

# FOR SALE – REDUCED PRICE!



## MEDICAL/OFFICE SPACE AVAILABLE

### 507 Highland Terrace– Murfreesboro, TN



#### DETAILS:

- **REDUCED PRICE: \$585,000**
- **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  
TNLIC# 221569



**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



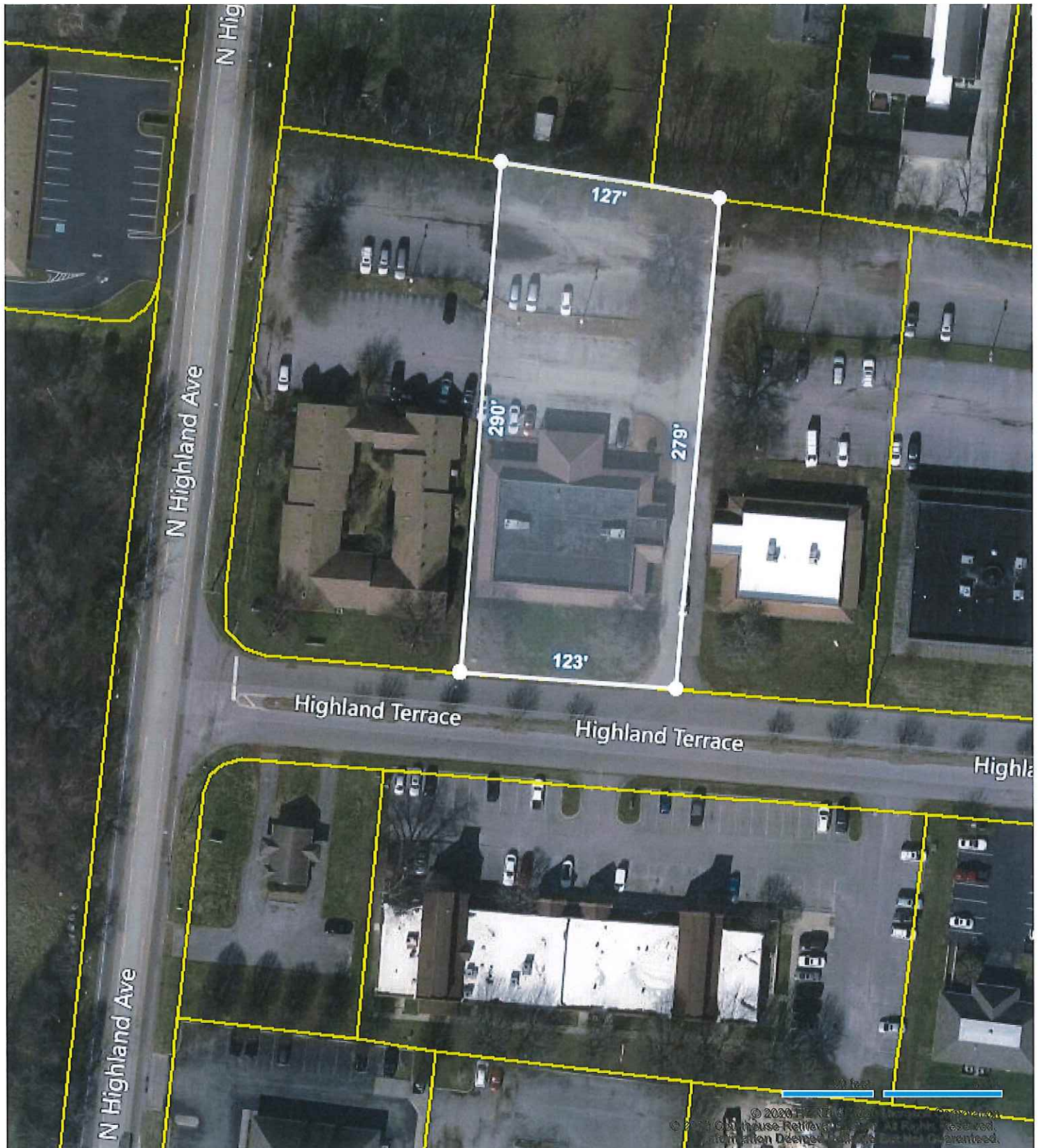
1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129

615.896.4045

[www.parks-group.com](http://www.parks-group.com)



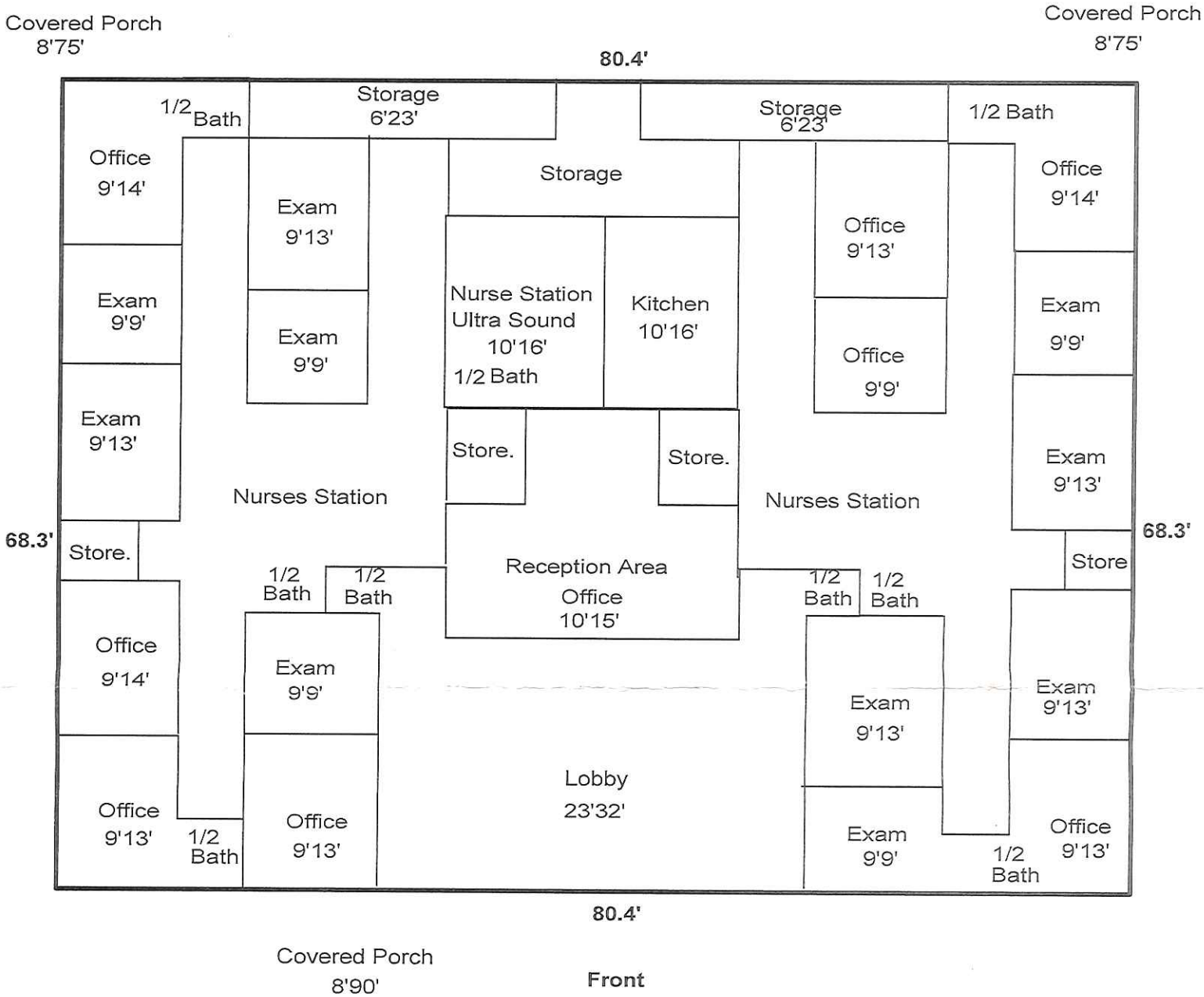
Map for Parcel Address: 507 Highland Ter Murfreesboro, TN 37130-2479 Parcel ID: 091D E 028.00



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SKETCH ADDENDUM

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

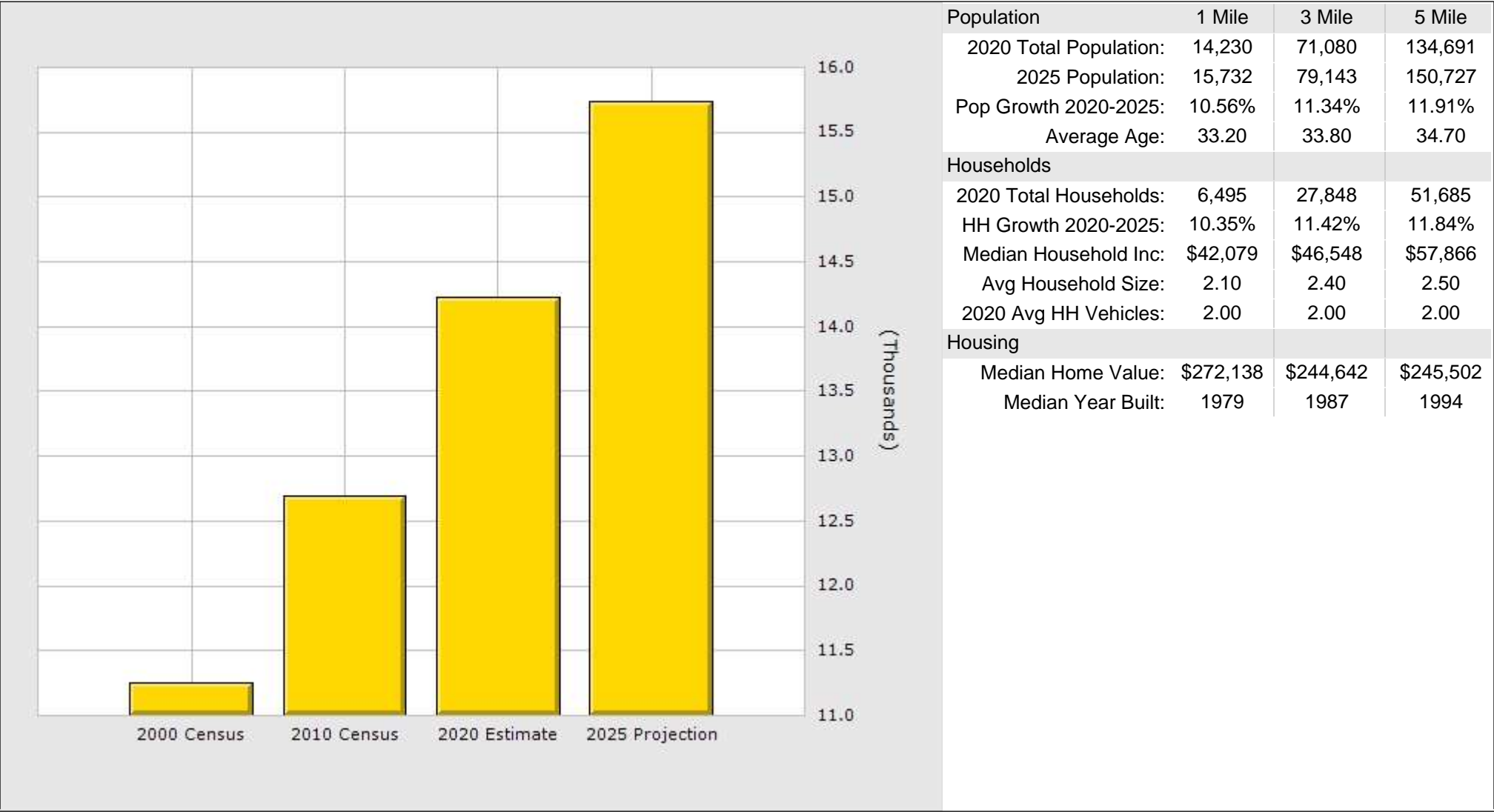


SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area First Floor	5491	297	First Floor 80.4 X 68.3 = 5491.3



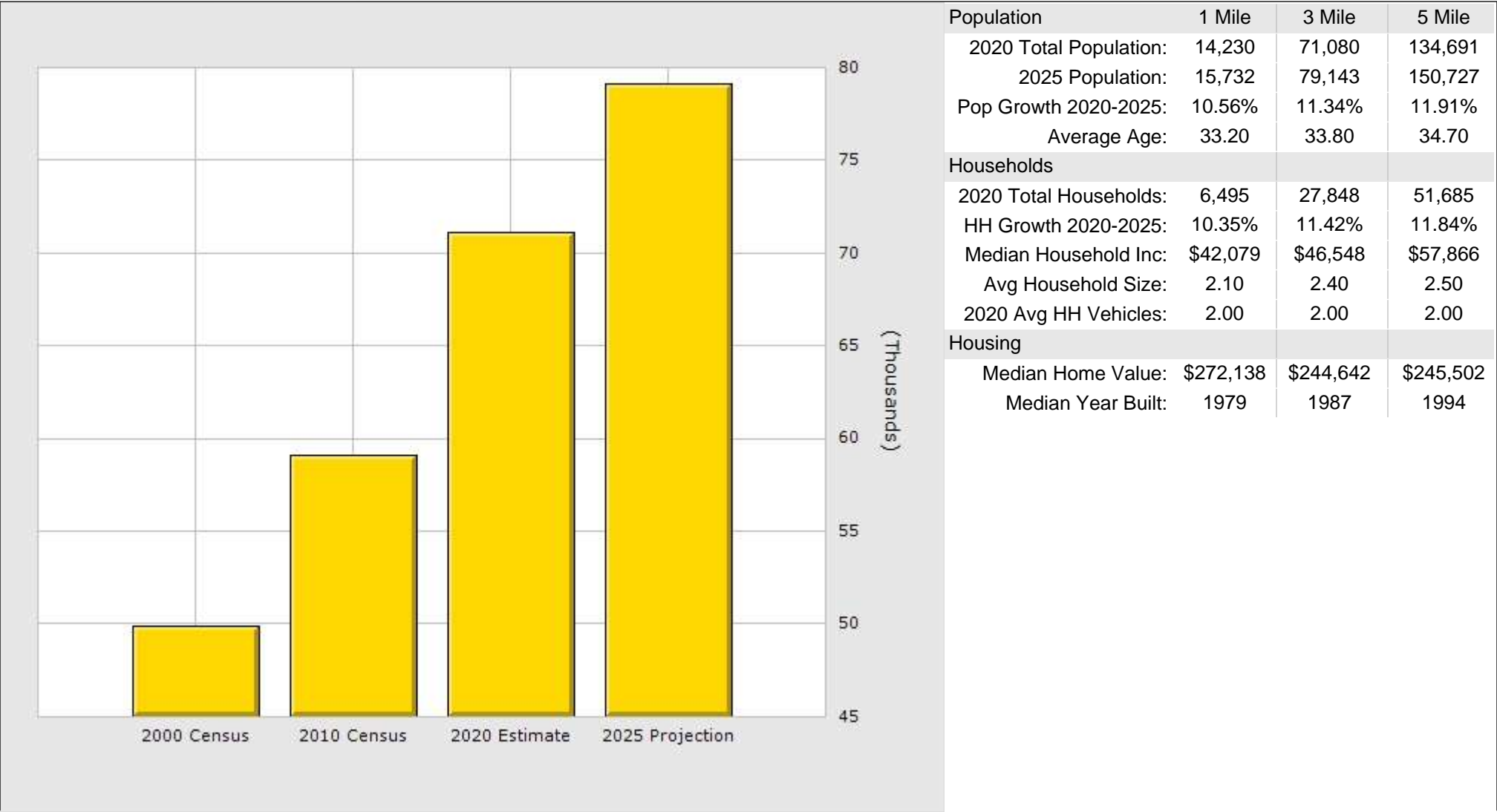
# Population for 1 Mile Radius

520 Highland Ter, Murfreesboro, TN 37130



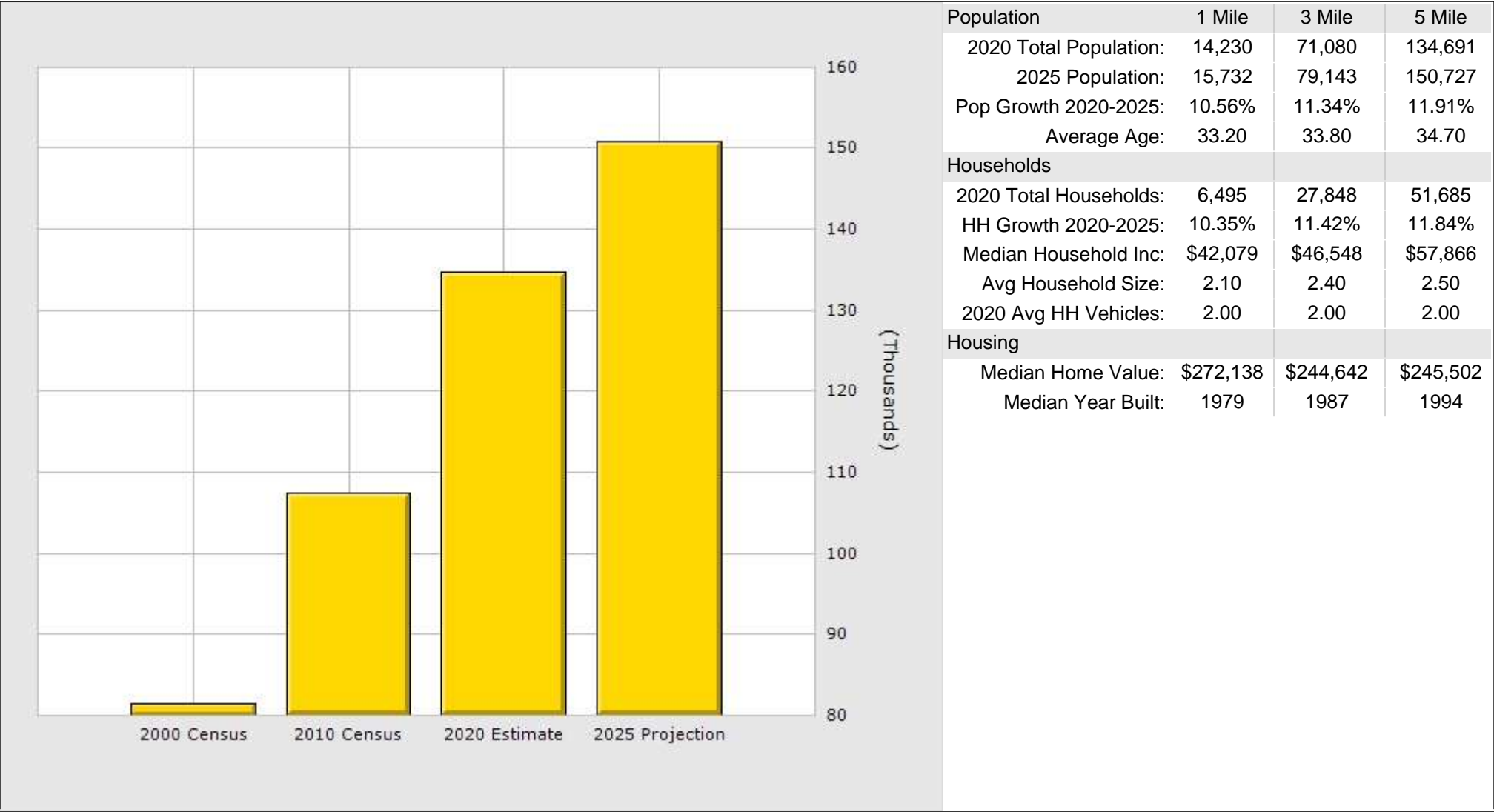
# Population for 3 Mile Radius

520 Highland Ter, Murfreesboro, TN 37130



# Population for 5 Mile Radius

520 Highland Ter, Murfreesboro, TN 37130

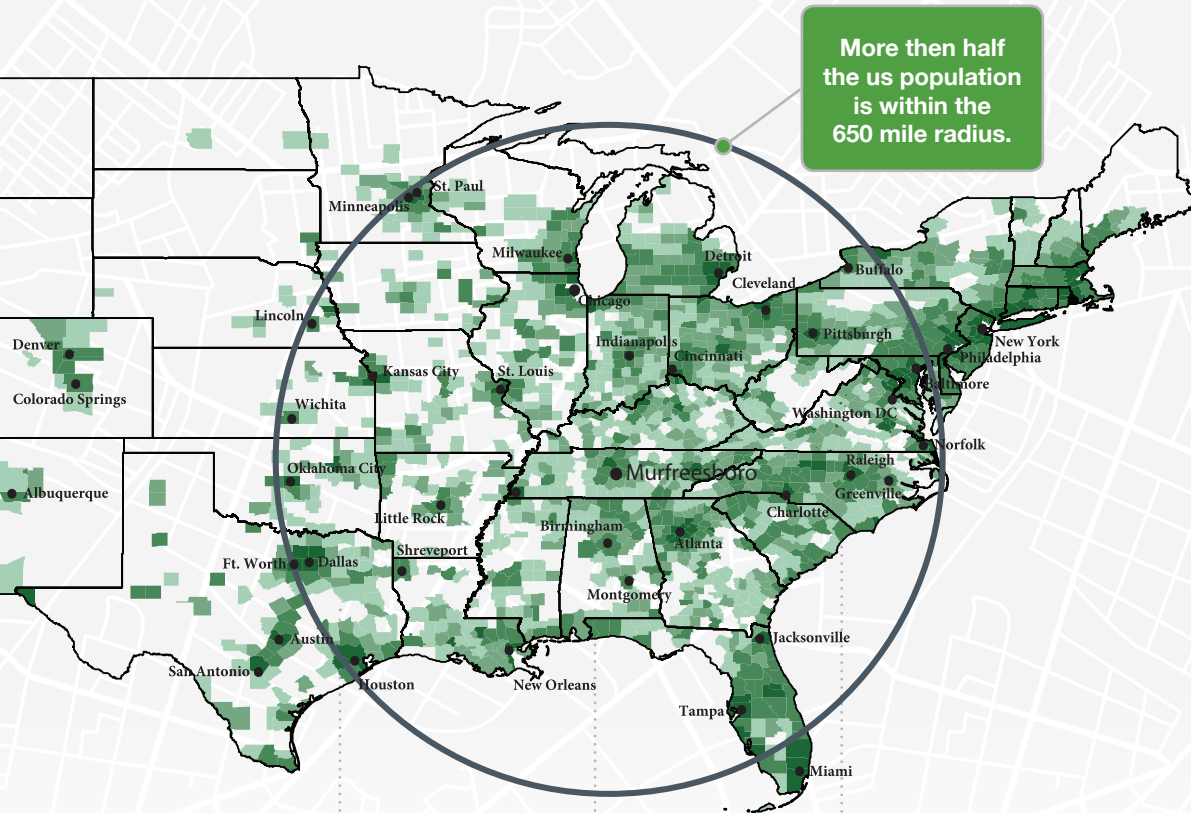


Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	14,230	71,080	134,691
2025 Population:	15,732	79,143	150,727
Pop Growth 2020-2025:	10.56%	11.34%	11.91%
Average Age:	33.20	33.80	34.70
Households			
2020 Total Households:	6,495	27,848	51,685
HH Growth 2020-2025:	10.35%	11.42%	11.84%
Median Household 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

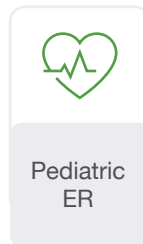
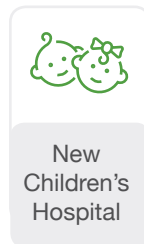
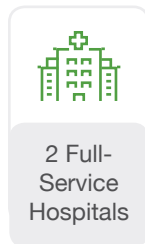


9.1% Lower Cost of Living than US Average

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