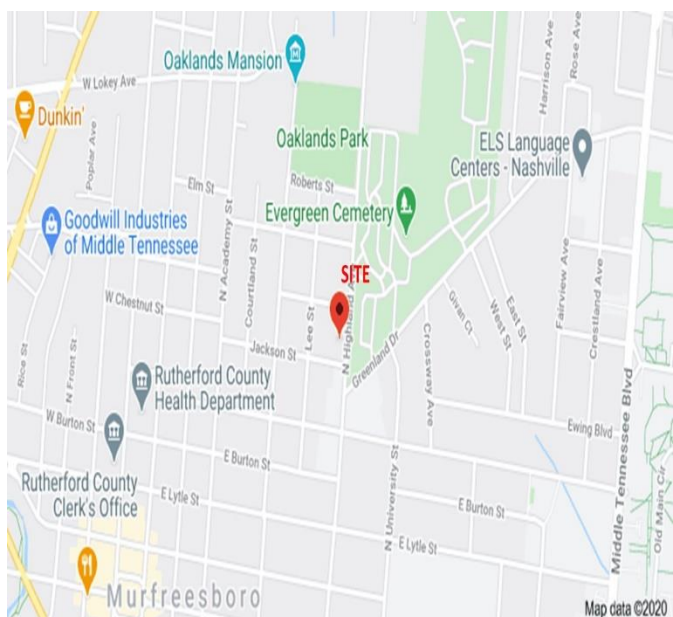




FOR SALE OR LEASE – MEDICAL OFFICE SPACE

611-615 N. Highland Ave – Murfreesboro, TN



DETAILS:

- 8,046 SF Medical Office Building
- Sales Price: \$1,200,000
- For Lease: 3,500 SF 1st Floor
- For Lease: 2,250 SF 1st Floor
- Lease Rate: \$15.00 PSF + utilities
- For Lease: 2,216 SF 2nd Floor
- Lease Rate: \$12.00 PSF + utilities

Co-Listing Agent:

Bill Carey

AFFILIATE BROKER

615.849.5597

careyb@realtracs.com

TNLIC# 7338

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7

Murfreesboro, TN 37129

615.896.4045

www.parks-group.com

Co-Listing Agent:

John Harney

AFFILIATE BROKER

615.542.0715

johnh@parks-group.com

TNLIC# 221569



First Floor Lobby



First Floor Waiting Area



First Floor Reception Desk Area



First Floor Hallway Area



First Floor Hallway to Exam Rooms



First Floor Exam Room



Xray Room



Another Exam Room



Another Exam Room



Nurses' Station



Largest Private Office



Smaller Private Office



Open Room Upstairs with Kitchen



Kitchen Area Upstairs



Private Office Upstairs with Full Bath



Desk Area Upstairs in Open Room



Additional Rooms Upstairs



Private Bath Upstairs Located off Private Office



Oaklands Mansion



Oaklands Park

ELS Language
Centers - Nashville



Evergreen Cemetery



SITE



Goodwill Industries
of Middle Tennessee



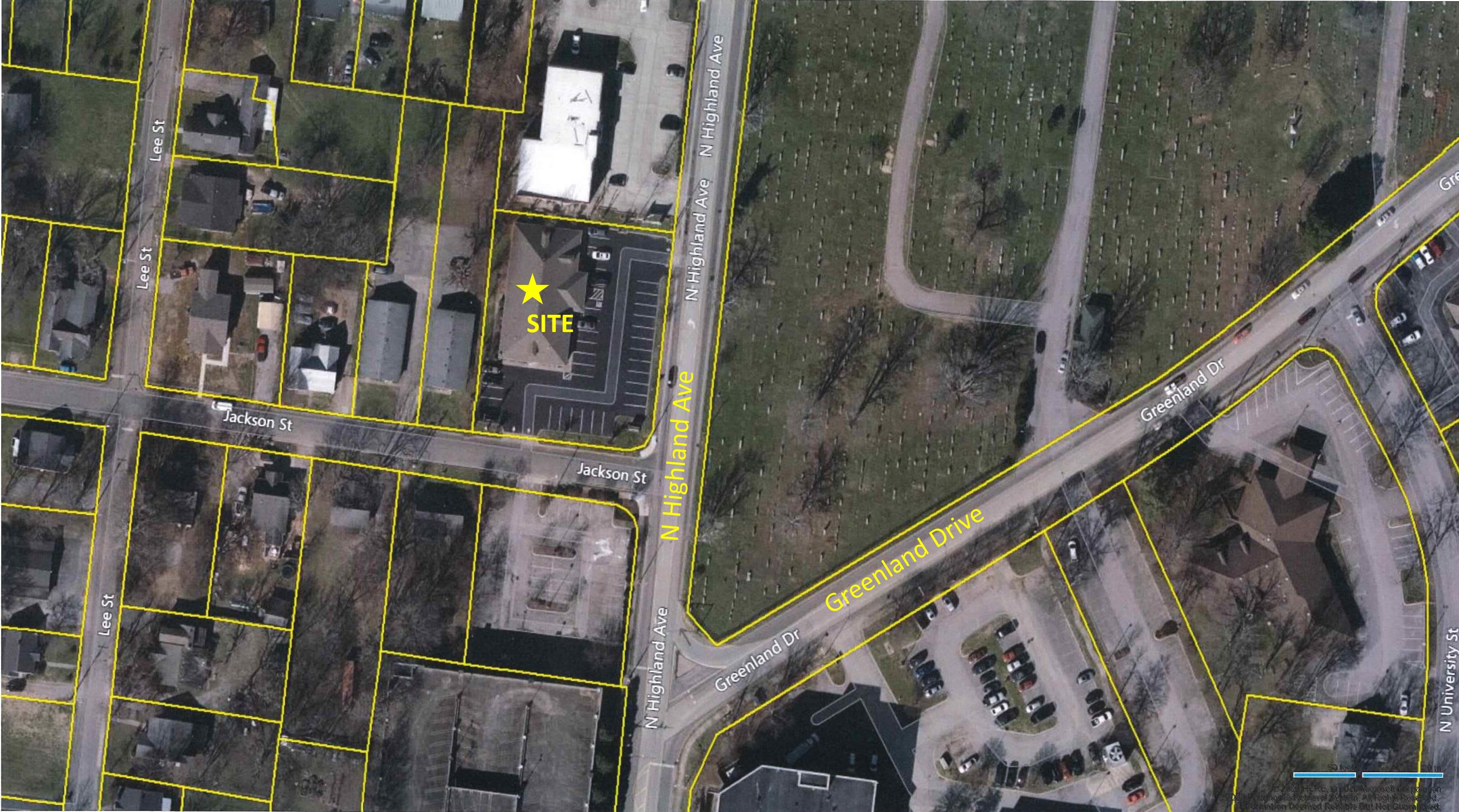
Rutherford County
Health Department

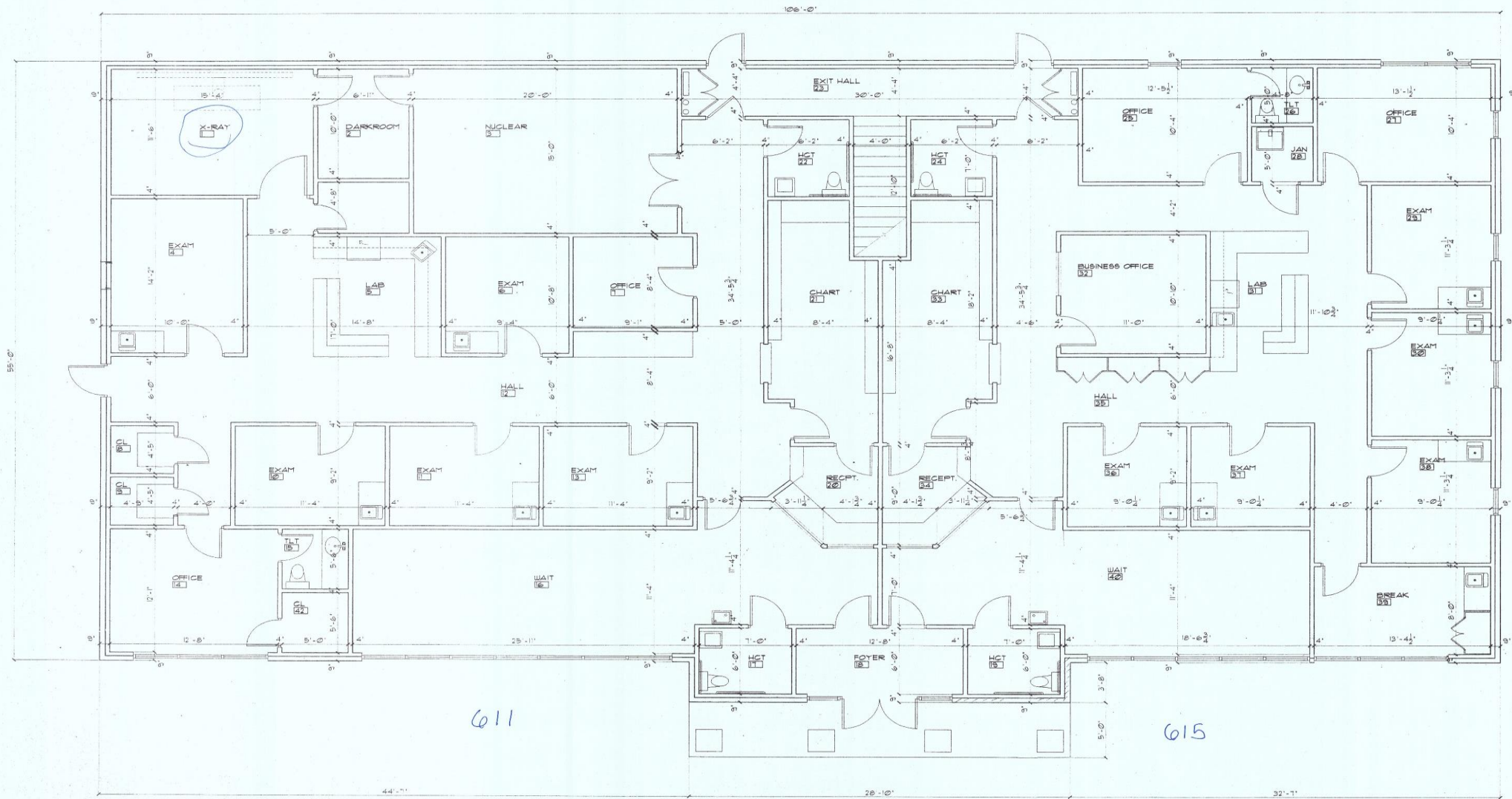


Rutherford County
Clerk's Office



Murfreesboro





FLOOR PLAN

SCALE: 1/4" = 1'-0"

A MEDICAL OFFICE
FOR DR'S SARASWAT

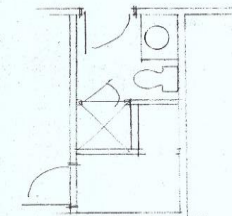
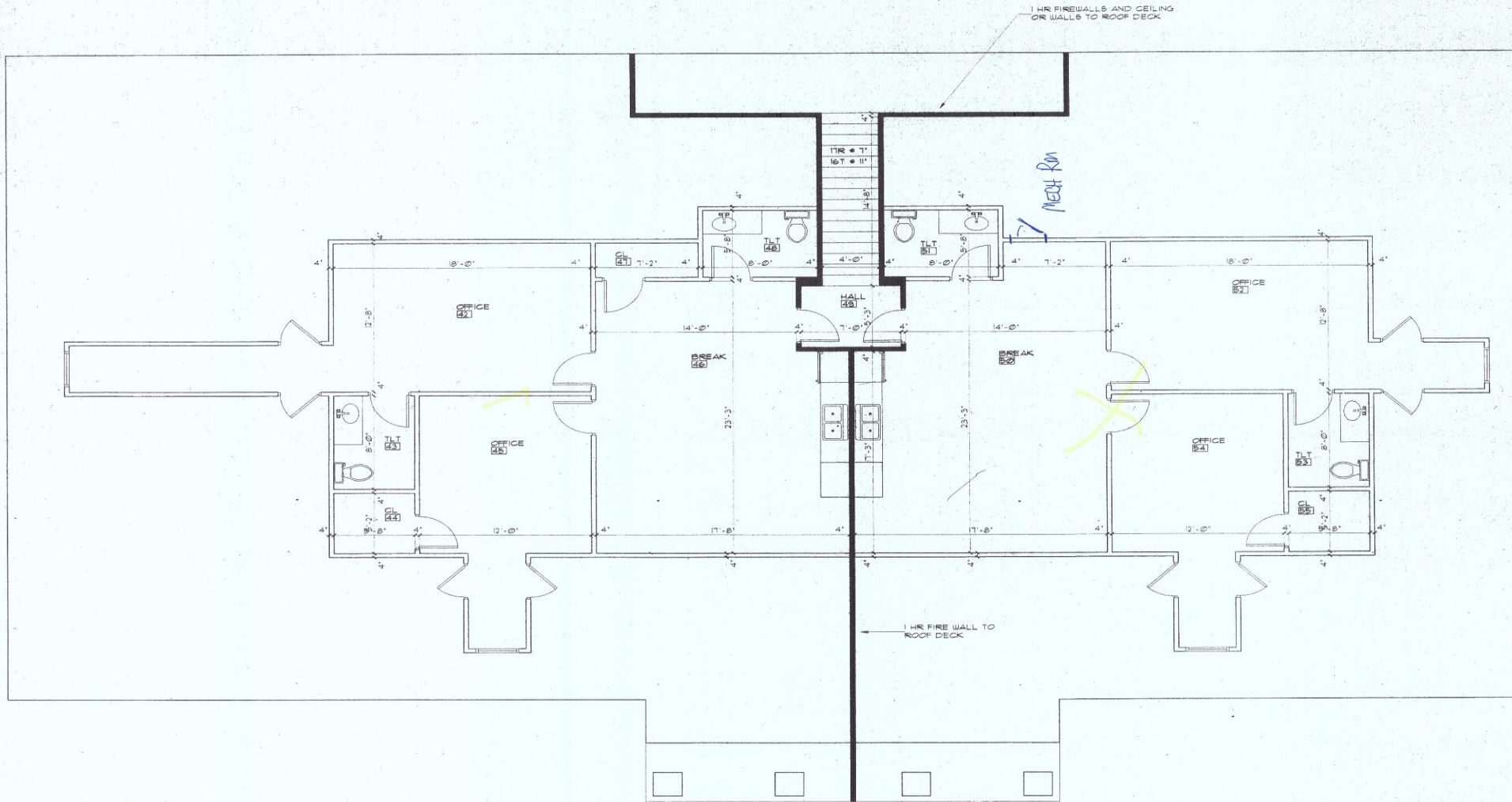
HIGHLAND

MURFREESBORO, TN.

morris e. parker - architect
244 Blair Road, Joplin, Mo. 64806
615-795-6157



A-



ALT. BATH ROOM

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FRONT

A MEDICAL OFFICE
FOR DR'S SARASWAT

HIGHLAND

MURFREESBORO, TN.

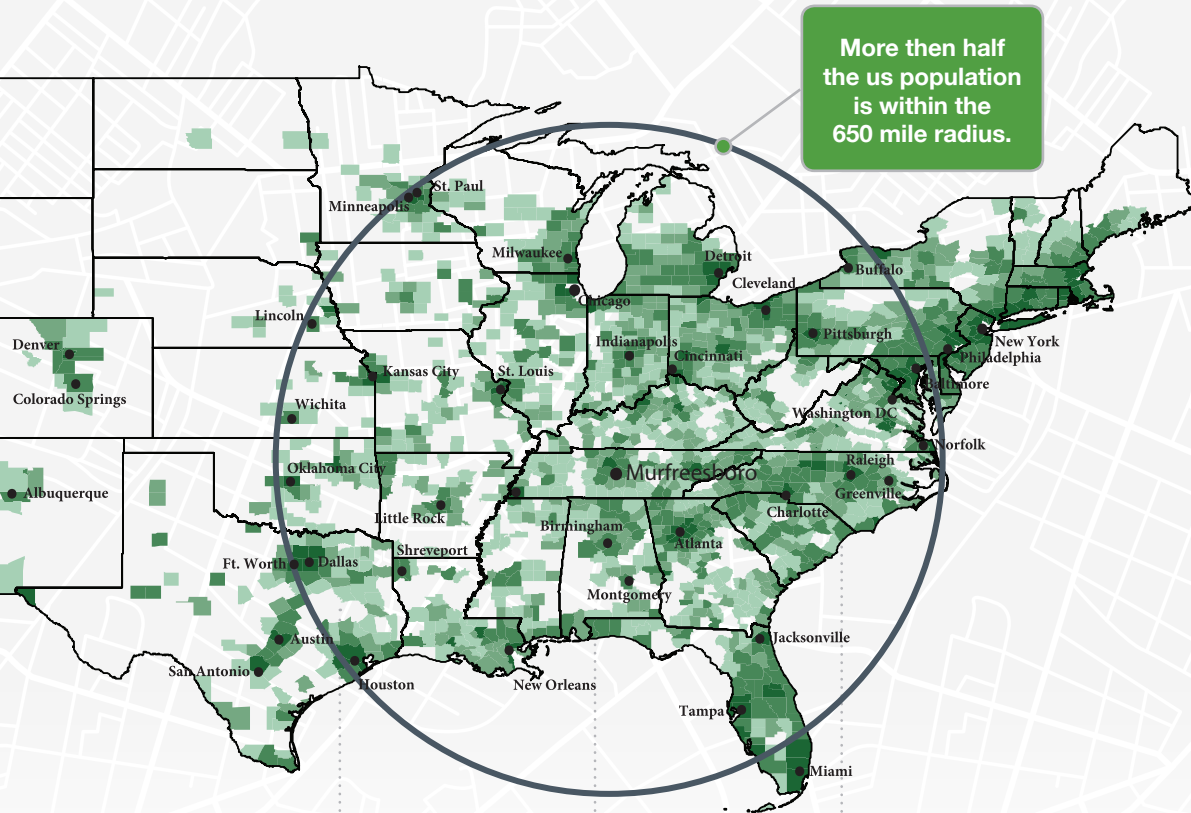
morris e. parker - architect
244 Blair Road, Levensville, TN 37086
615-793-6157



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

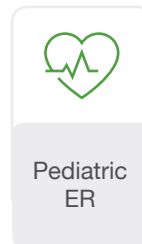
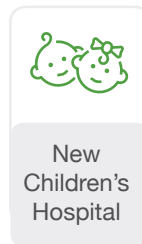
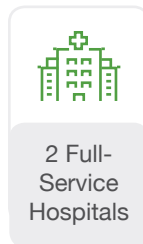


9.1% Lower Cost of Living than US Average

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