



FOR SALE: 131 Industrial Blvd – LaVergne, TN

100 % Leased 99,625 SF WAREHOUSE on 8 +/- ACRES



DETAILS:

- **Price: \$12,600,000**
- 100,000 SF of Warehouse/Distribution Center on 8 +/- AC
- 100% Leased
- Multiple dock & drive in doors
- Immediate access to Exit 64 & I-24
- Visibility directly from on I-24
- Traffic Count on I-24: Approx. 158,302

John Harney
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



Heil Quaker Blvd

Hartman Cemetery

Ingram Blvd

Ingram Blvd

Waldron Rd

Gambell Cemetery
Hill Roulhac Cemetery

Enterprise Blvd

★
SITE
8+/-
AC



Waldenbooks Dr

24

24

24

64

New Paul Rd

Hurricane East Branch

Waldron Rd

Industrial Blvd

Industrial Blvd

I-24 @ Exit 64

Waldenbooks

Demographic Summary Report

131 Industrial Blvd, La Vergne, TN 37086

Building Type: **Class B Office**
 Class: **B**
 RBA: **13,200 SF**
 Typical Floor: **6,374 SF**

Total Available: **13,200 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$22.00**

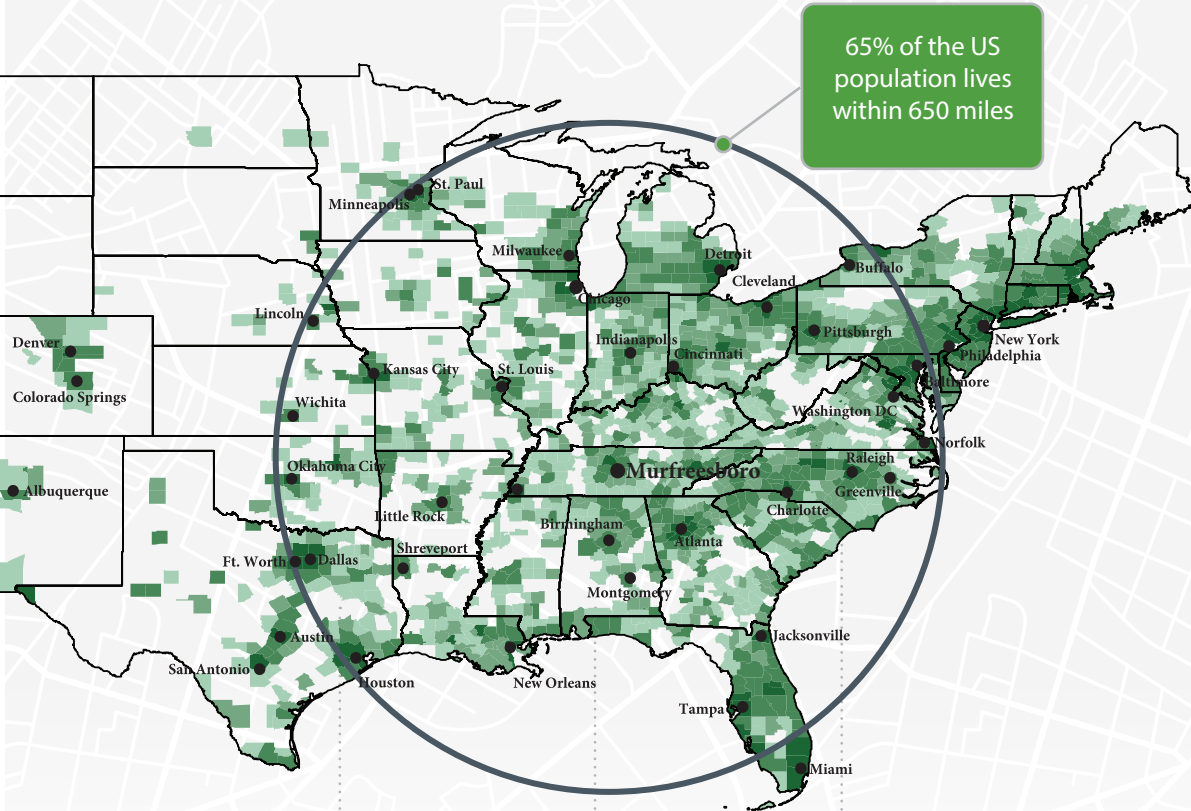


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	4,086	37,735	118,207
2020 Estimate	3,682	34,328	108,029
2010 Census	3,180	28,602	85,845
Growth 2020 - 2025	10.97%	9.92%	9.42%
Growth 2010 - 2020	15.79%	20.02%	25.84%
2020 Population by Hispanic Origin	433	3,950	13,622
2020 Population	3,682	34,328	108,029
White	2,504 68.01%	22,822 66.48%	70,379 65.15%
Black	853 23.17%	8,573 24.97%	28,690 26.56%
Am. Indian & Alaskan	22 0.60%	149 0.43%	562 0.52%
Asian	181 4.92%	1,689 4.92%	4,893 4.53%
Hawaiian & Pacific Island	4 0.11%	53 0.15%	141 0.13%
Other	117 3.18%	1,043 3.04%	3,366 3.12%
U.S. Armed Forces	13	39	92
Households			
2025 Projection	1,378	13,713	43,352
2020 Estimate	1,241	12,472	39,720
2010 Census	1,059	10,336	31,729
Growth 2020 - 2025	11.04%	9.95%	9.14%
Growth 2010 - 2020	17.19%	20.67%	25.19%
Owner Occupied	950 76.55%	9,100 72.96%	27,905 70.25%
Renter Occupied	291 23.45%	3,372 27.04%	11,815 29.75%
2020 Households by HH Income			
Income: <\$25,000	158 12.73%	1,061 8.51%	4,141 10.43%
Income: \$25,000 - \$50,000	326 26.27%	3,123 25.04%	9,593 24.15%
Income: \$50,000 - \$75,000	330 26.59%	3,102 24.87%	9,549 24.04%
Income: \$75,000 - \$100,000	178 14.34%	2,515 20.17%	6,980 17.57%
Income: \$100,000 - \$125,000	136 10.96%	1,097 8.80%	4,029 10.14%
Income: \$125,000 - \$150,000	71 5.72%	632 5.07%	2,091 5.26%
Income: \$150,000 - \$200,000	25 2.01%	645 5.17%	2,212 5.57%
Income: \$200,000+	17 1.37%	297 2.38%	1,124 2.83%
2020 Avg Household Income	\$68,938	\$77,308	\$78,361
2020 Med Household Income	\$57,183	\$65,563	\$65,168

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



65% of the US
population lives
within 650 miles

95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000
Employees

amazon.com
2,700
Employees

INGRAM
1,918
Employees

+ Saint Thomas Health
1,741
Employees

asurion
1,250
Employees

verizon
1,068
Employees

General Mills
1,000
Employees

ADIENT
1,000
Employees

BRIDGESTONE
987
Employees

CardinalHealth
816
Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

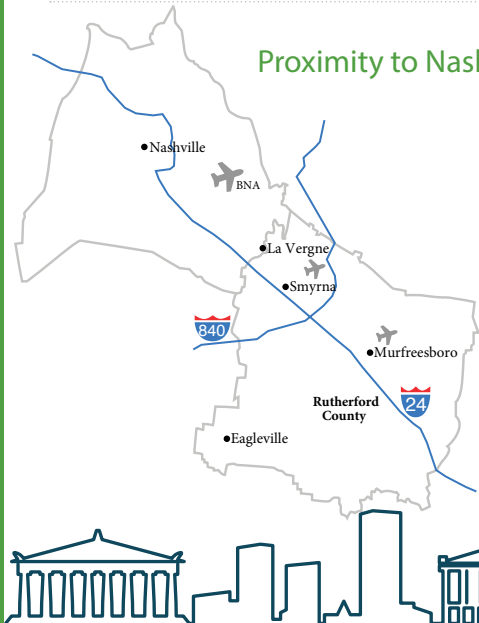
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 MTSU: 22,000
 Motlow: 3,000
 TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000