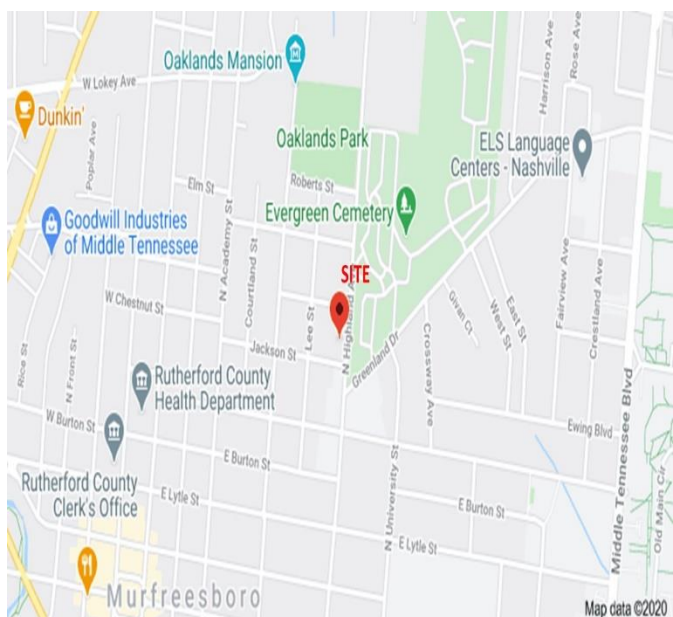




## FOR SALE OR LEASE – MEDICAL OFFICE SPACE

**611-615 N. Highland Ave – Murfreesboro, TN**



### DETAILS:

- 8,046 SF Medical Office Building
- Sales Price: \$1,200,000
- For Lease: 3,500 1<sup>st</sup> Floor
- Lease Price: \$13.50 PSF + utilities
- For Lease: 2,216 SF 2<sup>nd</sup> Floor
- Lease Price: \$12.00 PSF + utilities

Co-Listing Agent:

**Bill Carey**

**AFFILIATE BROKER**

**615.849.5597**

[careyb@realtracs.com](mailto:careyb@realtracs.com)

TN LIC# 7338

**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)

Co-Listing Agent:

**John Harney**

**AFFILIATE BROKER**

**615.542.0715**

[johnh@parks-group.com](mailto:johnh@parks-group.com)

TN LIC# 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

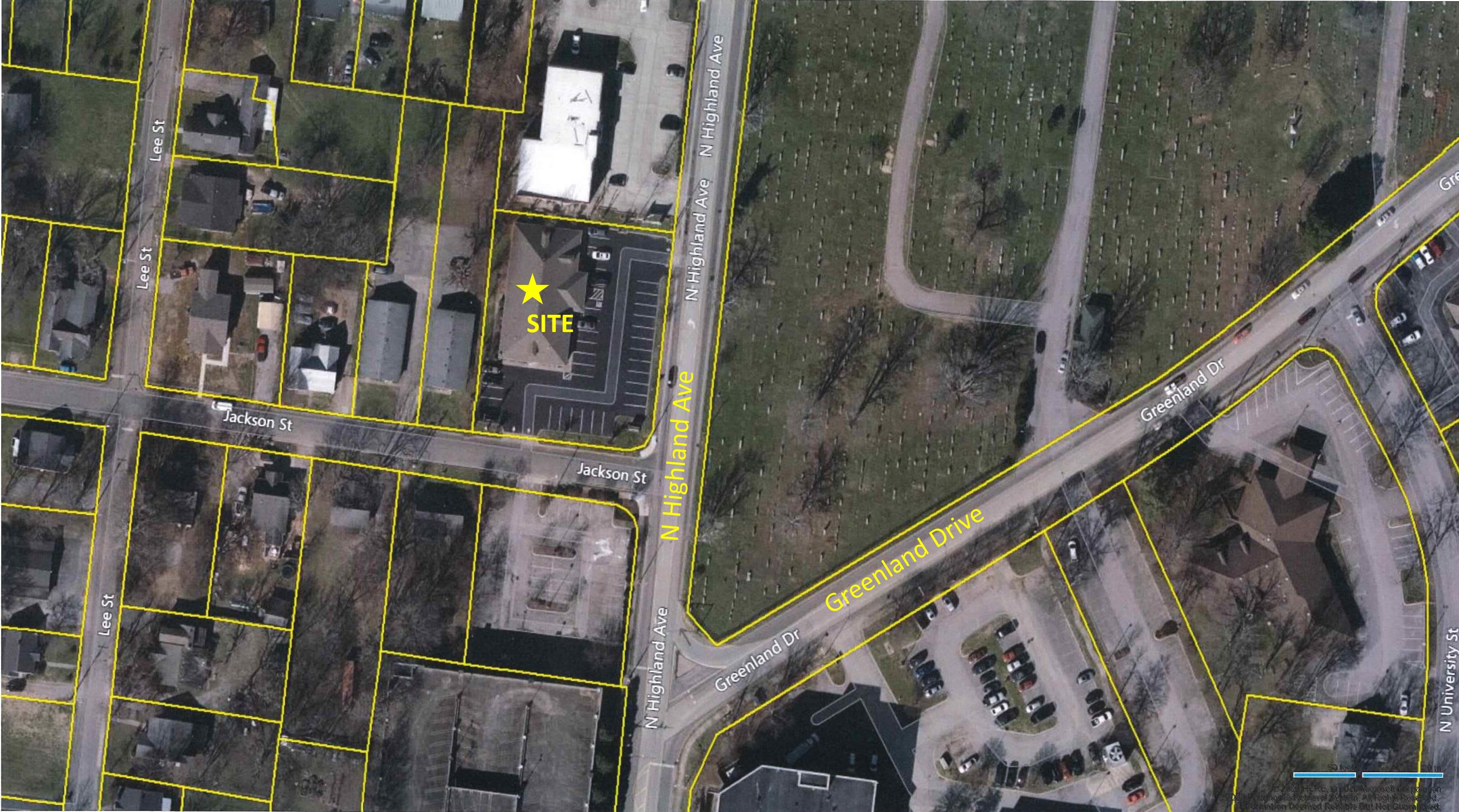


Rutherford County  
Clerk's Office

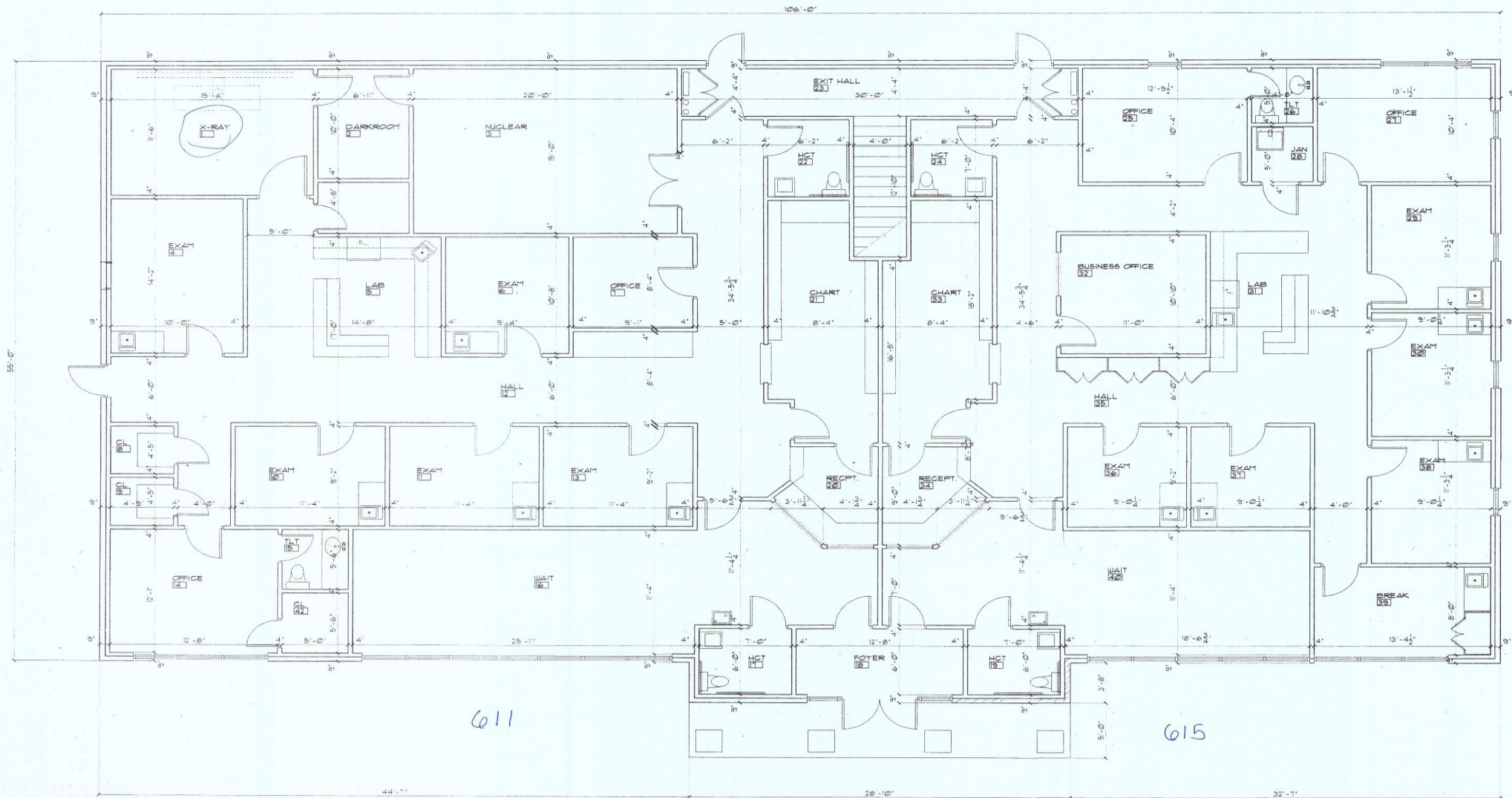


Murfreesboro









FLOOR PLAN

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

A MEDICAL OFFICE  
FOR DR'S SARASWAT

HIGHLAND

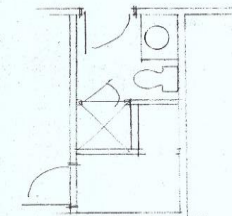
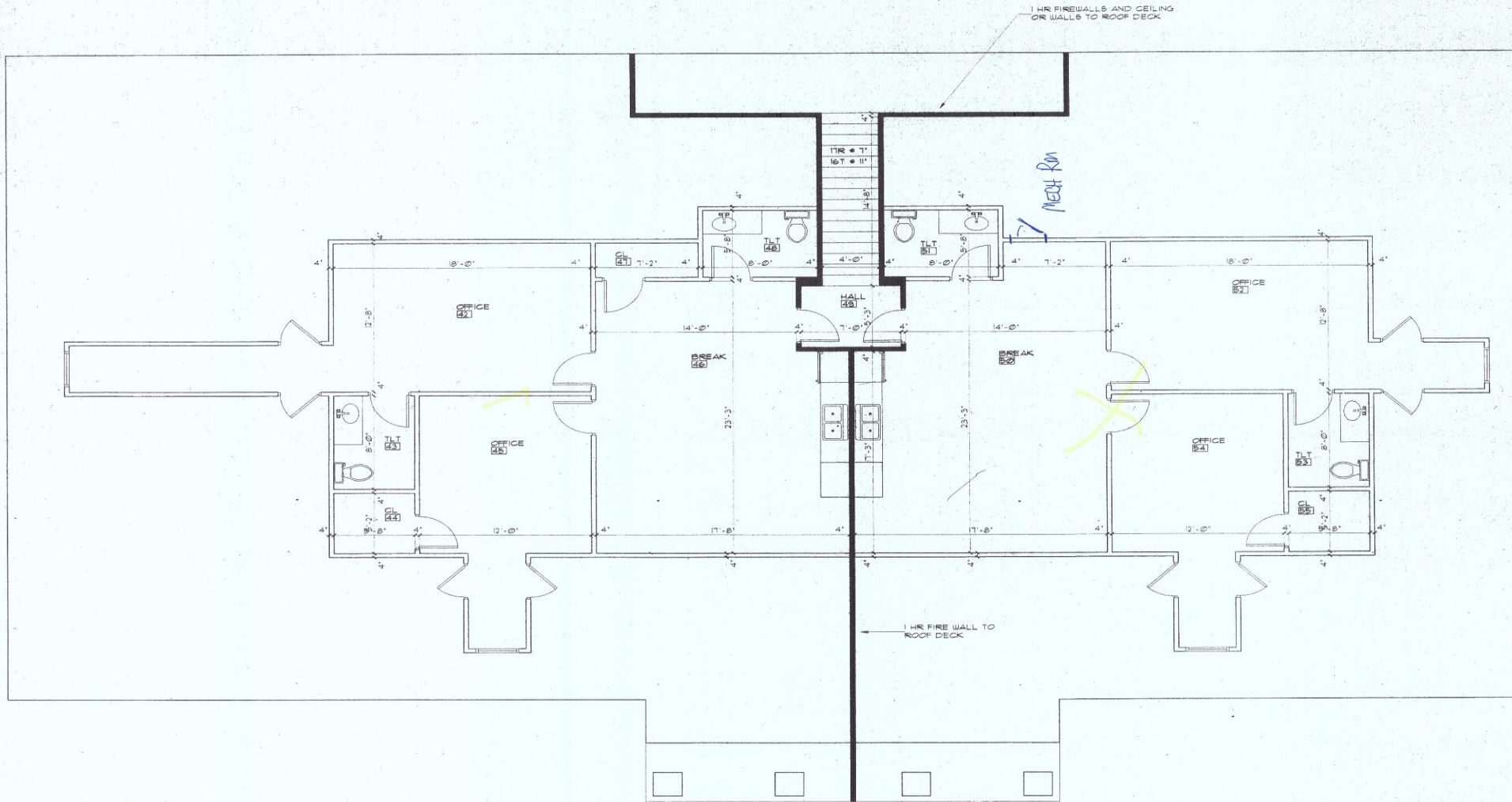
MURFREESBORO, TN.

morris e. parker - architect  
244 Blair Road, Joplin, Mo. 64506  
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.

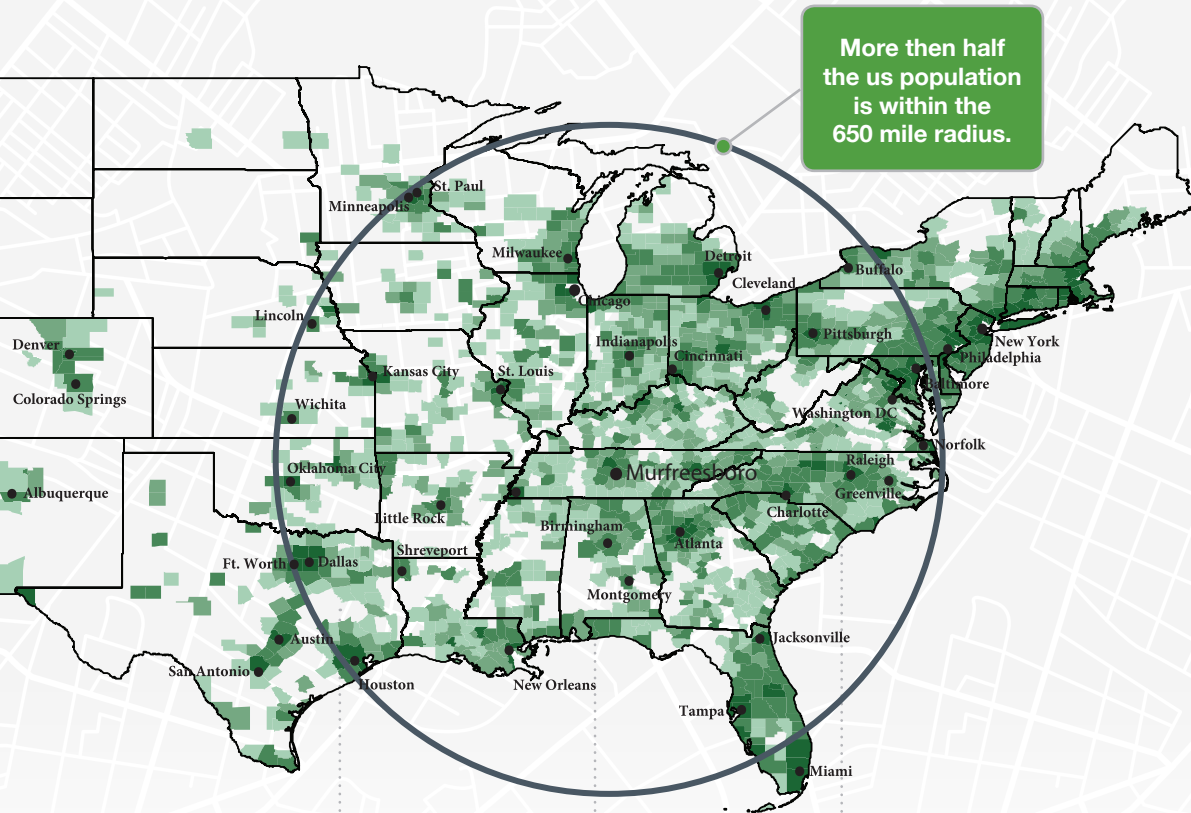
morris e. parker - architect  
244 Blair Road, Levensville, TN 37086  
615-793-6157



# 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

**StateFarm**

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

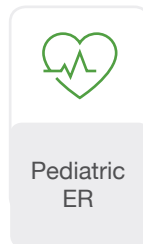
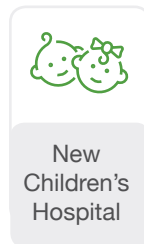
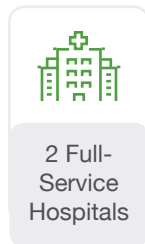


9.1% Lower Cost of Living than US Average

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