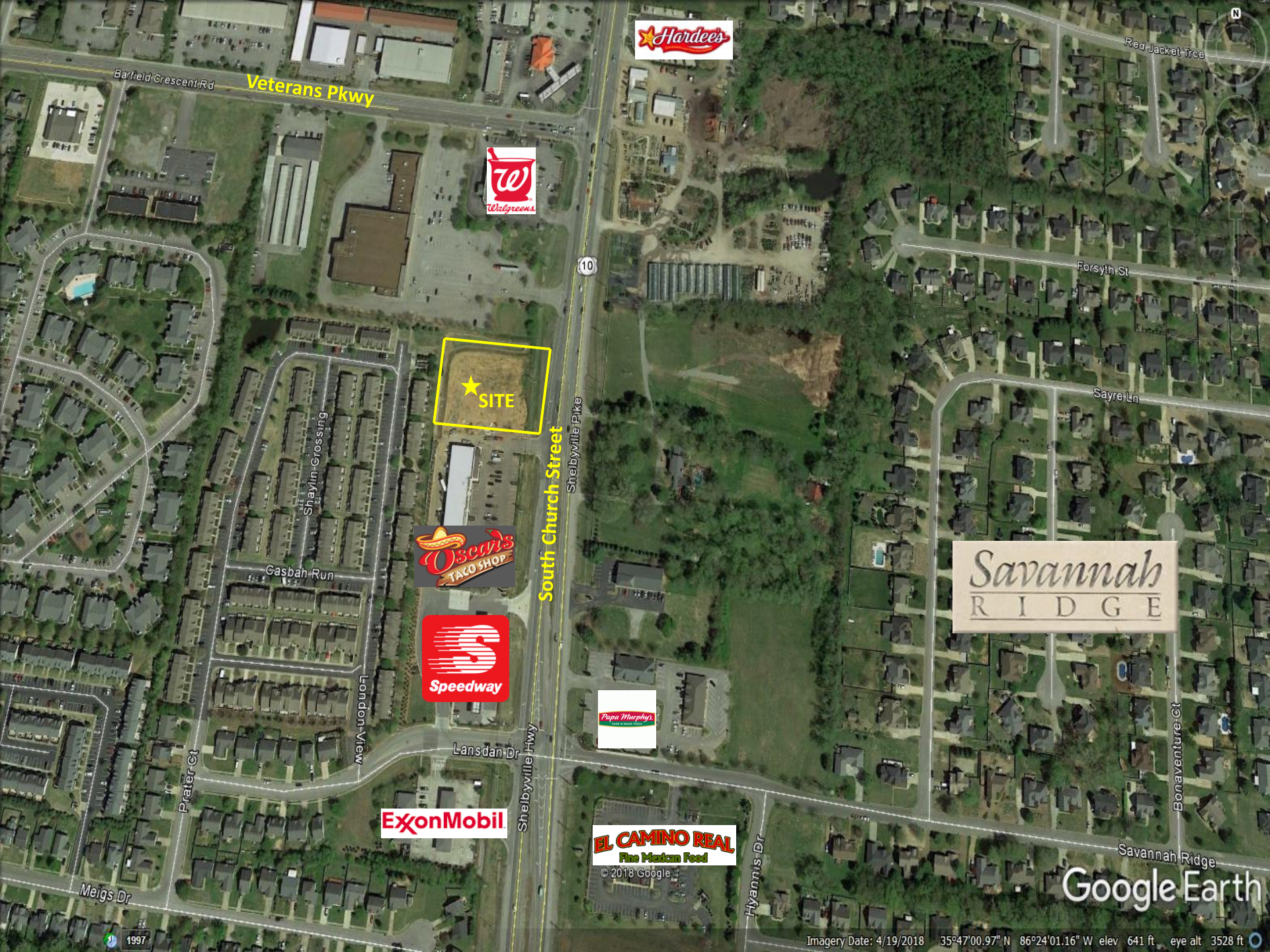
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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7  
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Savannah  
RIDGE

Google Earth



Innsbrooke Subdivision

Barfield  
Elementary  
School

Veterans Pkwy

Barfield Park



DOLLAR  
GENERAL

Toot's

★  
SITE



Goodwill  
Industries International, Inc.

Savannah  
RIDGE

Google Earth

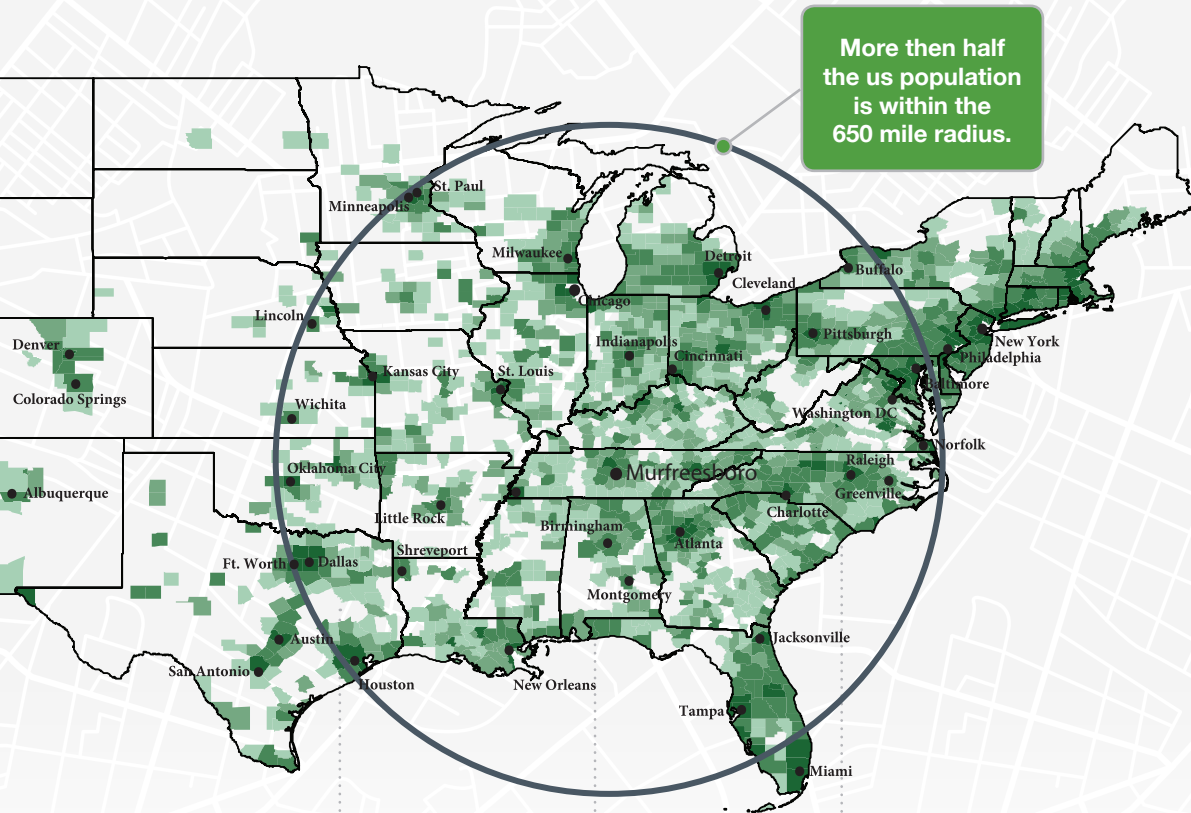




# Rutherford County, TN Community Snapshot

rutherford  
works

*It's the people you need now. It's the people you will need tomorrow.*



90.9

**Cost of living  
index vs. National  
Average of 100**

Source: 3rd Quarter 2018  
ACCRA Cost of Living  
Index

6th

**Best Real Estate  
Market in the Nation**

Source: WalletHub 2018

8th

**Fastest Growing  
Midsize City in the  
United States with 23  
new residents per day**

Source: WalletHub 2018

#1

**Largest suburb in  
the Nashville MSA**

**NISSAN**

8,500  
Employees

**INGRAM**

1,807  
Employees

**State Farm**

1,650  
Employees

**amazon.com**

1,621  
Employees

**Saint Thomas  
Health**

1,285  
Employees

**asurion**

1,250  
Employees

**verizon**

1,068  
Employees

**General  
Mills**  
Making Food  
People Love

1,028  
Employees

**ADIENT**

1,000  
Employees

**BRIDGESTONE**

975  
Employees



## Quick Facts

### Rutherford County

2019 Population: 330,409  
 2024 Projection: 359,045  
 2010 Census: 262,604  
 Households: 121,021  
 Avg. HH Income: \$82,882.00  
 Med. HH Income: \$65,798.00

### City of Murfreesboro

2019 Population: 142,056  
 2024 Projection: 153,707  
 2010 Census: 108,755  
 Households: 54,190  
 Avg. HH Income: \$81,115.00  
 Med. HH Income: \$61,705.12

### Town of Smyrna

2019 Population: 51,519  
 2024 Projection: 56,223  
 2010 Census: 39,974  
 Households: 19,297  
 Avg. HH Income: \$76,969.00  
 Med. HH Income: \$62,608.00

### City of La Vergne

2019 Population: 39,404  
 2024 Projection: 42,933  
 2010 Census: 32,588  
 Households: 13,007  
 Avg. HH Income: \$75,305.00  
 Med. HH Income: \$63,378.57

### City of Eagleville

2019 Population: 744  
 2024 Projection: 811  
 2010 Census: 604  
 Households: 288  
 Avg. HH Income: \$75,675.00  
 Med. HH Income: \$57,618.53

Sources:  
 2019 Claritas Estimate  
 2010 Census Data

Laborforce Data  
 June 2019

## Top Rated Schools

- 5th Best High School in the US (Central Magnet School)
- 95% Graduation Rate
- 15 CTE Career Clusters
  - STEM
  - IT
  - Business
  - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



## Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

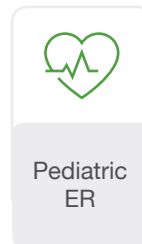
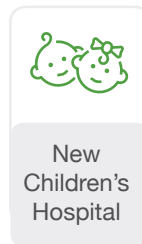
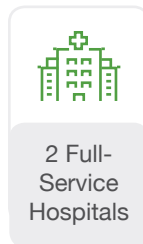


9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



## Healthcare Hub



## Proximity to Nashville

- 3 Professional Sports Teams
- Live Music at the Ryman Auditorium, Grand Ole Opry, and Bluebird Cafe
- TN State Capitol



## Recent Additions



**207 New HQ Jobs**  
 \$10.3 Million Investment



**95 New Jobs**  
 \$21.3 Million Investment



**50 New Tech Jobs**  
 Relocation from Atlanta

## Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,391,624	1,044,120	185,555
Unemployment Rate	4.0%	3.2%	3.2%
Available Labor Pool	136,545	32,940	5,936