

# CLASS A OFFICE SPACE



## FIRST PLACE – OFFICE SPACES FOR LEASE

237 Northfield Blvd. – Murfreesboro, TN



### DETAILS:

- Lease Rate: \$19.75 PSF Full Service (less janitorial)
- First Floor: 2,920 SF Available
- Open work area with 2 small offices, work stations & private full bath
- Close to high traffic intersection @ Memorial & Northfield Blvd
- Monument Sign Availability

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AFFILIATE BROKER

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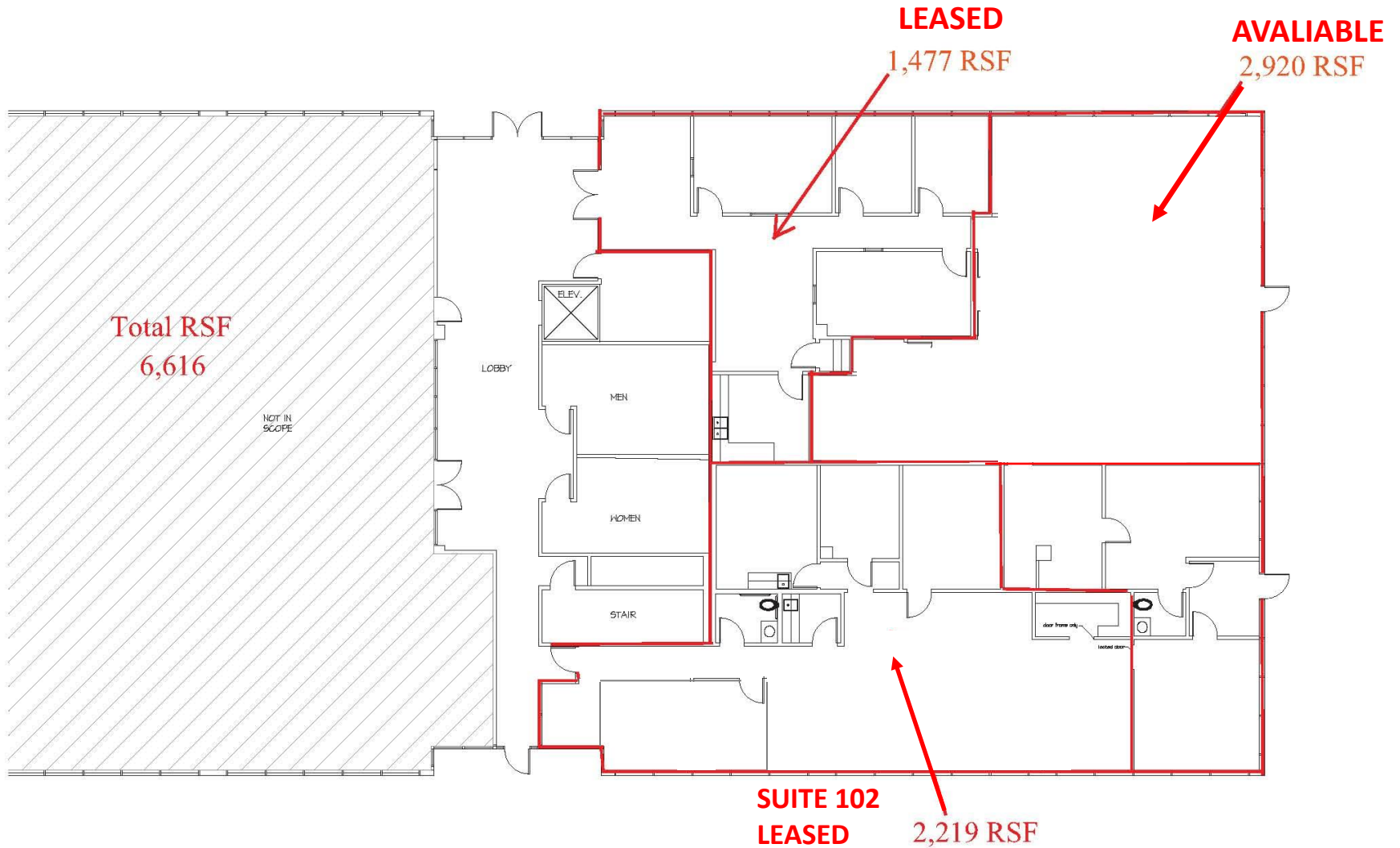
**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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# Demographic Summary Report

## First Place Office Bldg

237 W Northfield Blvd, Murfreesboro, TN 37129

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **28,000 SF**  
 Typical Floor: **14,000 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**

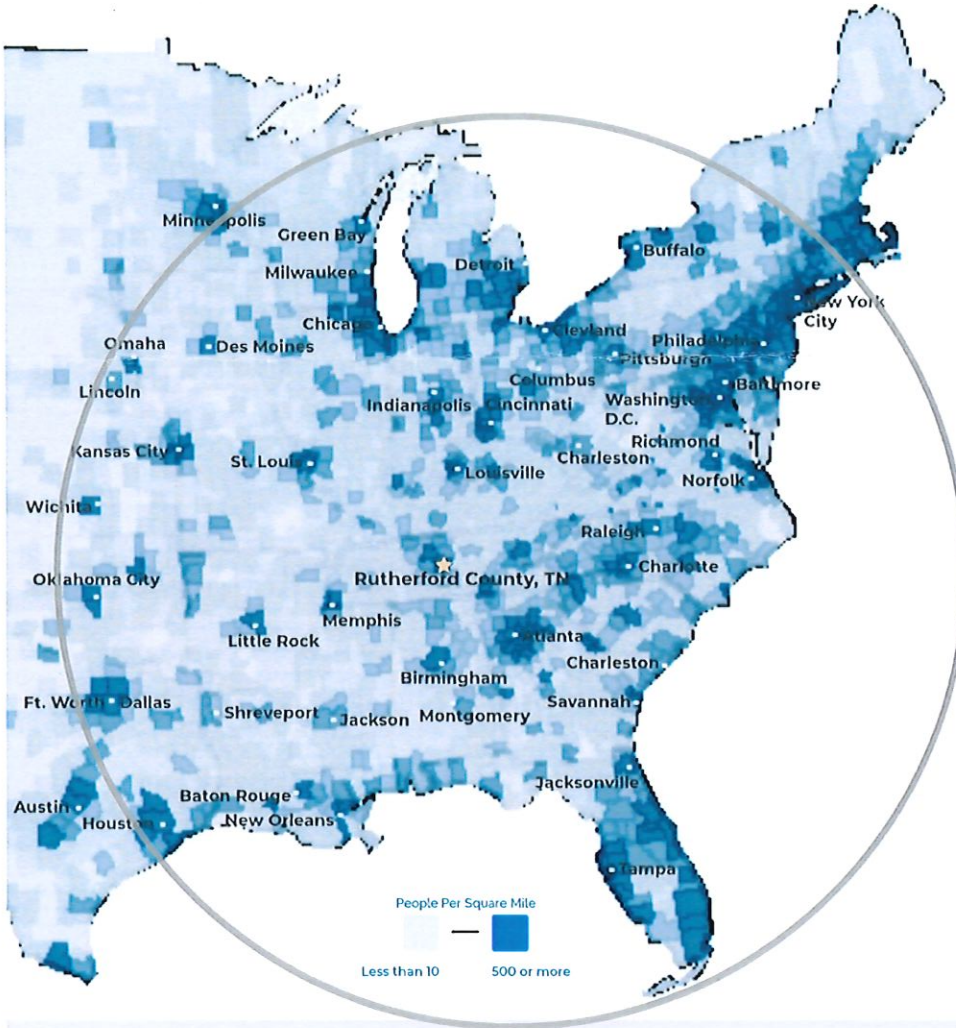


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	11,484	79,122	149,382
2021 Estimate	10,555	72,013	135,183
2010 Census	9,516	59,388	106,031
Growth 2021 - 2026	8.80%	9.87%	10.50%
Growth 2010 - 2021	10.92%	21.26%	27.49%
<b>2021 Population by Hispanic Origin</b>	838	5,996	10,878
<b>2021 Population</b>	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
<b>Households</b>			
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%
<b>2021 Households by HH Income</b>	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%
<b>2021 Avg Household Income</b>	\$70,868	\$77,366	\$80,882
<b>2021 Med Household Income</b>	\$51,370	\$54,638	\$61,563



# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- # 1** Boomtown in America  
- SmartAsset
- # 1** largest suburb of Nashville, TN
- # 1** largest university in Middle Tennessee  
- Nashville Business Journal
- # 4** metro for economic strength  
- Policom 2022
- 4<sup>th</sup>** best small city to buy a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** fastest growing midsize city in the U.S.  
- Census 2020
- 50%** of U.S. Population lives with 650 mile radius

## RUTHERFORD COUNTY INSIGHTS

- 3** major interstates
- 1.6** million residents within a 45 min drive
- 12** million people within a 2.5 hour drive
- #1** elementary, middle and high schools in Tennessee
- 30** minutes to Nashville Attractions
- 5** hospital expansions since 2018 serving infants to seniors

## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

## 2022 RUTHERFORD COUNTY QUICK FACTS

### Population

344,000

### Median Age

34

### Median Home Price

\$400,000

### Average HH Income

\$82,000

### 3 Colleges

25,000 students

### College Degrees

42% hold Associate or above

\*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

## RECENT ANNOUNCEMENTS

### Gutterglove PRO™

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.

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