

FOR SALE: 100% INCOME-PRODUCING PROPERTY

REDUCED



Northfield Court Shopping Center

1691 Memorial Blvd. – Murfreesboro, TN

Demographics:

	1 Mile	3 Miles	5 Miles
Population	10,661	73,481	133,044
Median Household Income	\$46,075	\$50,054	\$58,012

DETAILS:

- **REDUCED PRICE:** \$6,550,000
- **Cap Rate of 9.75%**
- **51,328 SF on 4.18 Acres**
- **Major Tenants: Gold's Gym & Georgia Career Institute**
- **Great location on North Murfreesboro/ Memorial Blvd corridor**
- **100% Leased**
- **Daily Traffic Count: Approx. 33,043**
- **Recent New Roof & Renovated Parking Lot**

John Harney
AFFILIATE BROKER

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TN LIC# 221569



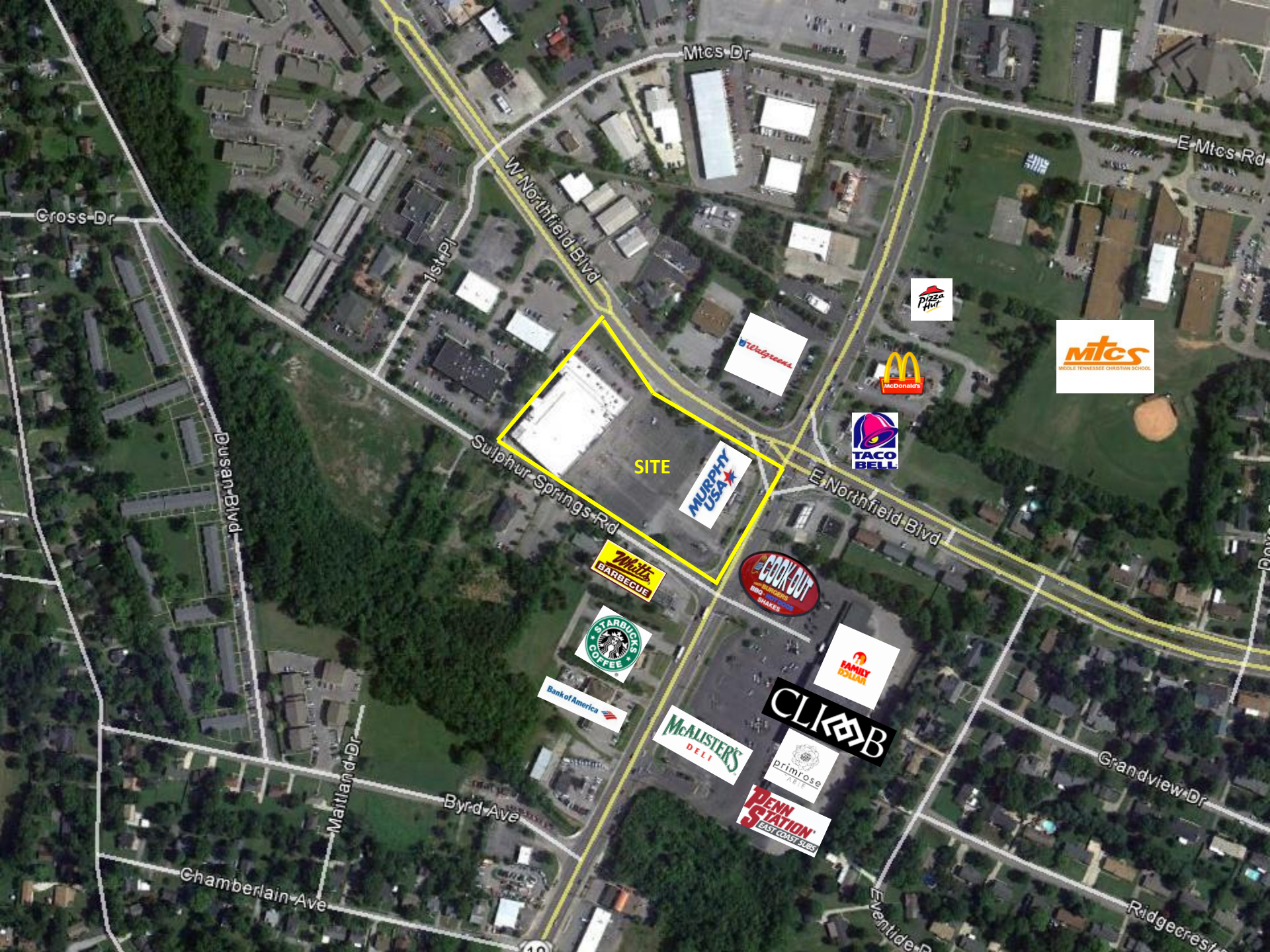
THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

615.896.4045

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Cross-Dr

Mtcs Dr

E Mtcs Rd

W Northfield Blvd

1st Pl

Dusan Blvd

Sulphur Springs Rd

SITE

MURPHY USA

E Northfield Blvd

White's BARBECUES

COOK-OUT
BURRITOS
BROCCOLINI
SHAKES

STARBUCKS COFFEE

Bank of America

FAMILY DOLLAR

McALISTER'S DELI

CLKB

primrose ART

PENN STATION
EAST COAST SUBS

Byrd Ave

Maitland Dr

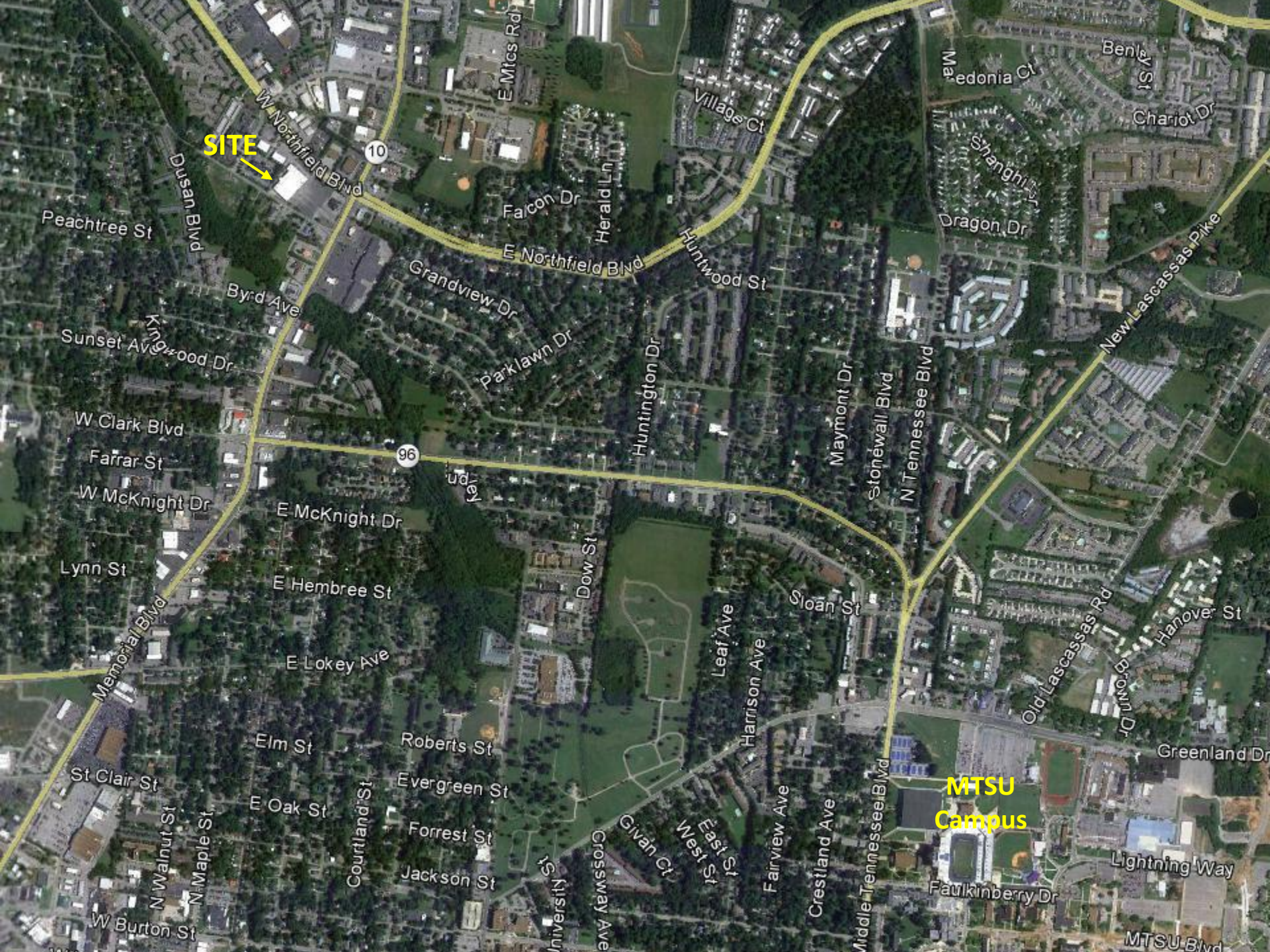
Chamberlain Ave

Grandview Dr

Ridgecrest

Eventide P





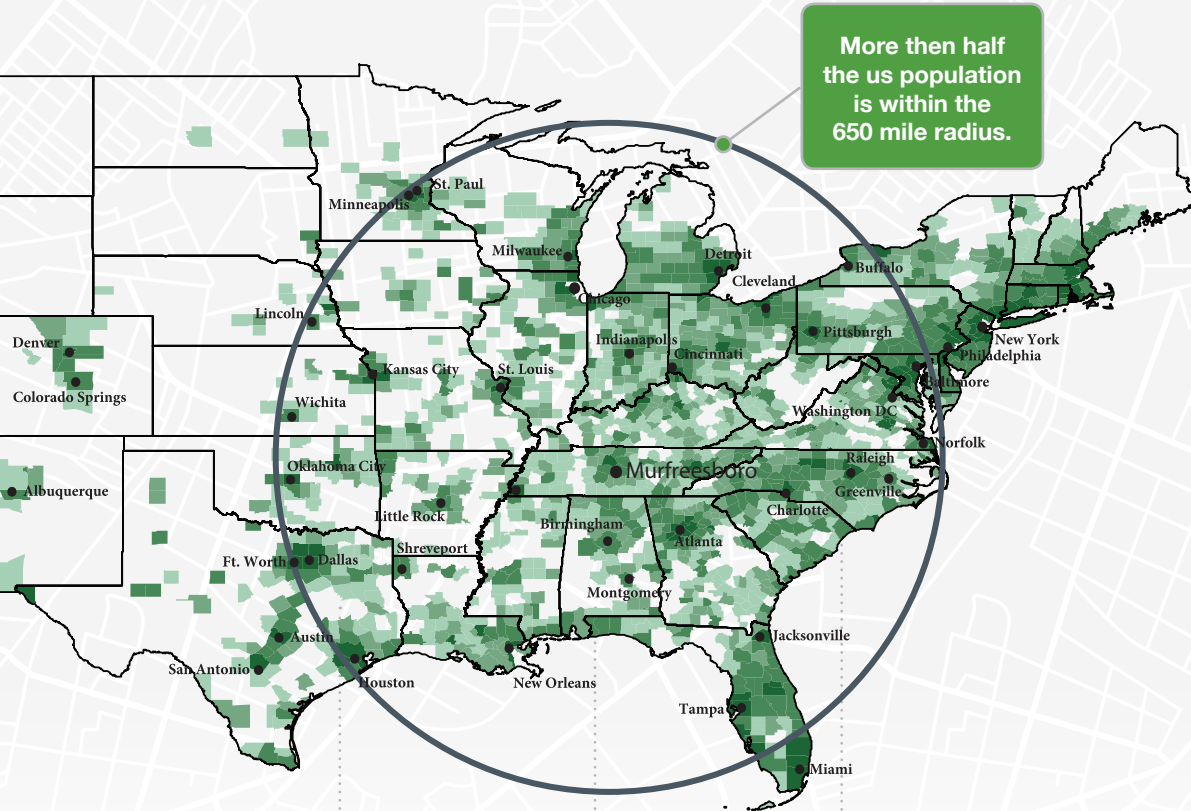
SITE

**MTSU
Campus**

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

rutherford
works

Quality of Life

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

2 Full-Service Hospitals

New Children's Hospital

Pediatric ER

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