



1806 MEMORIAL SQUARE– MURFREESBORO, TN

FOR LEASE: Approx. 775 SF of Finished Office Space



DETAILS:

- **\$1,150 Per Month plus utilities**
- **Suite D**
- **Approx. 775 SF of Finished Office Space**
- **Located on high-traffic Memorial Blvd. corridor**
- **Space includes reception area; 2 private offices; large, open conference area w/ wet bar and private restroom**

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THE PARKS GROUP
COMMERCIAL REAL ESTATE

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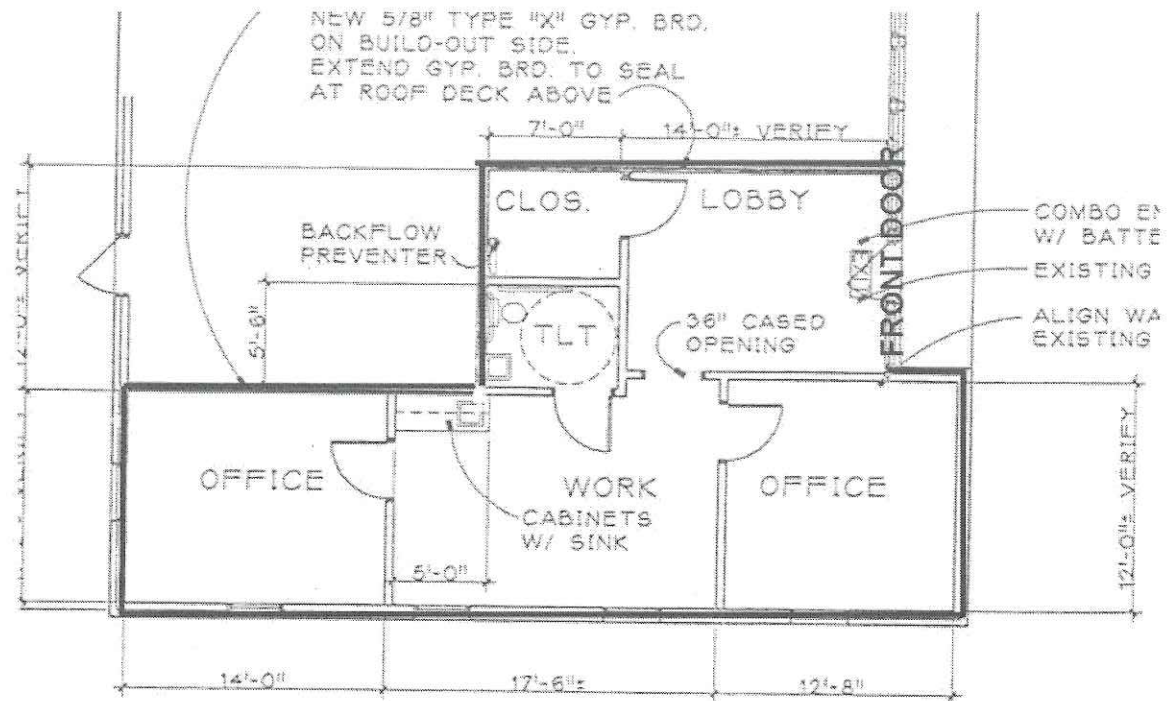
Memorial Blvd.

★
SITE

Murfreesboro
Municipal
Airport



EXHIBIT A



Demographic Summary Report

1806 Memorial Blvd, Murfreesboro, TN 37129

Building Type: **Class C Office**
 Class: **C**
 RBA: **2,464 SF**
 Typical Floor: **2,464 SF**

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



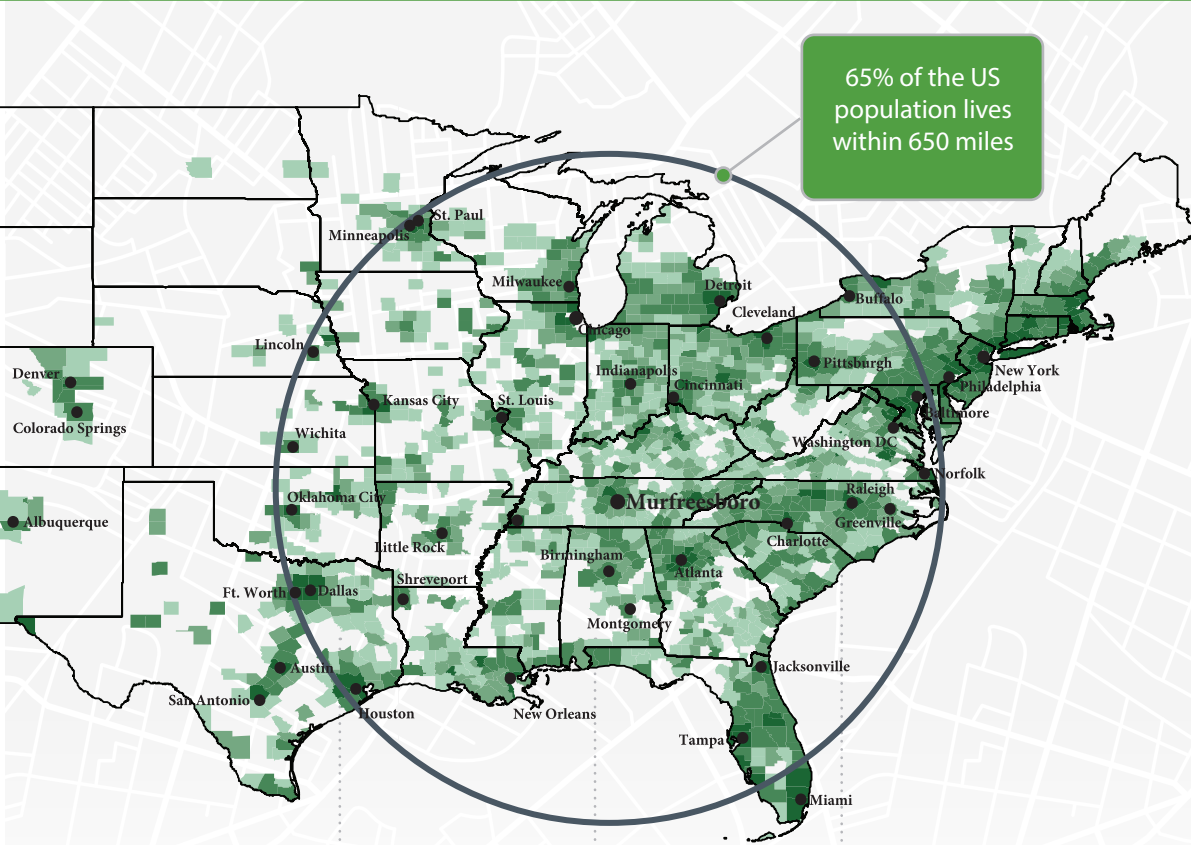
Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,081	76,409	136,963
2021 Estimate	10,162	69,678	124,164
2010 Census	9,001	58,456	99,005
Growth 2021 - 2026	9.04%	9.66%	10.31%
Growth 2010 - 2021	12.90%	19.20%	25.41%
2021 Population by Hispanic Origin	786	5,444	10,108
2021 Population	10,162	69,678	124,164
White	7,525 74.05%	50,687 72.74%	90,780 73.11%
Black	1,971 19.40%	14,697 21.09%	24,385 19.64%
Am. Indian & Alaskan	61 0.60%	310 0.44%	558 0.45%
Asian	251 2.47%	1,915 2.75%	4,613 3.72%
Hawaiian & Pacific Island	6 0.06%	73 0.10%	132 0.11%
Other	348 3.42%	1,997 2.87%	3,697 2.98%
U.S. Armed Forces	0	27	159
Households			
2026 Projection	4,707	29,808	52,656
2021 Estimate	4,319	27,170	47,741
2010 Census	3,832	22,778	38,130
Growth 2021 - 2026	8.98%	9.71%	10.30%
Growth 2010 - 2021	12.71%	19.28%	25.21%
Owner Occupied	1,877 43.46%	12,985 47.79%	26,029 54.52%
Renter Occupied	2,443 56.56%	14,185 52.21%	21,713 45.48%
2021 Households by HH Income	4,320	27,171	47,743
Income: <\$25,000	893 20.67%	5,746 21.15%	8,563 17.94%
Income: \$25,000 - \$50,000	1,054 24.40%	6,719 24.73%	11,416 23.91%
Income: \$50,000 - \$75,000	922 21.34%	5,005 18.42%	9,115 19.09%
Income: \$75,000 - \$100,000	335 7.75%	2,417 8.90%	5,567 11.66%
Income: \$100,000 - \$125,000	398 9.21%	2,192 8.07%	4,410 9.24%
Income: \$125,000 - \$150,000	246 5.69%	1,537 5.66%	2,875 6.02%
Income: \$150,000 - \$200,000	240 5.56%	2,160 7.95%	3,557 7.45%
Income: \$200,000+	232 5.37%	1,395 5.13%	2,240 4.69%
2021 Avg Household Income	\$76,298	\$78,295	\$80,029
2021 Med Household Income	\$54,120	\$55,363	\$60,477



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
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asurion 1,250 Employees	verizon 1,068 Employees	General Mills 1,000 Employees
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ADIENT 1,000 Employees	BRIDGESTONE 987 Employees	CardinalHealth 816 Employees
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rutherford
works

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

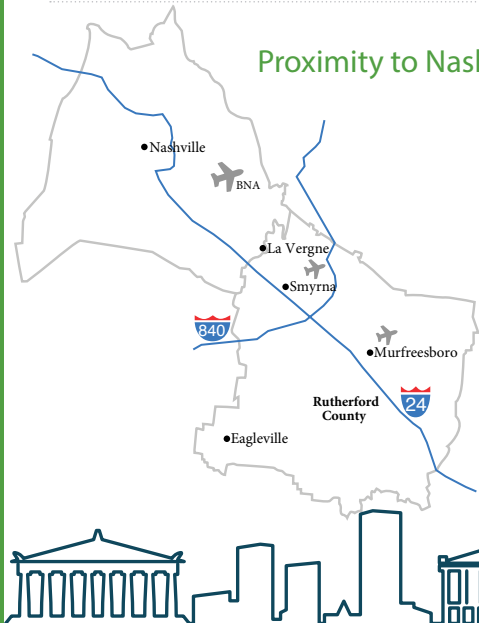
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



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



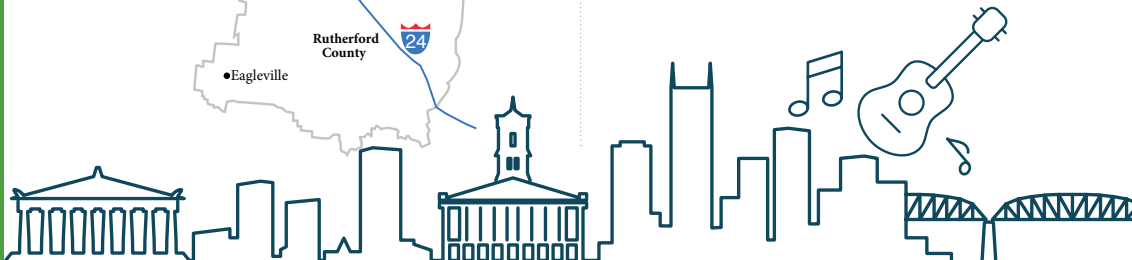
2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

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