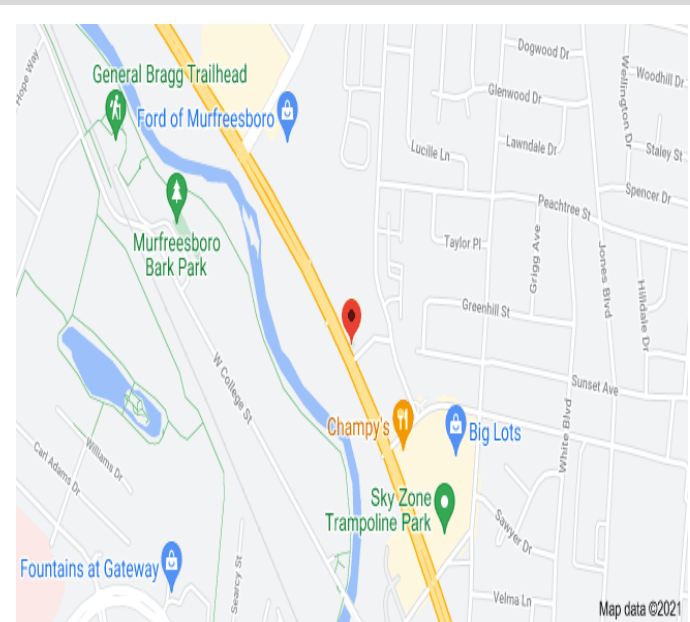




## 1509 Monte Hale Drive MURFREESBORO, TN

**OFFICE/WAREHOUSE SPACE ON 1.05 AC FOR SALE OR LEASE**



### DETAILS:

- **SALE PRICE: \$995,000**
- **LEASE RATE: \$8.98 PSF**
- **9,700 +/- SF on 1+/- Acre Site Including 2,500 +/- SF Office Space**
- **Fenced and Gated**
- **Great location right off Broad Street near Ford dealership & 840 Interchange**

**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](http://www.parks-group.com)







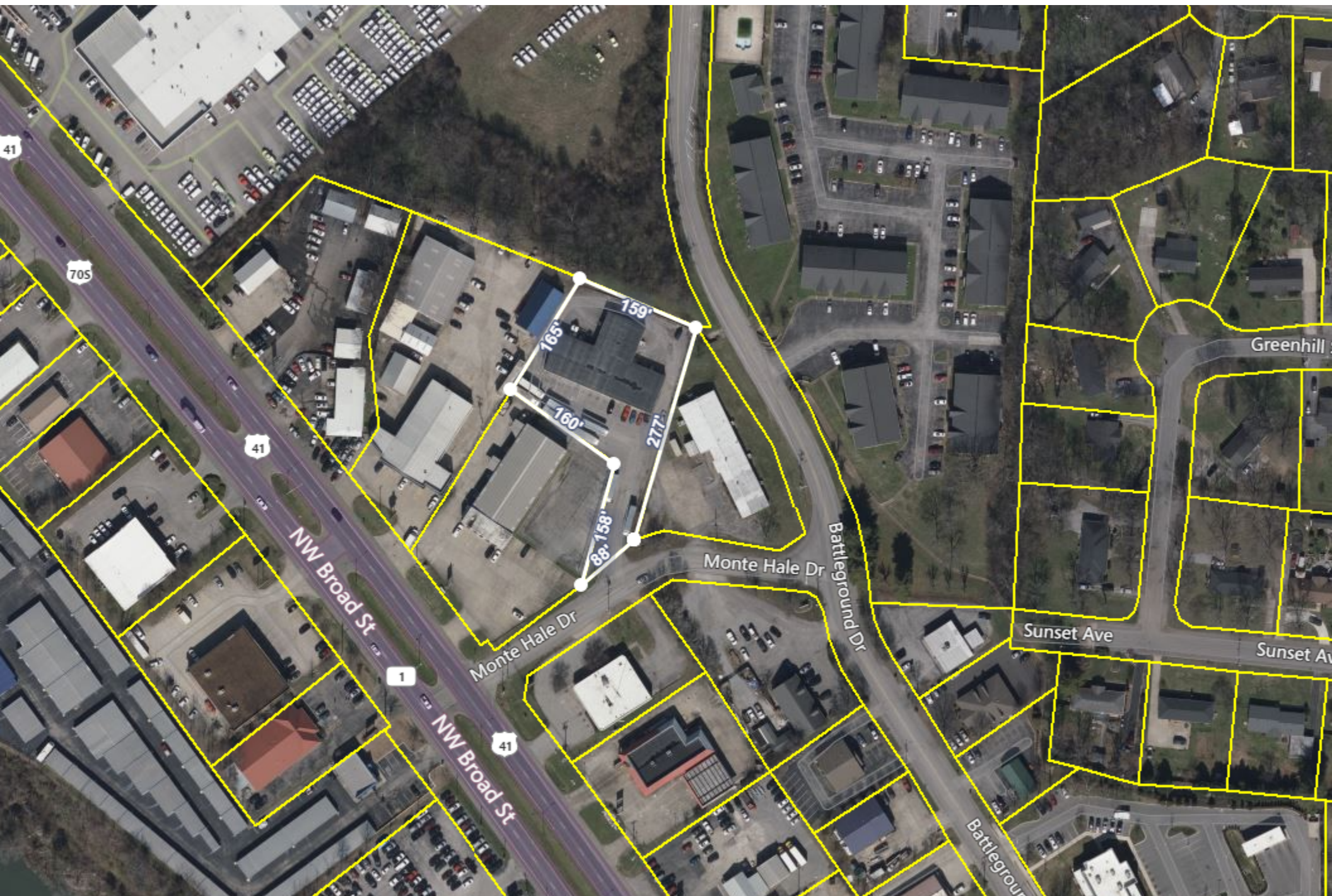




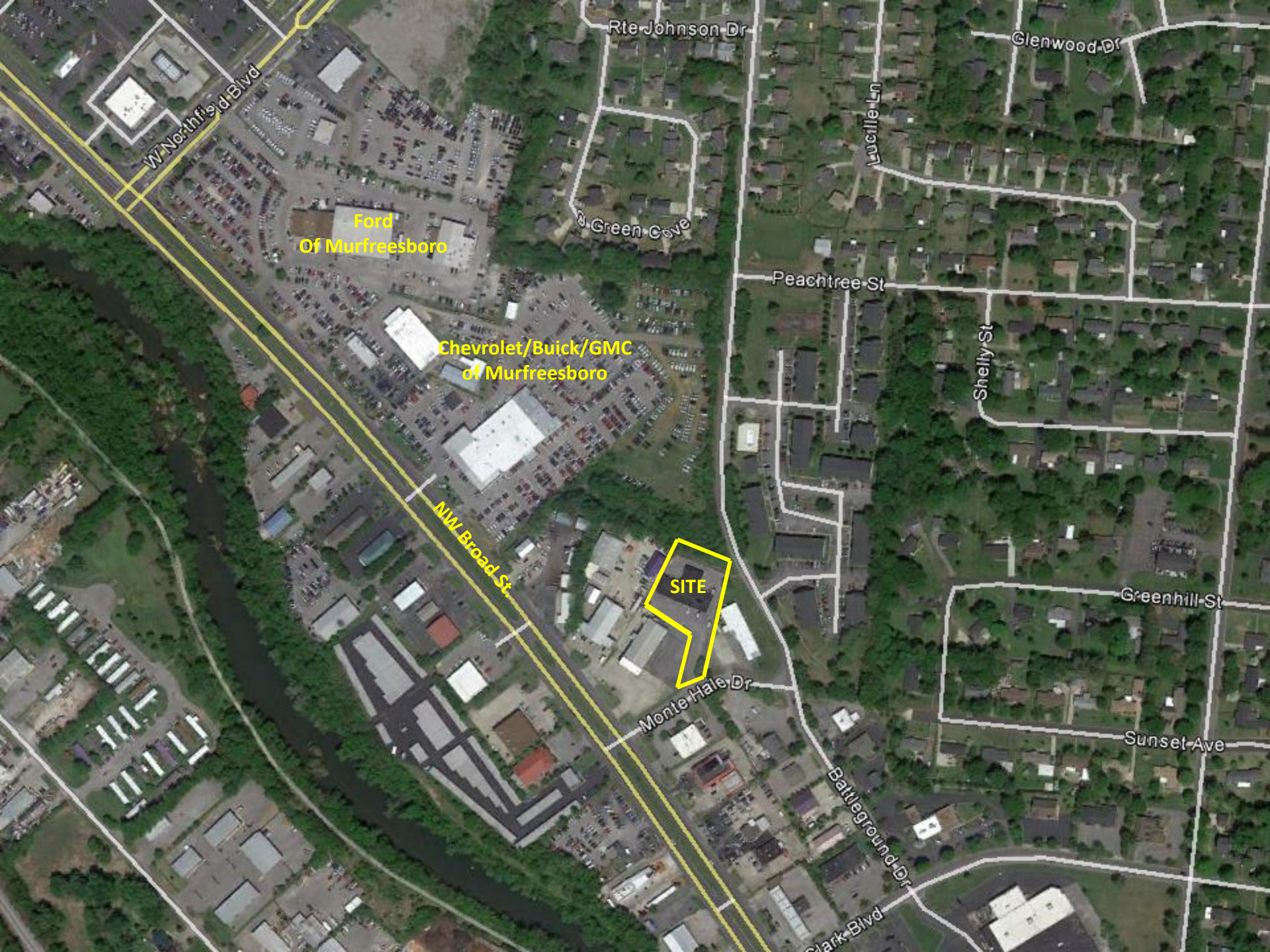












W Northfield Blvd

Ford  
Of Murfreesboro

Chevrolet/Buick/GMC  
of Murfreesboro

NW Broad St

SITE

Rte Johnson Dr

Green Cove

Peachtree St

Lucille Ln

Glenwood Dr

Shelly St

Greenhill St

Sunset Ave

Monte Hale Dr

Battleground Dr

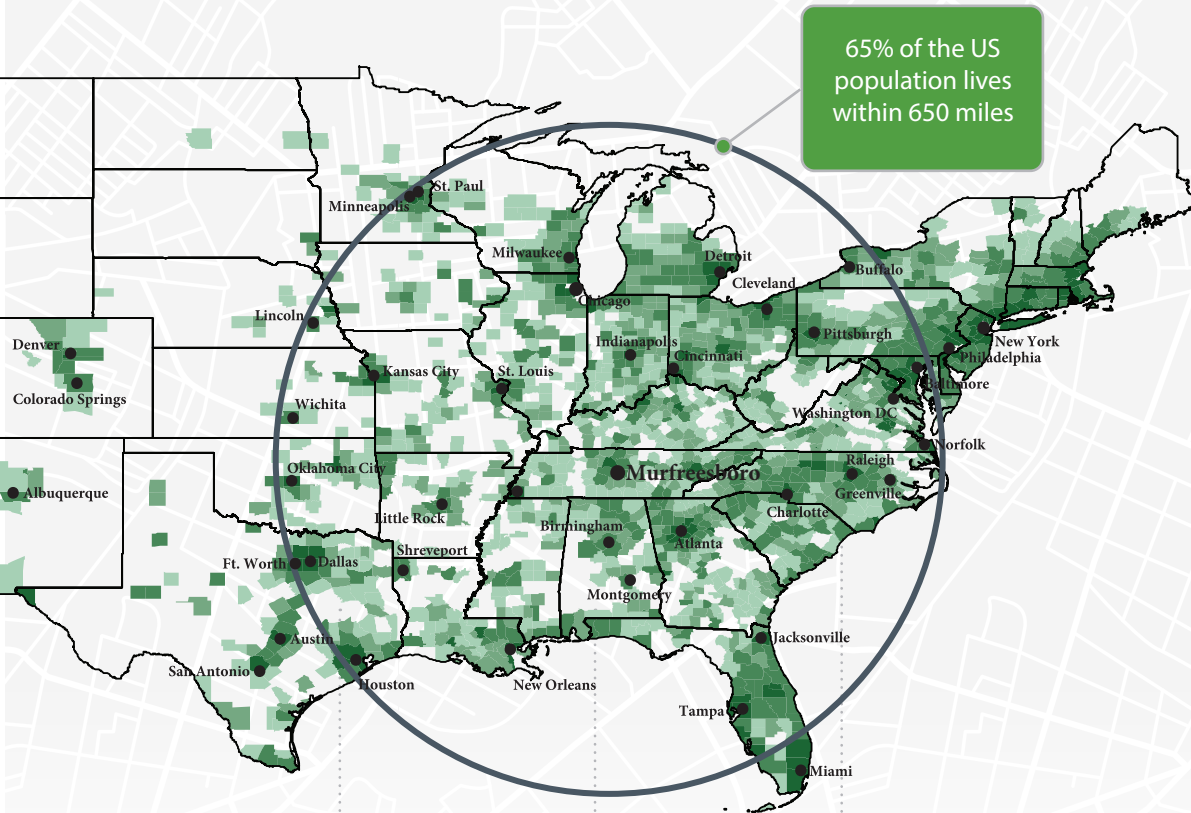
Clark Blvd



# Rutherford County, TN Community Snapshot

rutherford  
works

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



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



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

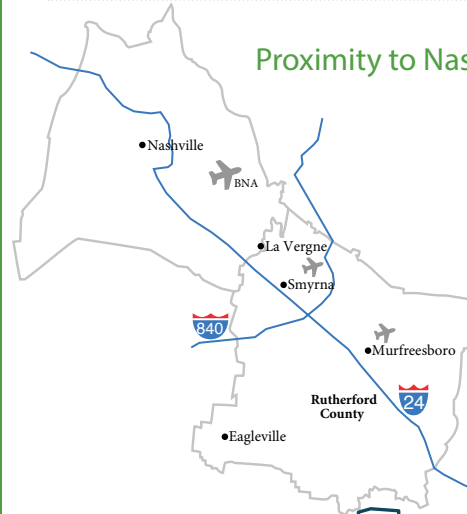
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:  
MTSU: 22,000  
Motlow: 3,000  
TCAT: 540



## 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

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    |