

CLASS A OFFICE SPACE



FIRST PLACE – OFFICE SPACES FOR LEASE

237 Northfield Blvd. – Murfreesboro, TN



DETAILS:

- Lease Rate: \$18.75 PSF Full Service (less janitorial)
- First Floor: 2,219 SF & 1,477 SF Available
- Close to high traffic intersection @ Memorial & Northfield Blvd
- Monument Sign Availability

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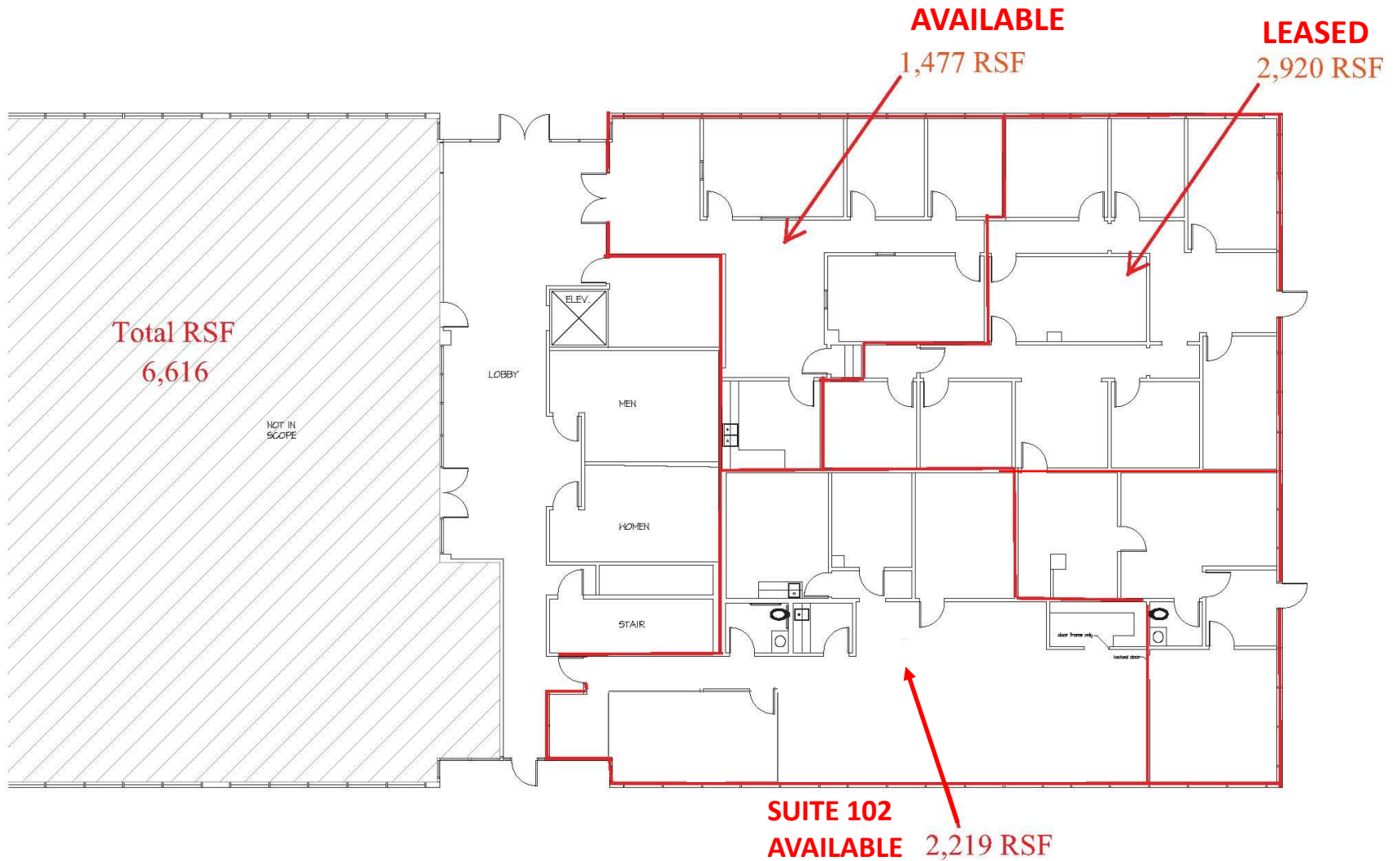
THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

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Demographic Summary Report

First Place Office Bldg

237 W Northfield Blvd, Murfreesboro, TN 37129

Building Type: **Class B Office**

Total Available: **0 SF**

Class: **B**

% Leased: **100%**

RBA: **28,000 SF**

Rent/SF/Yr: **-**

Typical Floor: **14,000 SF**

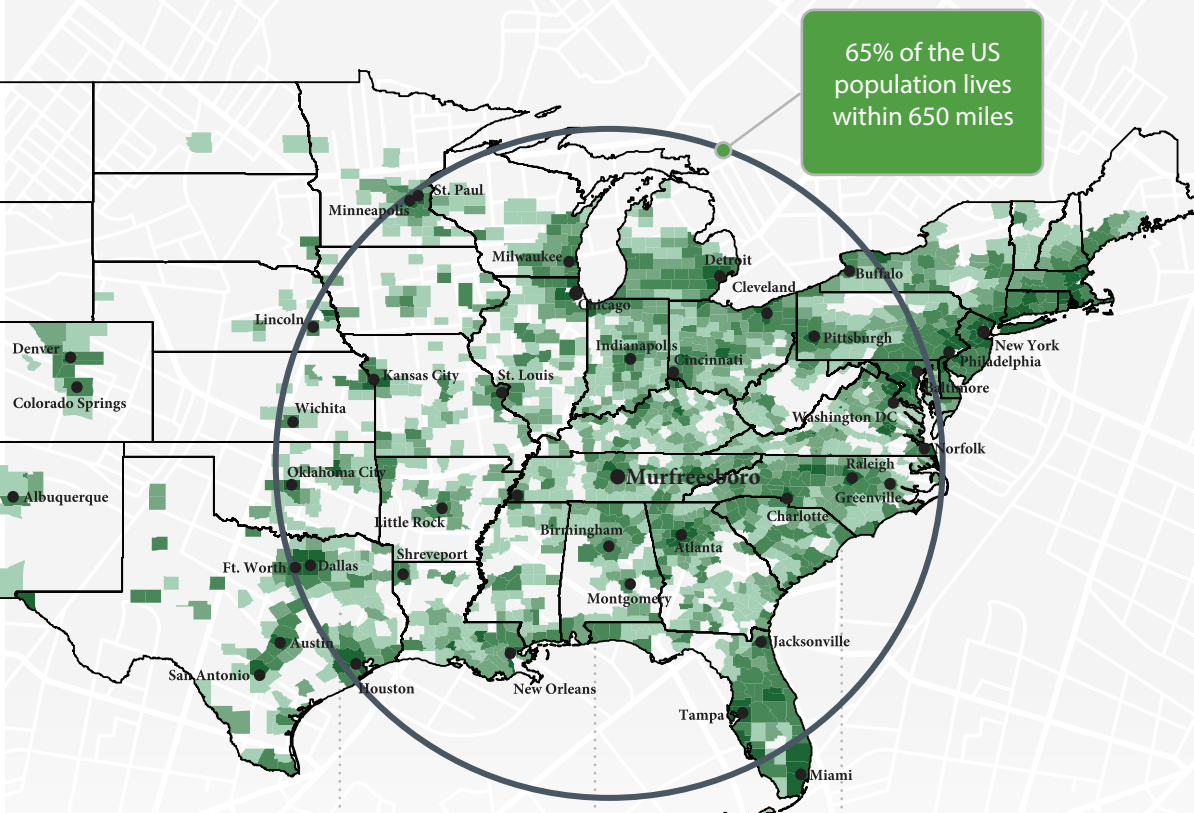


Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	11,484		79,122		149,382	
2021 Estimate	10,555		72,013		135,183	
2010 Census	9,516		59,388		106,031	
Growth 2021 - 2026	8.80%		9.87%		10.50%	
Growth 2010 - 2021	10.92%		21.26%		27.49%	
2021 Population by Hispanic Origin	838		5,996		10,878	
2021 Population	10,555		72,013		135,183	
White	7,909	74.93%	52,248	72.55%	99,061	73.28%
Black	1,979	18.75%	15,214	21.13%	26,062	19.28%
Am. Indian & Alaskan	68	0.64%	340	0.47%	627	0.46%
Asian	229	2.17%	2,052	2.85%	5,239	3.88%
Hawaiian & Pacific Island	7	0.07%	82	0.11%	146	0.11%
Other	362	3.43%	2,078	2.89%	4,049	3.00%
U.S. Armed Forces	0		37		215	
Households						
2026 Projection	5,013		30,794		57,399	
2021 Estimate	4,609		28,025		51,959	
2010 Census	4,157		23,167		40,876	
Growth 2021 - 2026	8.77%		9.88%		10.47%	
Growth 2010 - 2021	10.87%		20.97%		27.11%	
Owner Occupied	1,977	42.89%	13,345	47.62%	28,806	55.44%
Renter Occupied	2,632	57.11%	14,680	52.38%	23,152	44.56%
2021 Households by HH Income	4,609		28,026		51,959	
Income: <\$25,000	1,043	22.63%	5,992	21.38%	8,838	17.01%
Income: \$25,000 - \$50,000	1,186	25.73%	6,989	24.94%	12,369	23.81%
Income: \$50,000 - \$75,000	1,000	21.70%	5,249	18.73%	10,047	19.34%
Income: \$75,000 - \$100,000	330	7.16%	2,503	8.93%	6,201	11.93%
Income: \$100,000 - \$125,000	406	8.81%	2,183	7.79%	4,954	9.53%
Income: \$125,000 - \$150,000	229	4.97%	1,471	5.25%	3,312	6.37%
Income: \$150,000 - \$200,000	211	4.58%	2,242	8.00%	3,767	7.25%
Income: \$200,000+	204	4.43%	1,397	4.98%	2,471	4.76%
2021 Avg Household Income	\$70,868		\$77,366		\$80,882	
2021 Med Household Income	\$51,370		\$54,638		\$61,563	

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

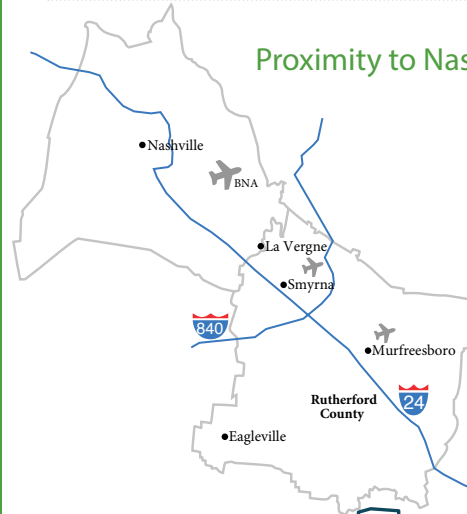
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



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