



# Downtown Murfreesboro Office Space For Lease

118 N Church Street - Murfreesboro, TN



## DETAILS:

- 4,488 SF Office Space for Lease
- Lease Rate: \$22 PSF plus CAM & Utilities
- \$35 PSF Build out Allowance
- Great downtown public square location
- Third floor with elevator access
- Interior ready for build-out
- Close to Rutherford County Judicial Building, restaurants & shopping
- Rear building access & parking available

**John Harney**  
BROKER

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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



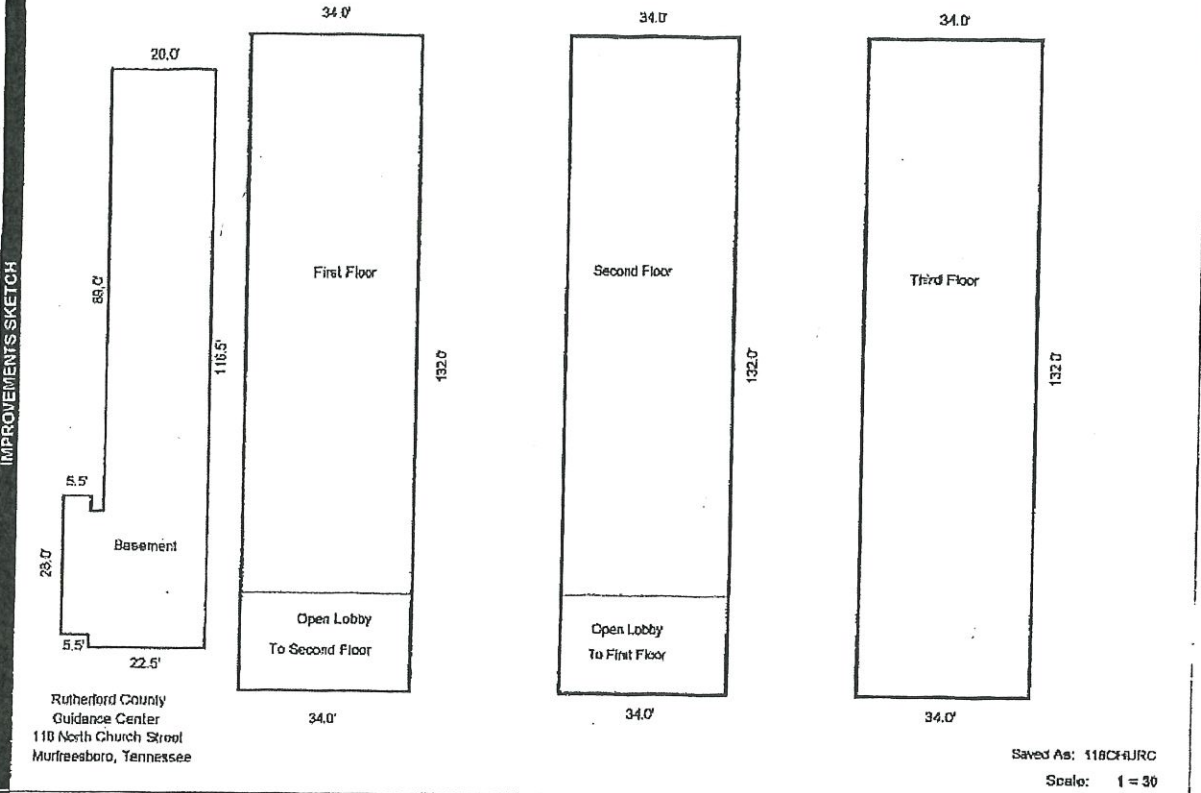
1535 W Northfield Blvd., Suite 7  
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615.896.4045  
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# SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address 118 North Church Street		
	City Murfreesboro	State Tennessee	Zip 37130
	Borrower		
	Lender/Client		
	Appraiser Name	Appr Address	



AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Size	Totals	Breakdown	Subtotal	
GNL	First Floor	4488.00		34.0 x 132.0	4488.00	
	Second Floor	4488.00	13464.00			
	Third Floor	4488.00		34.0 x 132.0	4488.00	
BSMT	Basement	2552.75	2552.75	34.0 x 132.0	4488.00	
<b>TOTAL BUILDING (rounded)</b>			<b>13464</b>	<b>3 Areas Total (rounded)</b>		
				<b>13464</b>		

APEX SOFTWARE 000-868-9098

Ap#7100-W April

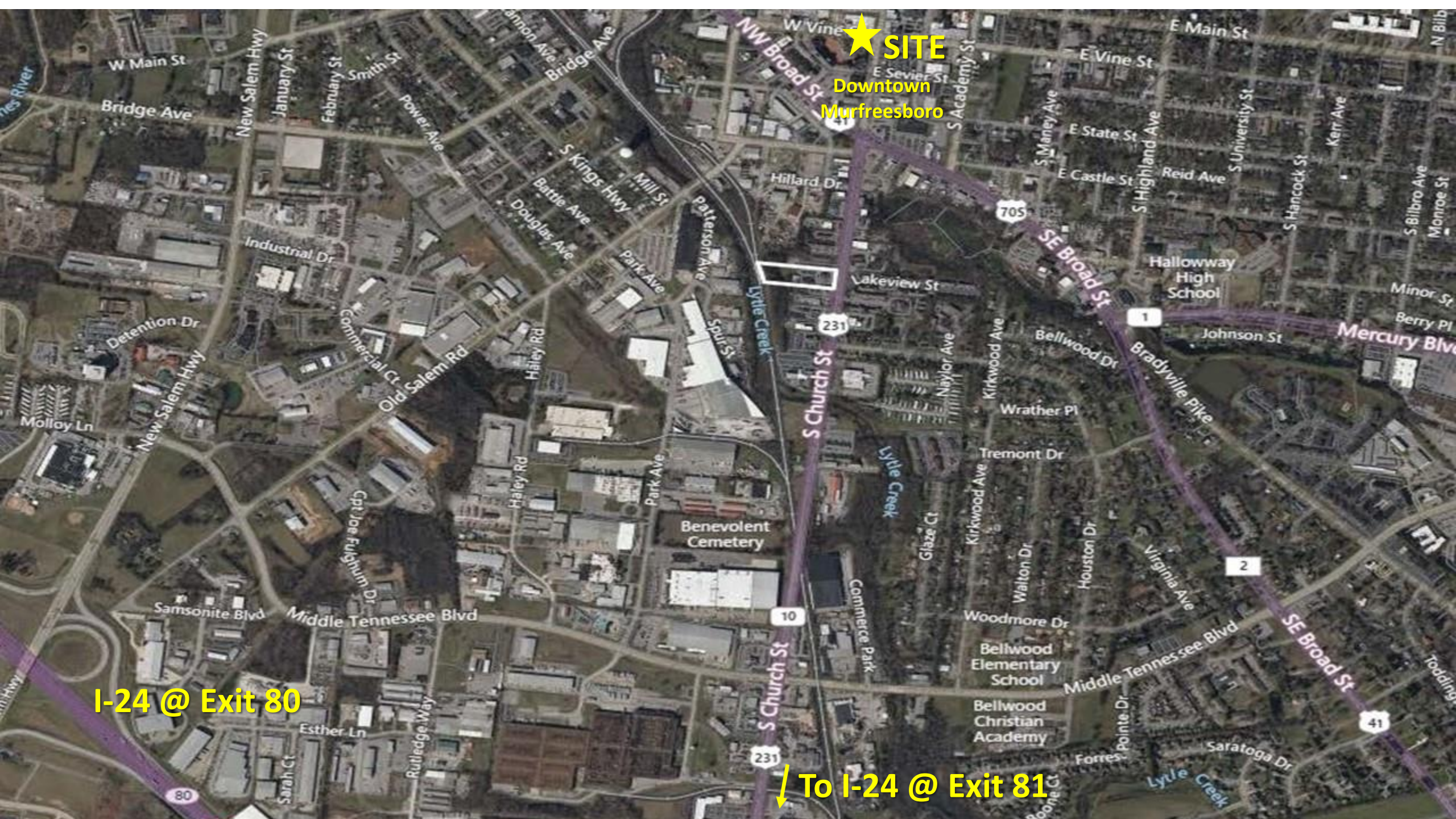
## BUILDING SKETCH



**★ SITE**  
Downtown  
Murfreesboro

**I-24 @ Exit 80**

**↓ To I-24 @ Exit 81**

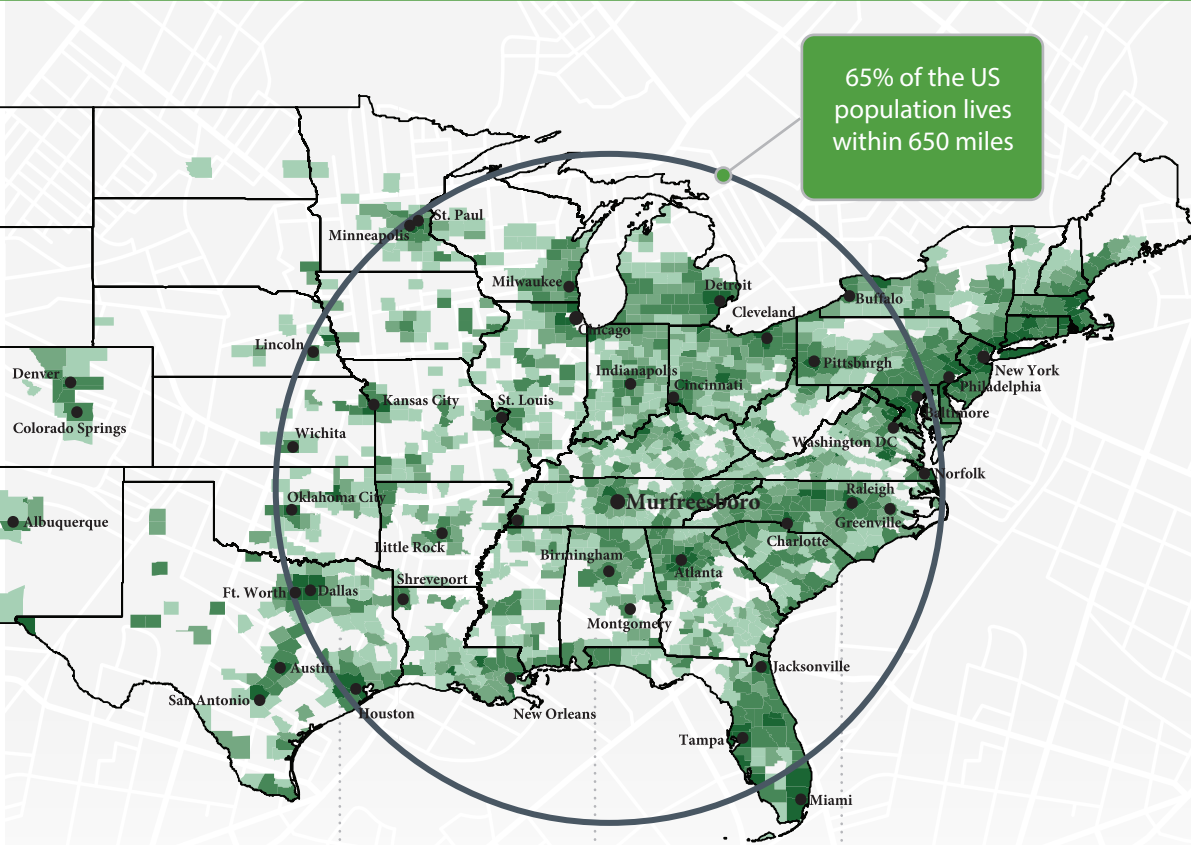




# Rutherford County, TN Community Snapshot

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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

<b>NISSAN</b> 8,000 Employees	<b>amazon.com</b> 2,700 Employees	<b>INGRAM</b> 1,918 Employees	<b>Saint Thomas Health</b> 1,741 Employees
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<b>asurion</b> 1,250 Employees	<b>verizon</b> 1,068 Employees	<b>General Mills</b> 1,000 Employees
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<b>ADIENT</b> 1,000 Employees	<b>BRIDGESTONE</b> 987 Employees	<b>CardinalHealth</b> 816 Employees
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## 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

## 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



## Proximity to Nashville



## 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