

# FOR SALE: 100% INCOME-PRODUCING PROPERTY



## Northfield Court Shopping Center

1691 Memorial Blvd. – Murfreesboro, TN

### STATS:

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

### DETAILS:

- **PRICE: \$7,400,000**
- **Cap Rate of 8.1%**
- **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

**615.542.0715**

johnh@parks-group.com

TNLIC# 221569



**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE

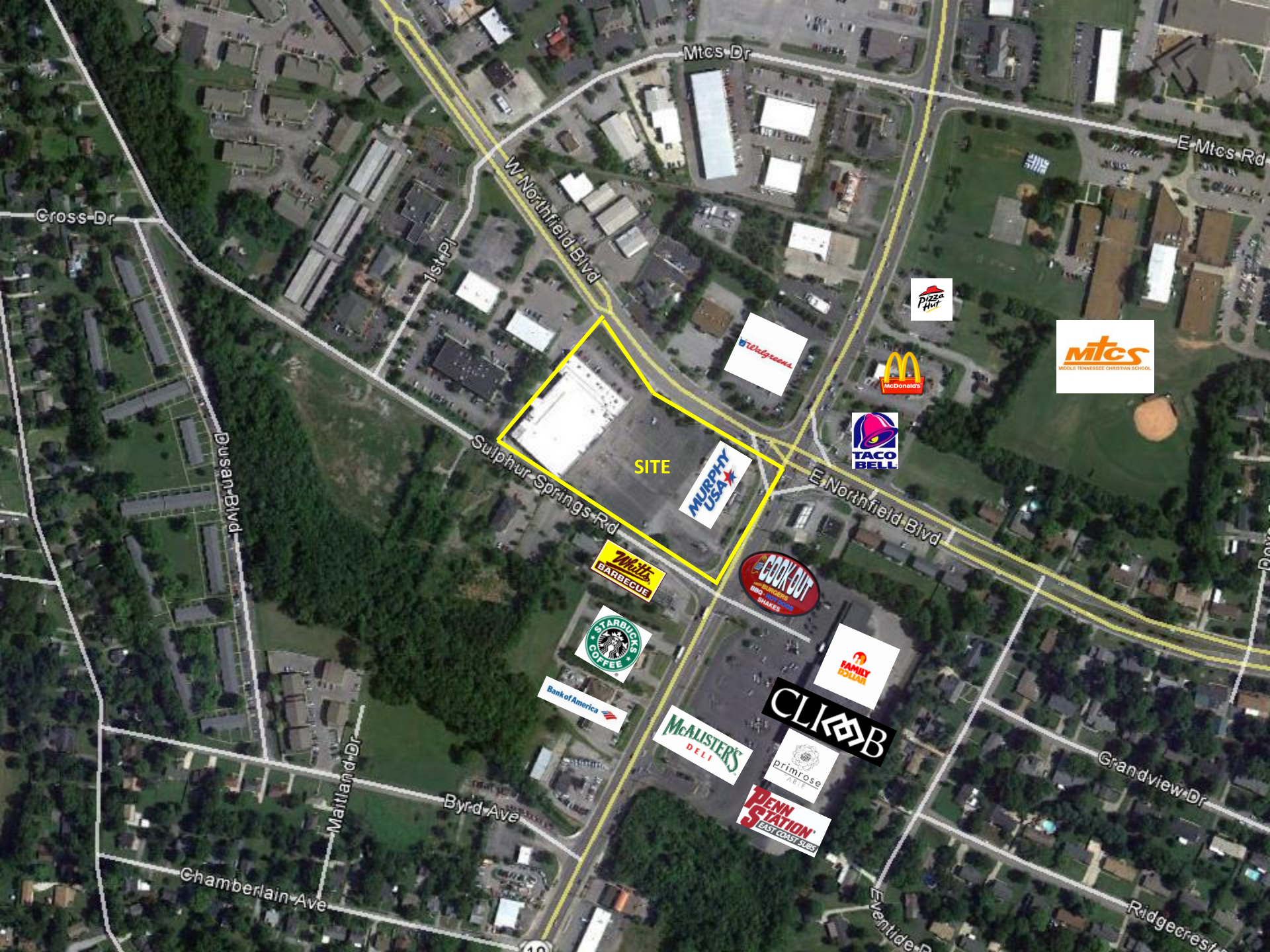


1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129

615.896.4045

**www.parks-group.com**





Mtes Dr

E Mtes Rd

Cross Dr

1st Pl

W Northfield Blvd



SITE

Sulphur Springs Rd

E Northfield Blvd



Byrd Ave

Maitland Dr

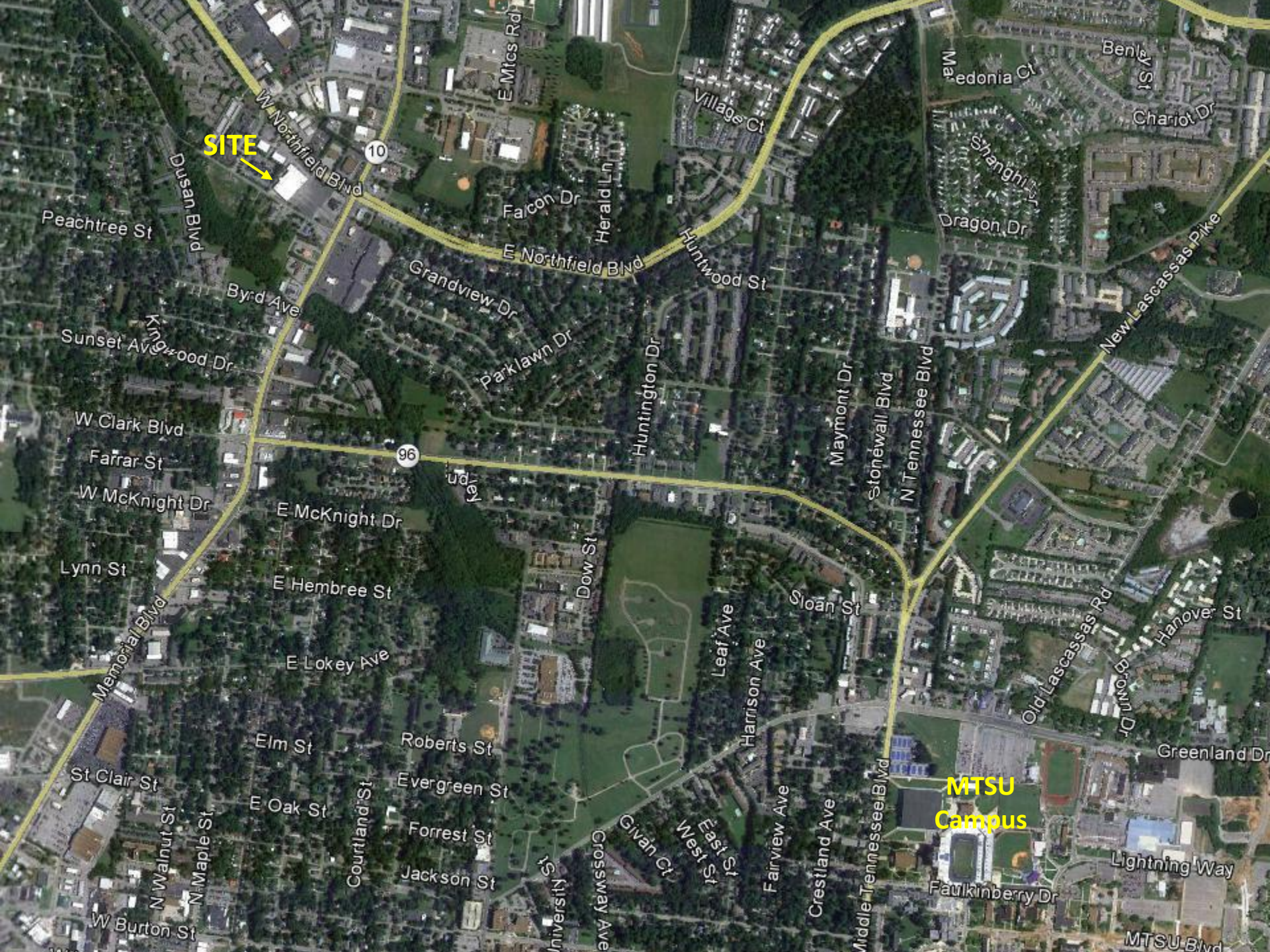
Chamberlain Ave

Grandview Dr

Ridgecrest

Eventide Rd



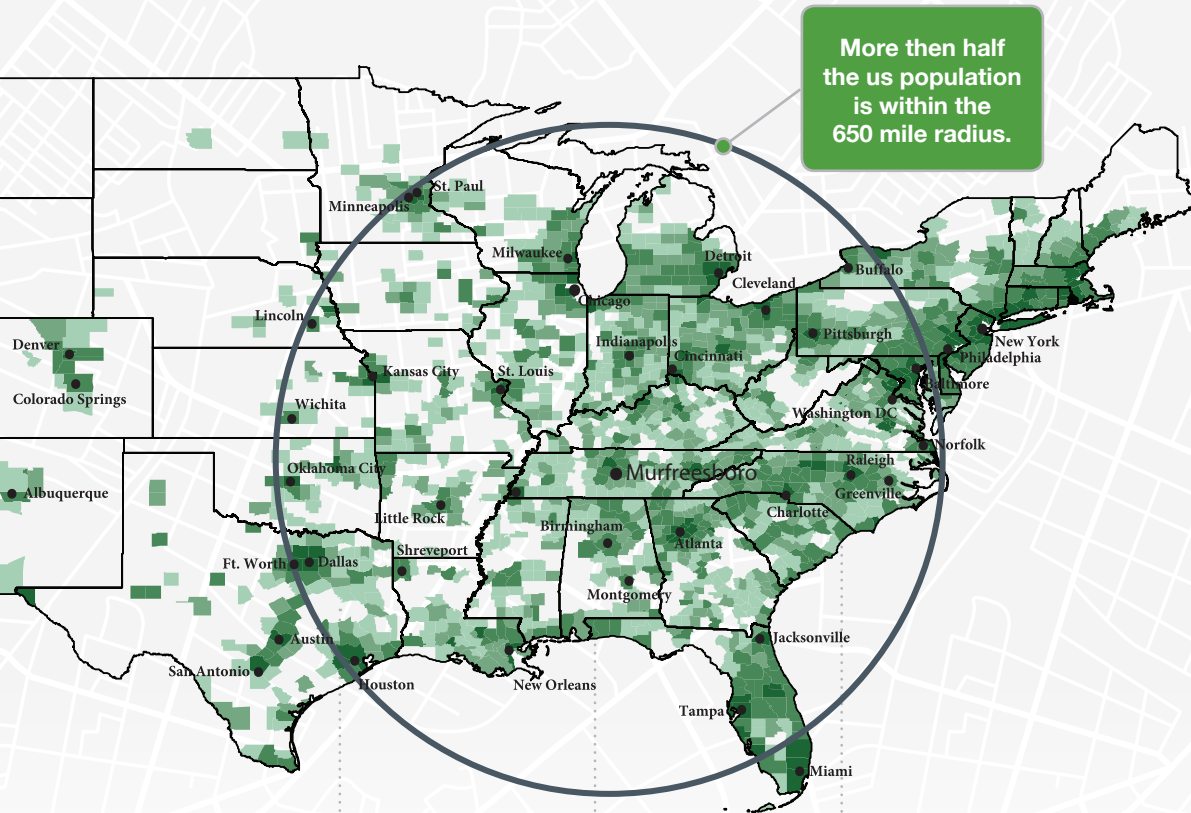




# Rutherford County, TN Community Snapshot

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

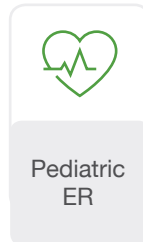
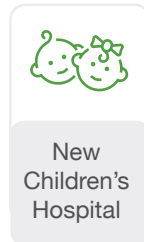
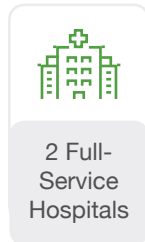


9.1% Lower Cost of Living than US Average

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