



PIONEER SQUARE – SPACES FOR LEASE

1990 Old Fort Parkway – Murfreesboro, TN



DETAILS:

- Lease Rate: \$16.75 PSF
- CAM charges - \$3.60 PSF
- 2 – 1,040 SF spaces for lease
- High traffic area, close to Walmart
- Pylon Sign Availability
- Traffic Count: Approx. 30,736

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Wal-mart

Sam Walton Dr

N. Thompson Lane

Amy Dr

N. Thompson Ln

James Lusinski Dr

Woodward Dr

site

Prince

Mall

To I-24

Old Fort Pkwy.

Old Fort Pkwy.

Chaffin Dr

Demographic Summary Report

1990 Old Fort Pky, Murfreesboro, TN 37129

Building Type: **General Retail** Total Available: **2,080 SF**
 Secondary: - % Leased: **100%**
 GLA: **7,168 SF** Rent/SF/Yr: **\$16.75**
 Year Built: **2009**

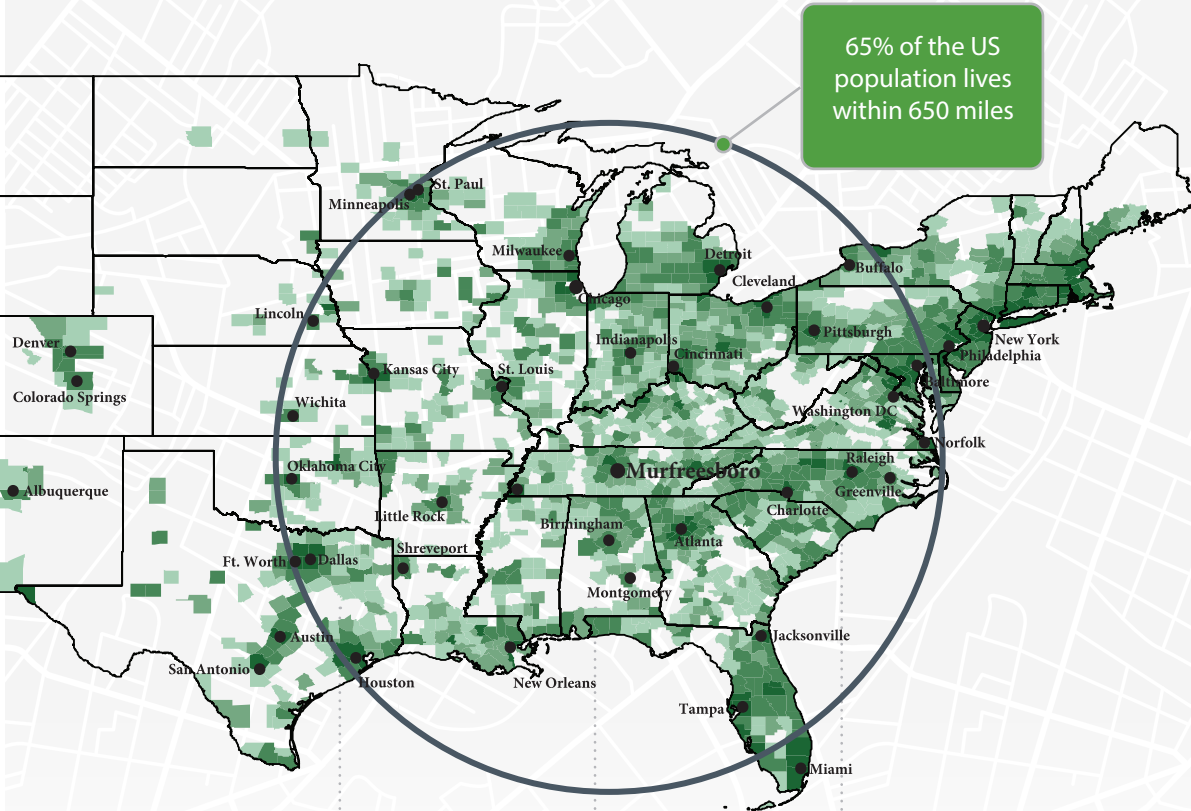


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	2,982	68,266	175,814
2020 Estimate	2,603	60,572	156,090
2010 Census	1,625	45,399	117,109
Growth 2020 - 2025	14.56%	12.70%	12.64%
Growth 2010 - 2020	60.18%	33.42%	33.29%
2020 Population by Hispanic Origin	159	4,647	11,720
2020 Population	2,603	60,572	156,090
White	2,004 76.99%	45,401 74.95%	117,223 75.10%
Black	368 14.14%	10,572 17.45%	27,384 17.54%
Am. Indian & Alaskan	12 0.46%	273 0.45%	805 0.52%
Asian	137 5.26%	2,409 3.98%	5,957 3.82%
Hawaiian & Pacific Island	1 0.04%	43 0.07%	161 0.10%
Other	82 3.15%	1,873 3.09%	4,562 2.92%
U.S. Armed Forces	1	109	291
Households			
2025 Projection	1,064	27,104	66,392
2020 Estimate	931	24,119	59,018
2010 Census	599	18,500	44,772
Growth 2020 - 2025	14.29%	12.38%	12.49%
Growth 2010 - 2020	55.43%	30.37%	31.82%
Owner Occupied	681 73.15%	13,198 54.72%	34,114 57.80%
Renter Occupied	250 26.85%	10,922 45.28%	24,904 42.20%
2020 Households by HH Income	931	24,121	59,018
Income: <\$25,000	88 9.45%	3,831 15.88%	9,348 15.84%
Income: \$25,000 - \$50,000	163 17.51%	5,533 22.94%	14,175 24.02%
Income: \$50,000 - \$75,000	270 29.00%	6,049 25.08%	12,639 21.42%
Income: \$75,000 - \$100,000	217 23.31%	4,027 16.69%	9,043 15.32%
Income: \$100,000 - \$125,000	106 11.39%	2,264 9.39%	5,327 9.03%
Income: \$125,000 - \$150,000	19 2.04%	780 3.23%	2,616 4.43%
Income: \$150,000 - \$200,000	60 6.44%	1,001 4.15%	3,658 6.20%
Income: \$200,000+	8 0.86%	636 2.64%	2,212 3.75%
2020 Avg Household Income	\$76,101	\$71,677	\$76,750
2020 Med Household Income	\$68,967	\$61,188	\$61,191

Rutherford County, TN Community Snapshot

rutherford
works

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



65% of the US population lives within 650 miles

95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000 Employees

amazon.com
2,700 Employees

INGRAM
1,918 Employees

Saint Thomas Health
1,741 Employees

asurion
1,250 Employees

verizon
1,068 Employees

General Mills
1,000 Employees

ADIENT
1,000 Employees

BRIDGESTONE
987 Employees

CardinalHealth
816 Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

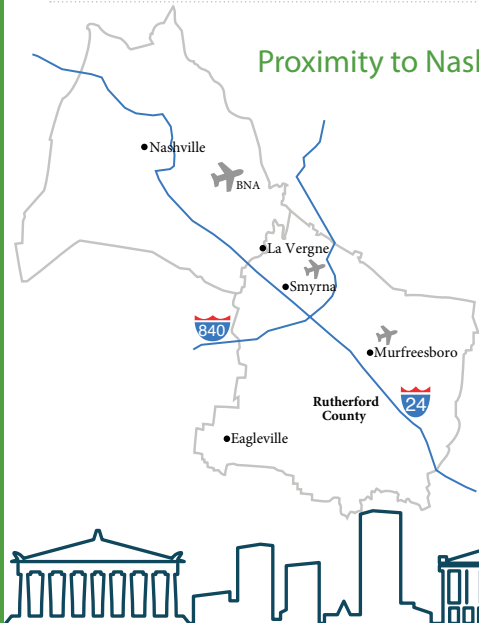
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

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



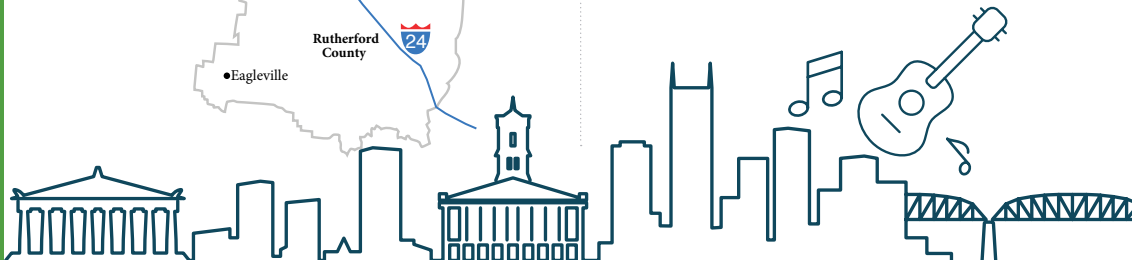
2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000