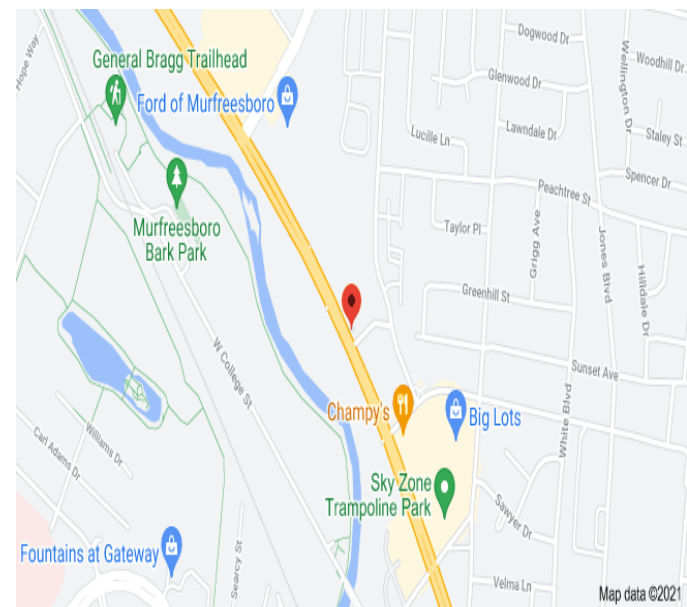




1509 Monte Hale Drive

MURFREESBORO, TN

OFFICE/WAREHOUSE SPACE FOR LEASE



AMENITIES:

- 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

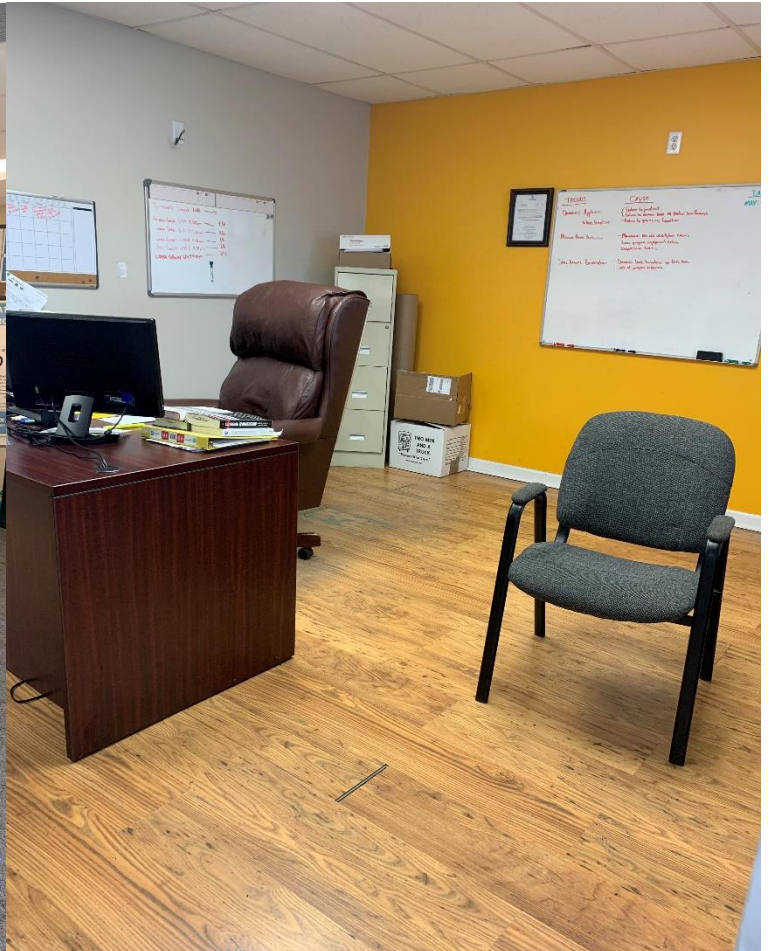
THE PARKS GROUP
COMMERCIAL REAL ESTATE



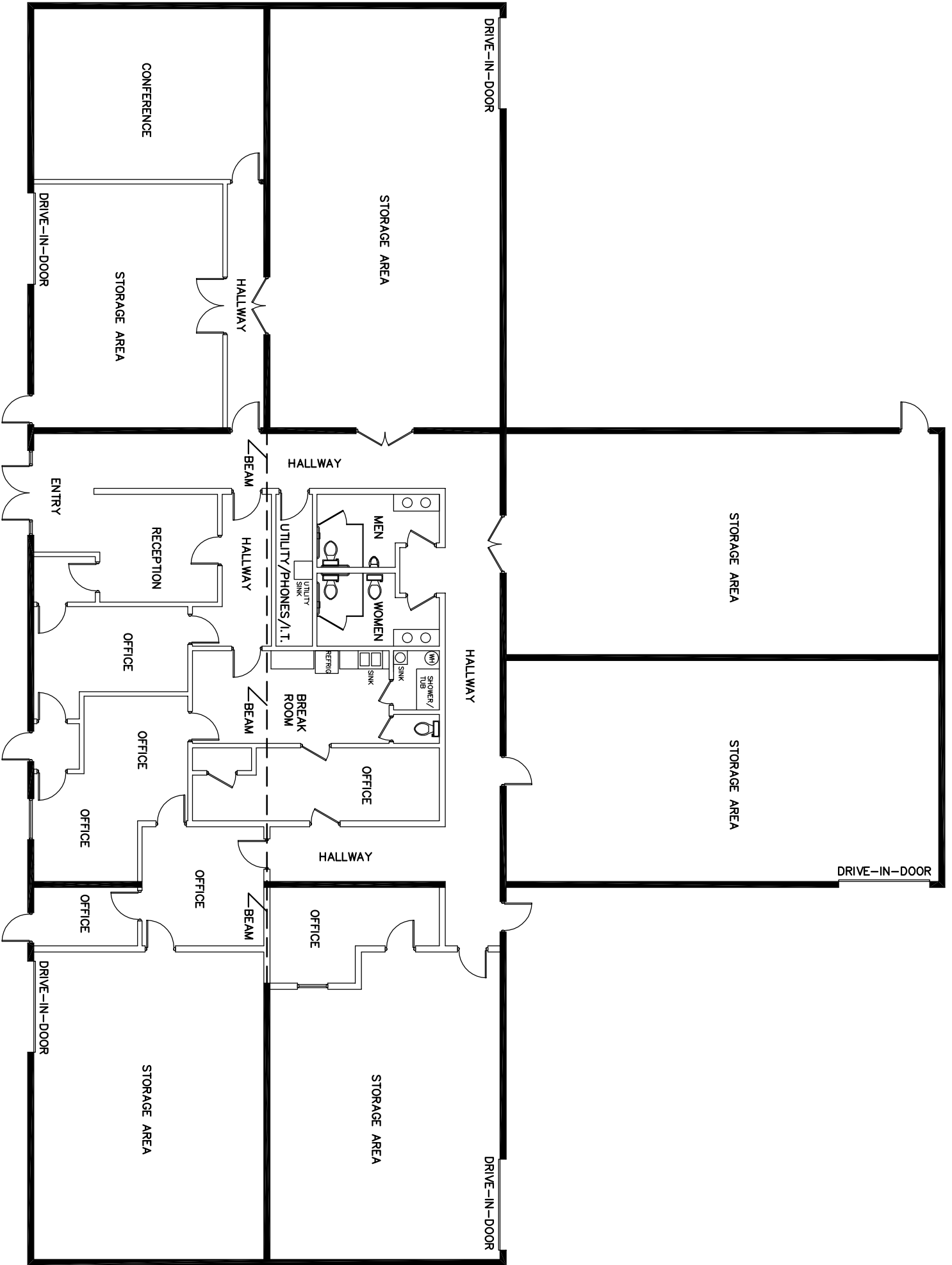
1535 W. Northfield Blvd, Suite 7 Murfreesboro, TN 37129

615.896.4045
www.parks-group.com









DRIVE-IN-DOOR

STORAGE AREA

HALLWAY

CONFERENCE

STORAGE AREA

DRIVE-IN-DOOR

HALLWAY

BEAM

UTILITY/PHONES/I.T.

MEN

WOMEN

UTILITY SINK

REFRIG

SINK

SINK

SHOWER/TUB

BEAM

BREAK ROOM

OFFICE

BEAM

HALLWAY

OFFICE

OFFICE

OFFICE

OFFICE

RECEPTION

ENTRY

BEAM

OFFICE

STORAGE AREA

DRIVE-IN-DOOR

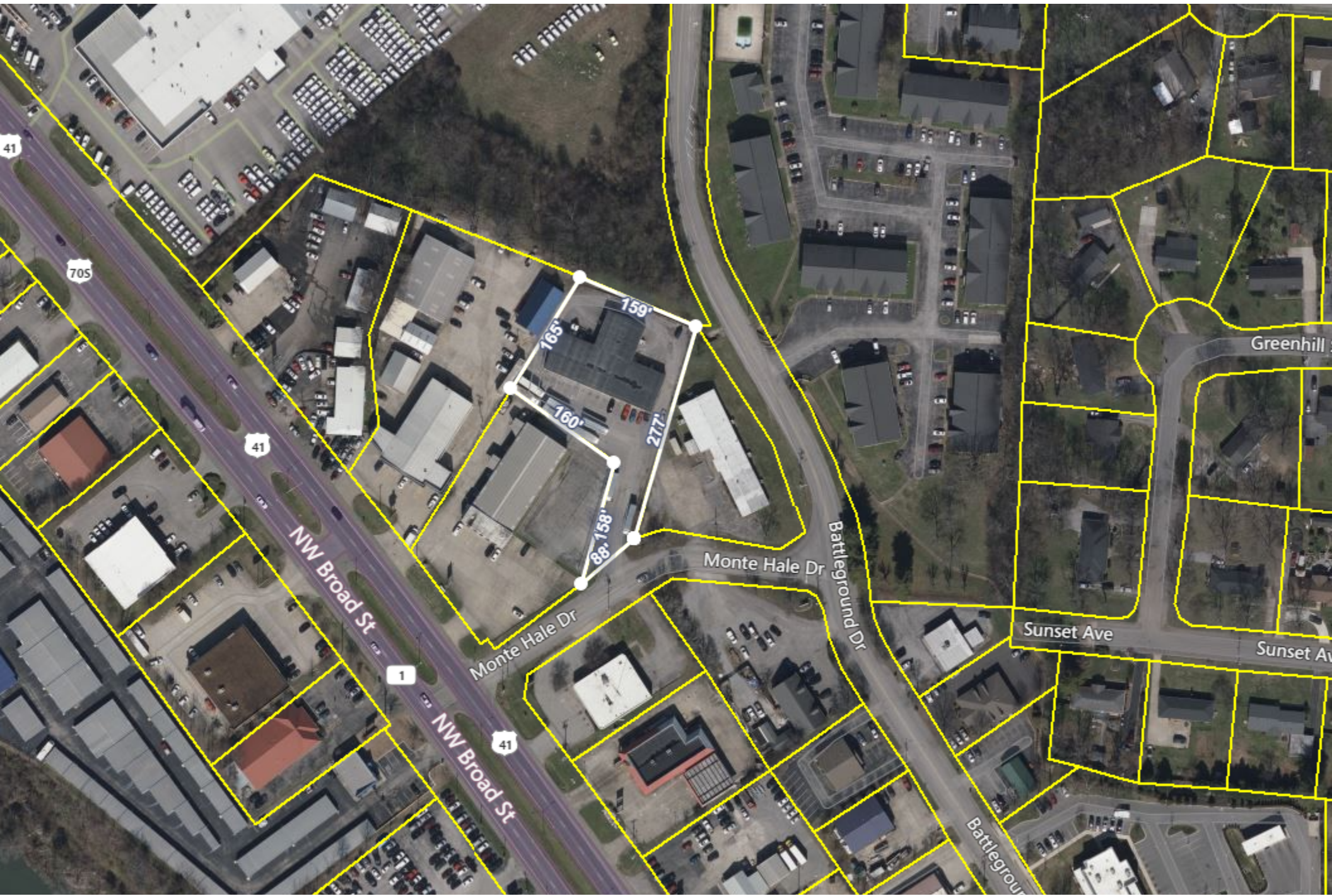
STORAGE AREA

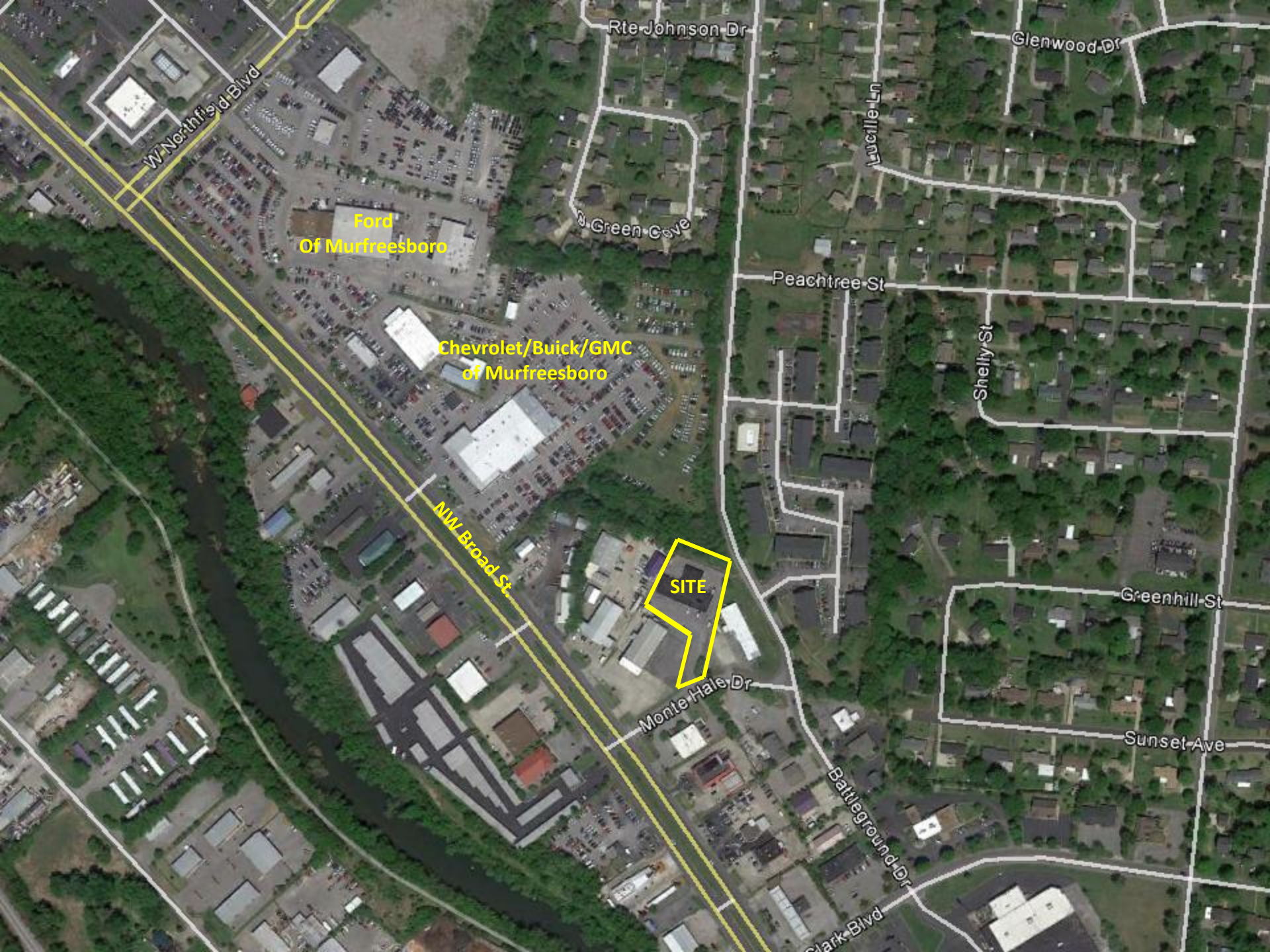
STORAGE AREA

DRIVE-IN-DOOR

STORAGE AREA

DRIVE-IN-DOOR





W Northford Blvd

Rte Johnson Dr

Glenwood Dr

Ford
Of Murfreesboro

Green Cove

Lucille Ln

Chevrolet/Buick/GMC
of Murfreesboro

Peachtree St

Shelly St

N.W. Broad St

SITE

Greenhill St

Monte Hale Dr

Sunset Ave

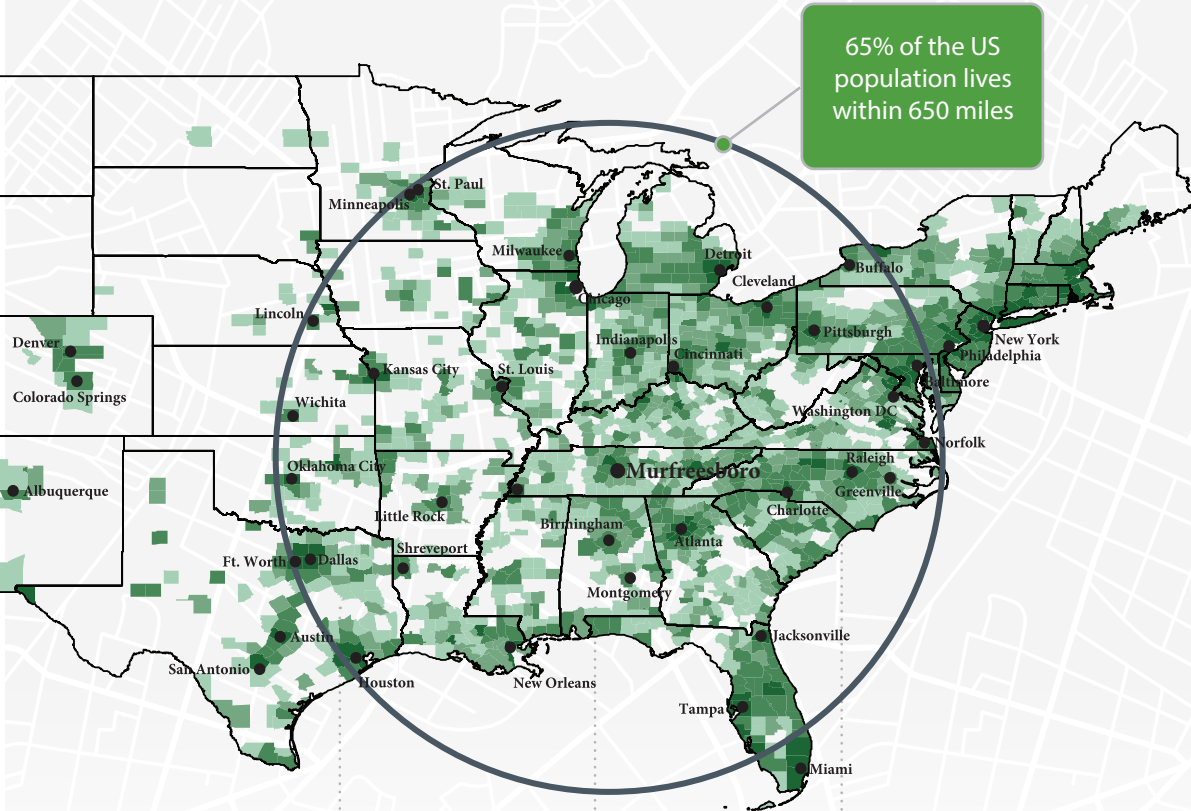
Battleground Dr

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

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

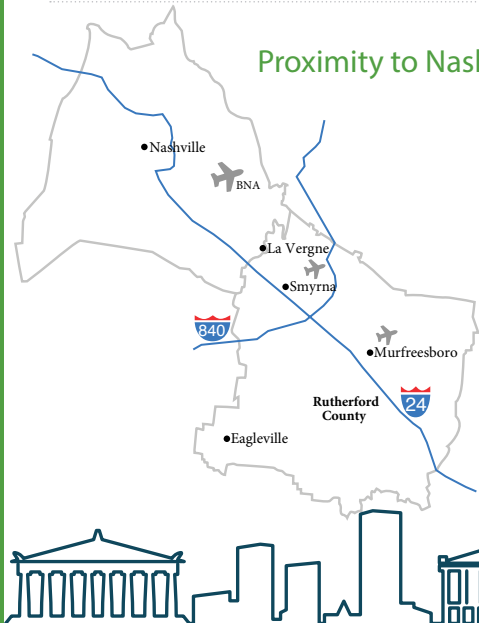
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



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