

# 100% Fully Leased Investment Property FOR SALE



## Guaranty Trust Building with 19,476 SF

316 Robert Rose Drive – Murfreesboro, TN



### DETAILS:

- Price: \$6,495,000
- New 5 year NNN lease
- \$407,002 net income annually w/ 2% annual increase
- 2.27 Acres
- Main building has 33 private offices, restrooms on each floor, kitchen, elevator, 3 work rooms, 3 conference rooms & coffee room
- Addition has 18 offices plus center cubicle area & 2 sets of restrooms
- Covered outdoor pavilion with grill & outdoor restrooms

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se Dr

West Fork Stones River

Robert Rose Dr

Old South Way

Robert Rose Dr

100 feet

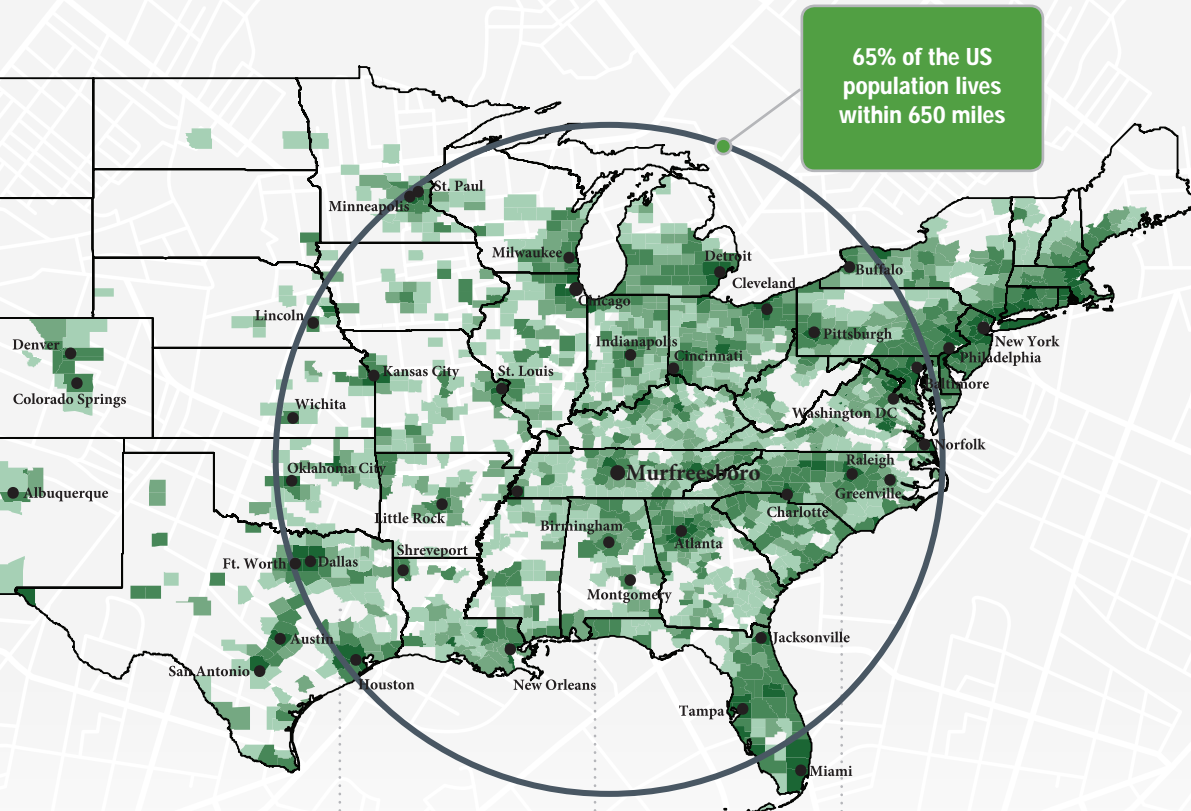
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# Rutherford County, TN Community Snapshot

rutherford  
works

It's All Here!

Location. Demographics. Workforce. Education. Quality of Life.



90.9

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

Source: 3rd Quarter 2018  
ACCRA Cost of Living Index

8th

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

Source: WalletHub 2018

6th

**Best Real Estate  
Market in the Nation**

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  
TN.Gov (LAUS)

## Top Rated Schools

- 5th Best High School in the US (Central Magnet)
- 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

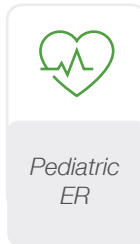
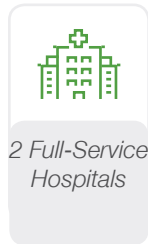


9.1% Lower Cost of Living than US Average

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



## Healthcare Hub



## Proximity to Nashville

- 3 Professional Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol



## Recent Additions



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



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



**50 New Office Jobs**  
**Relocation from Atlanta**

## Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,363,300	1,084,040	183,730
Unemployment Rate	3.1%	2.4%	2.4%
Available Labor Pool	102,700	26,140	4,380