

FOR SALE



MEDICAL/OFFICE SPACE AVAILABLE

507 Highland Terrace– Murfreesboro, TN



DETAILS:

- **PRICE: \$649,500**
- **5,491 SF medical office building with 10 exam rooms, private offices, nurses' stations, reception & lobby areas and private restrooms**
- **Just off North Highland Ave**
- **Large Common Parking Area at Rear of the Building**
- **0.79 Acre Lot**

John Harney
AFFILIATE BROKER

615.542.0715

johnh@parks-group.com

TN LIC# 221569



THE PARKS GROUP
COMMERCIAL REAL ESTATE

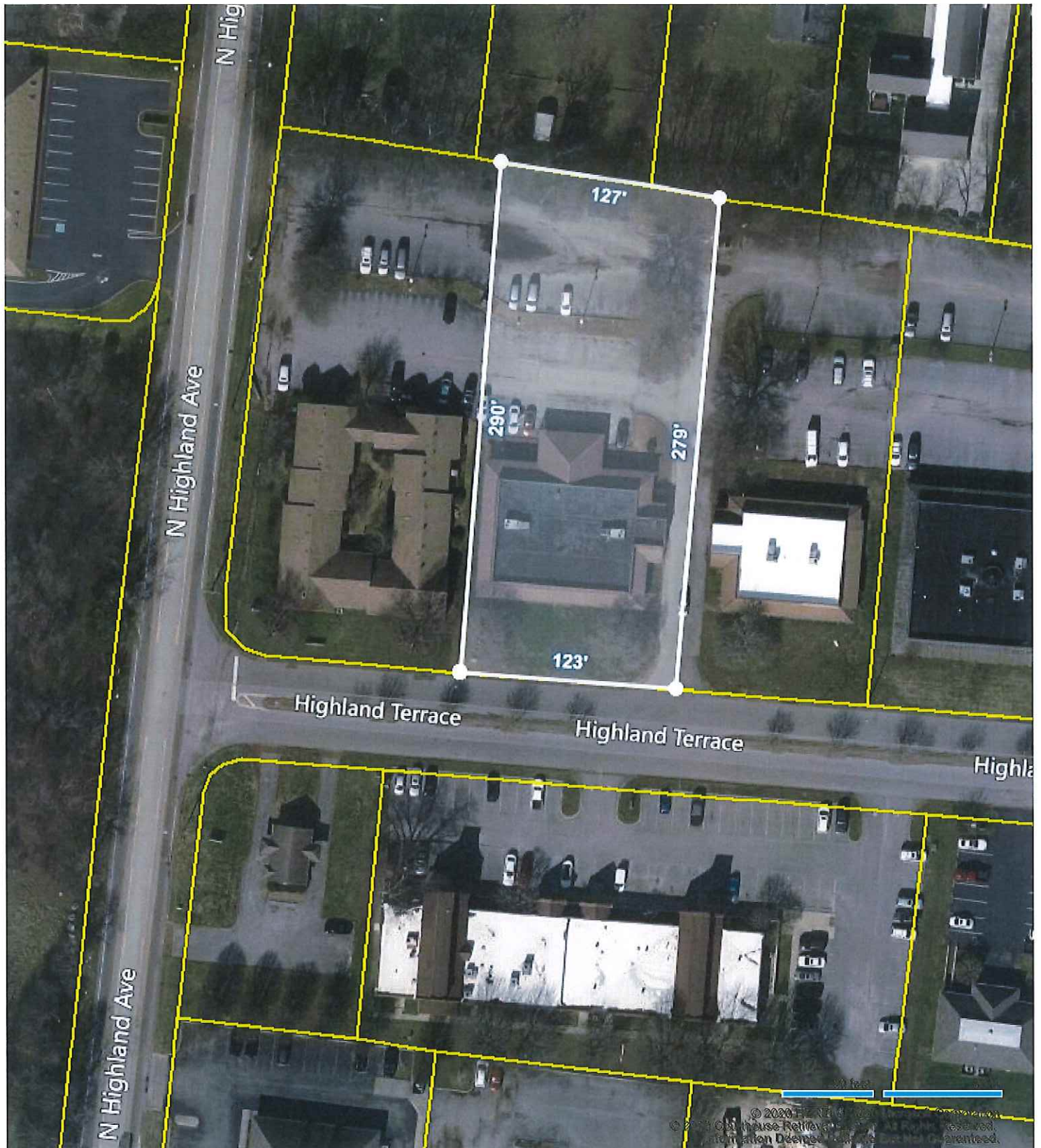


1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129

615.896.4045

www.parks-group.com

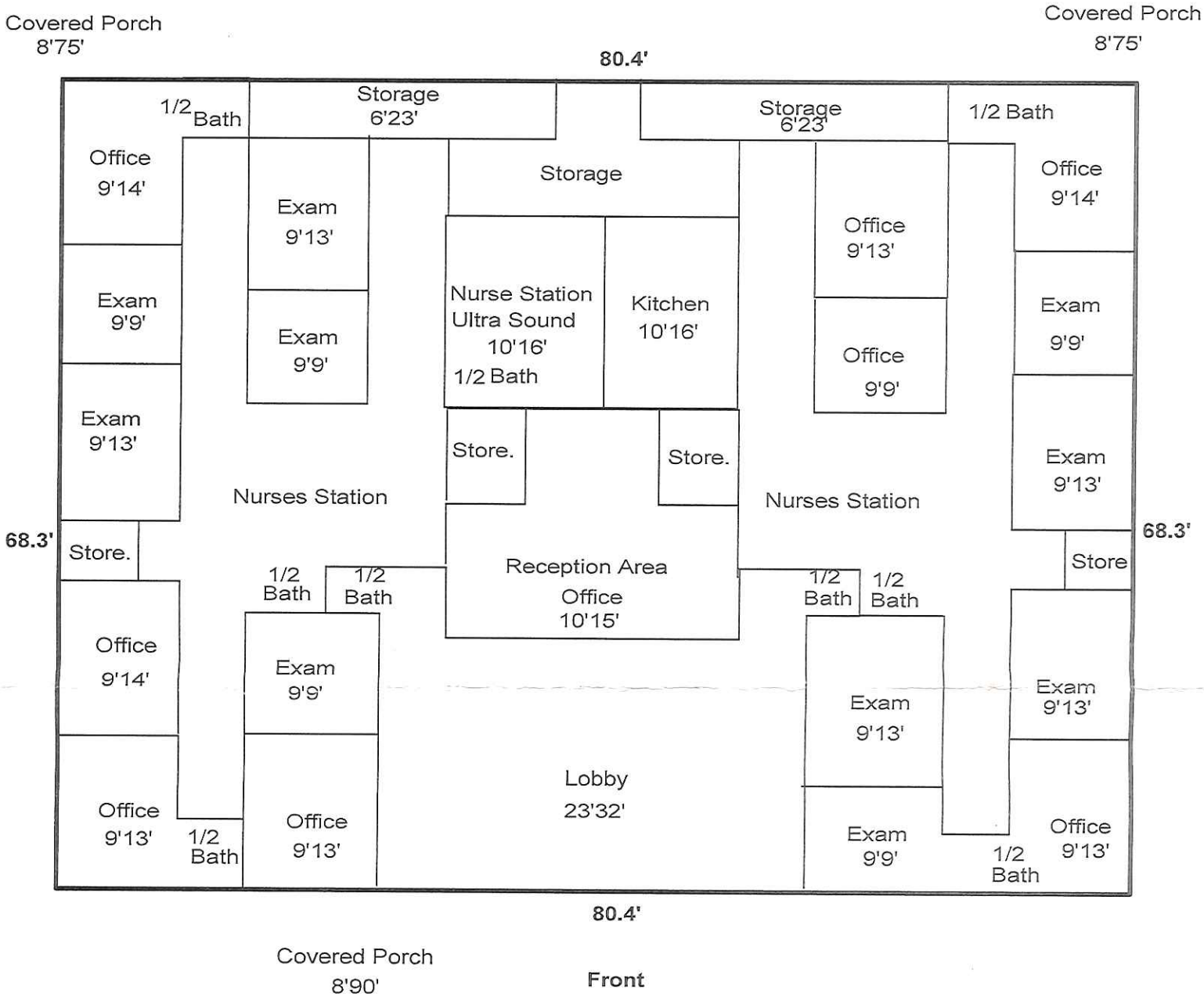
Map for Parcel Address: 507 Highland Ter Murfreesboro, TN 37130-2479 Parcel ID: 091D E 028.00



© 2020 Courthouse Retrieval System. All Rights Reserved.
Information Deemed Reliable But Not Guaranteed.

SKETCH ADDENDUM

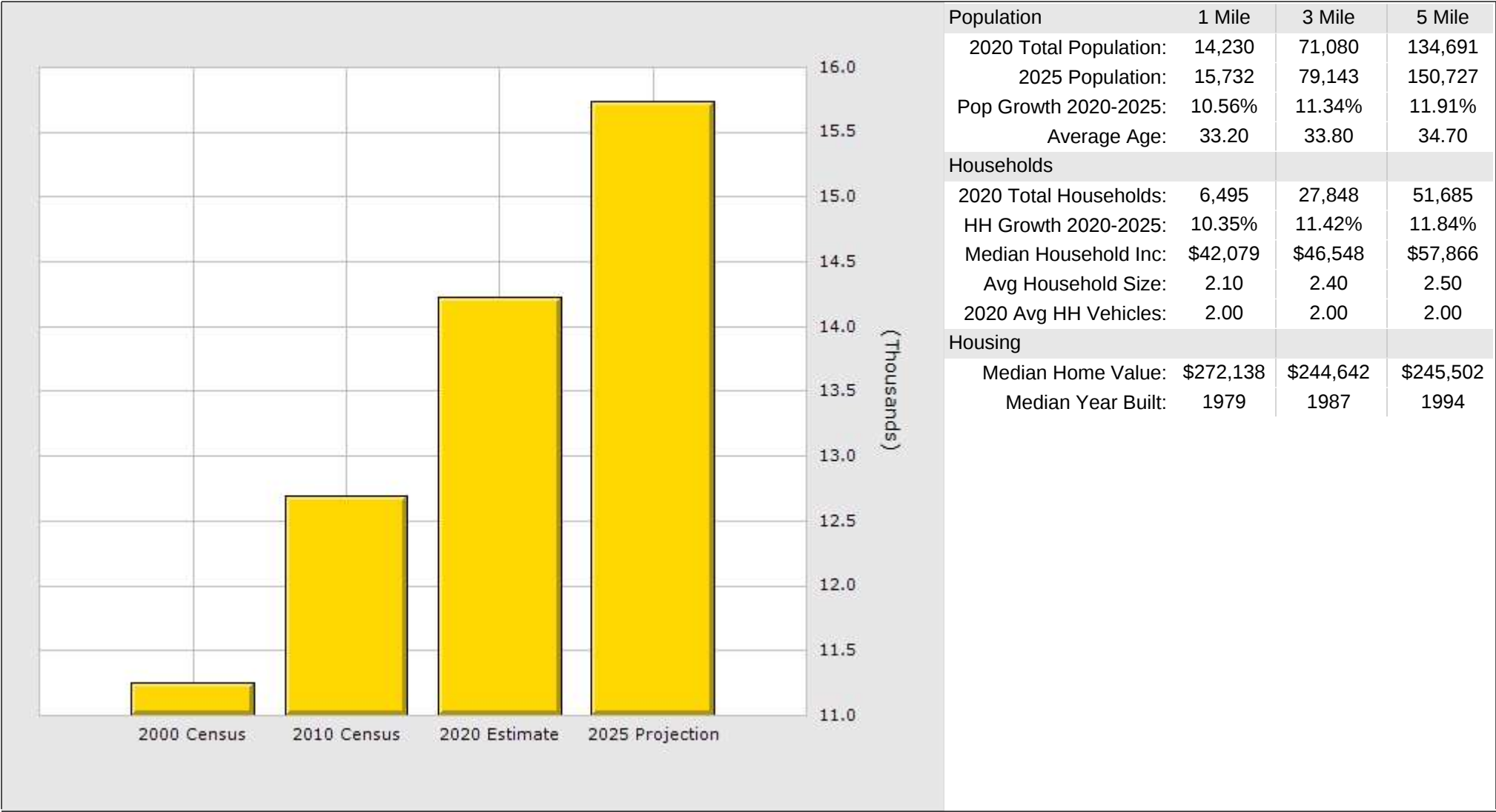
Borrower or Owner			
Property Address 507 Highland Terrace			
City Murfreesboro	County Rutherford	State Tn	Zip Code 37130
Client J. Harney			



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area First Floor	5491	297	First Floor 80.4 X 68.3 = 5491.3

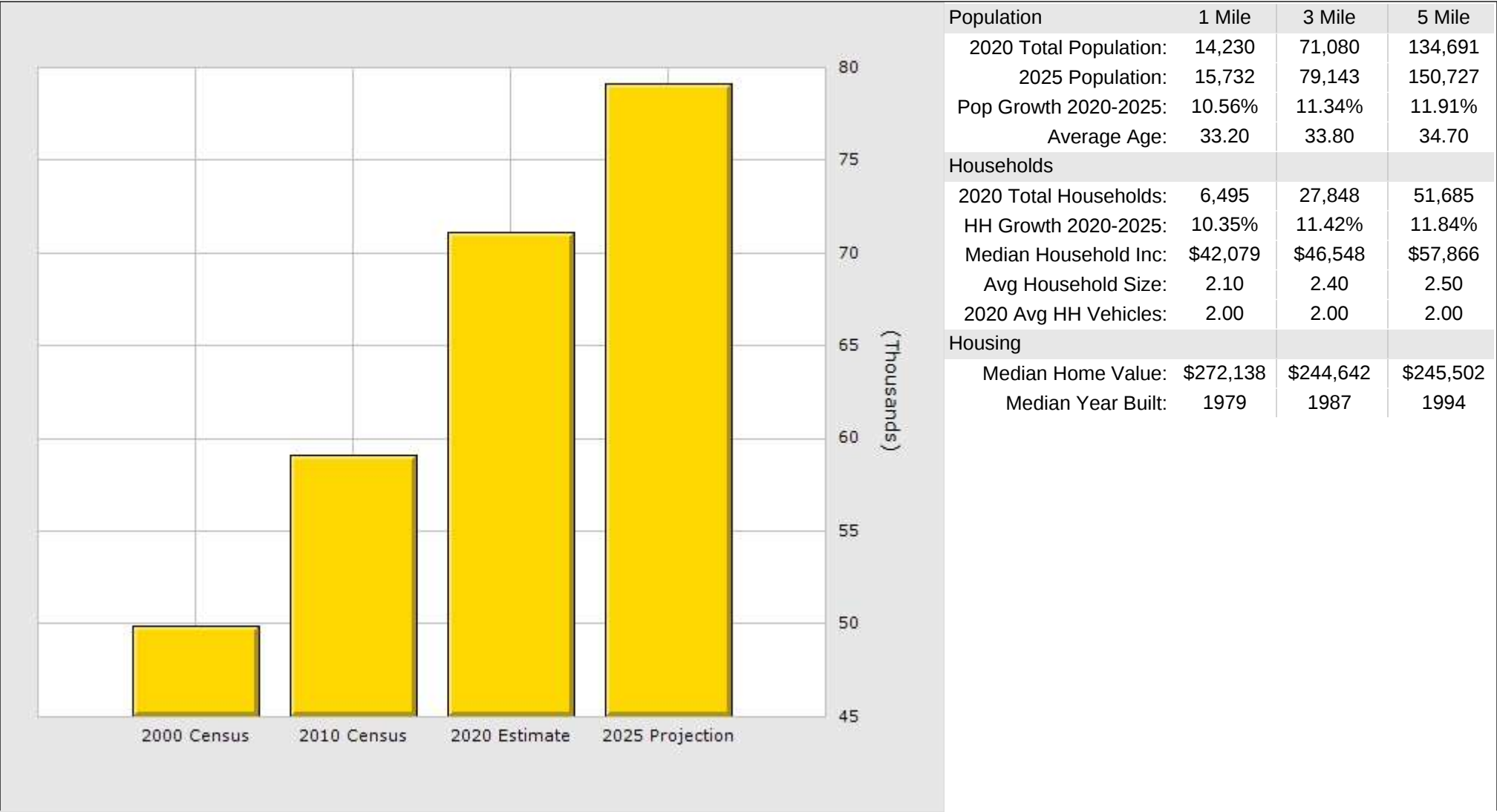
Population for 1 Mile Radius

520 Highland Ter, Murfreesboro, TN 37130



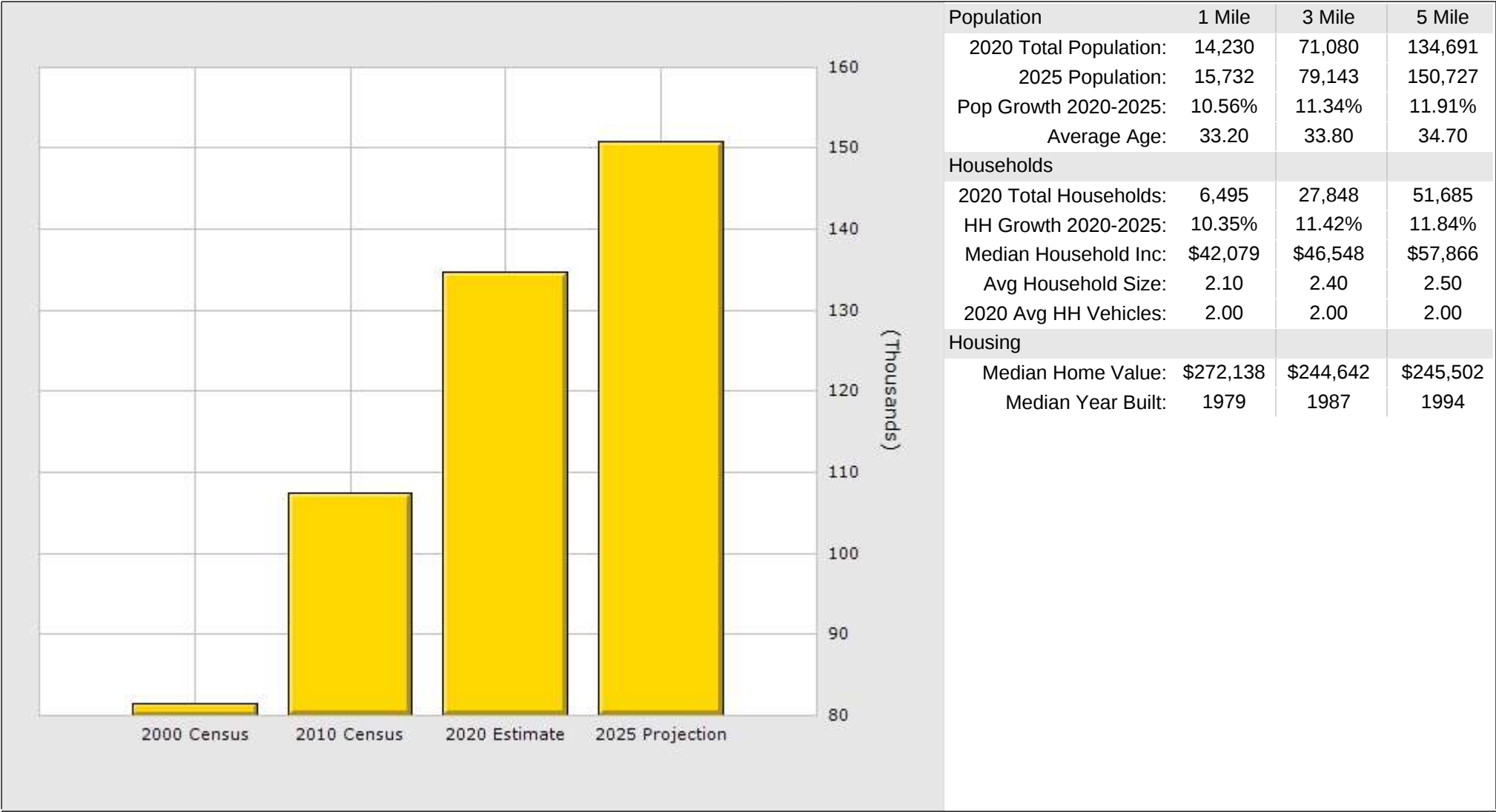
Population for 3 Mile Radius

520 Highland Ter, Murfreesboro, TN 37130



Population for 5 Mile Radius

520 Highland Ter, Murfreesboro, TN 37130

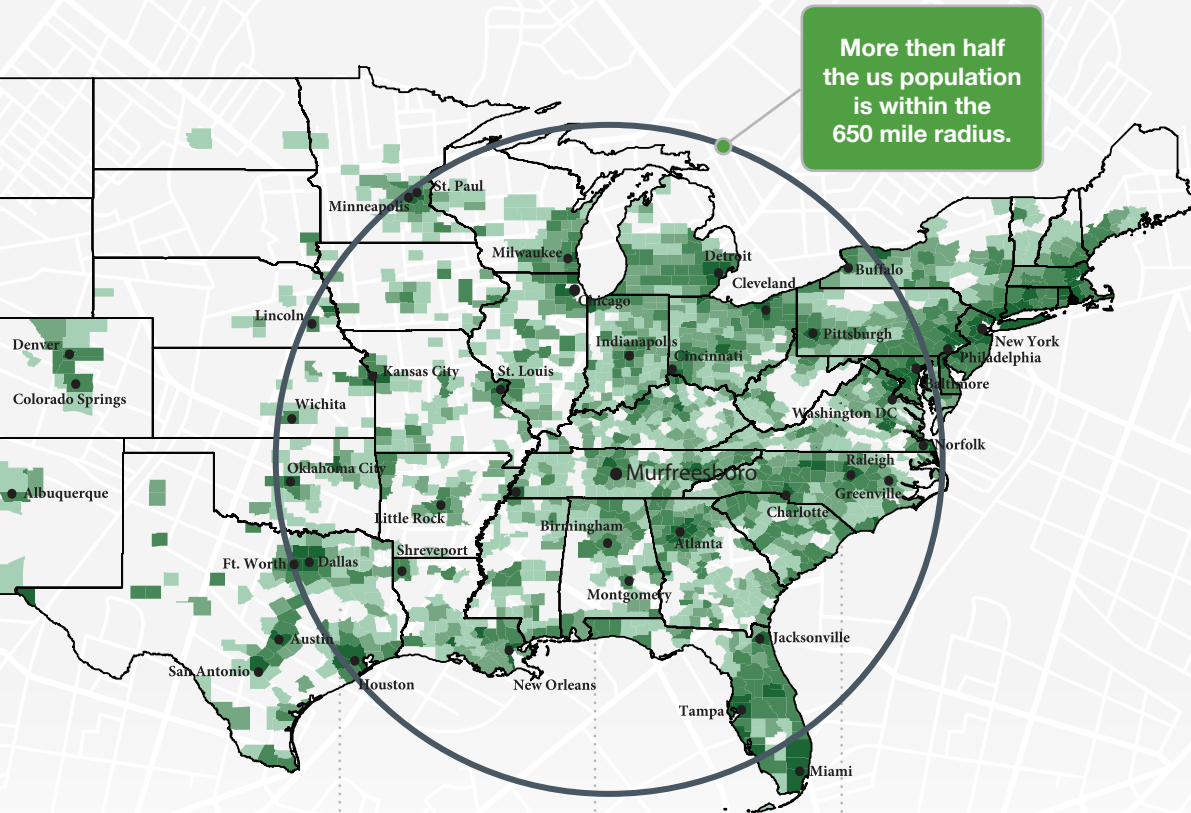


Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	14,230	71,080	134,691
2025 Population:	15,732	79,143	150,727
Pop Growth 2020-2025:	10.56%	11.34%	11.91%
Average Age:	33.20	33.80	34.70
Households			
2020 Total Households:	6,495	27,848	51,685
HH Growth 2020-2025:	10.35%	11.42%	11.84%
Median Household Inc:	\$42,079	\$46,548	\$57,866
Avg Household Size:	2.10	2.40	2.50
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$272,138	\$244,642	\$245,502
Median Year Built:	1979	1987	1994

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

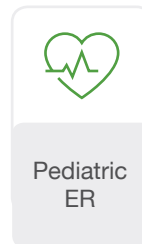
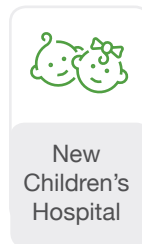
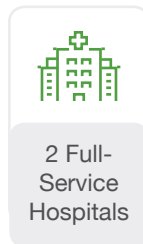


9.1% Lower Cost of Living than US Average

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