



## MEDICAL OFFICE SPACE FOR SALE

**1508 Carl Adams Drive – Murfreesboro, TN**



### DETAILS:

- **PRICE: \$2,250,000**
- 5,630 +/- SF Medical Office Space
- 15 Private offices, conference & meeting rooms, reception desks, kitchen, restrooms and workstations
- Near St. Thomas Rutherford Hospital, Murfreesboro Medical Clinic & The Fountains
- In Murfreesboro's Prestigious Gateway District

**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](http://www.parks-group.com)

# Pirtle Office Building

Enter address here



Volunteer Behavioral Health  
5,630 Square Footage

3rd Floor - SD  
1/4" = 1'-0"



## Demographic Summary Report

### Waterstone Office Building

1508 Carl Adams Dr, Murfreesboro, TN 37129

Building Type: **Class A Office**

Class: **A**

RBA: **42,000 SF**

Typical Floor: **10,500 SF**

Total Available: **5,400 SF**

% Leased: **100%**

Rent/SF/Yr: **\$29.00**

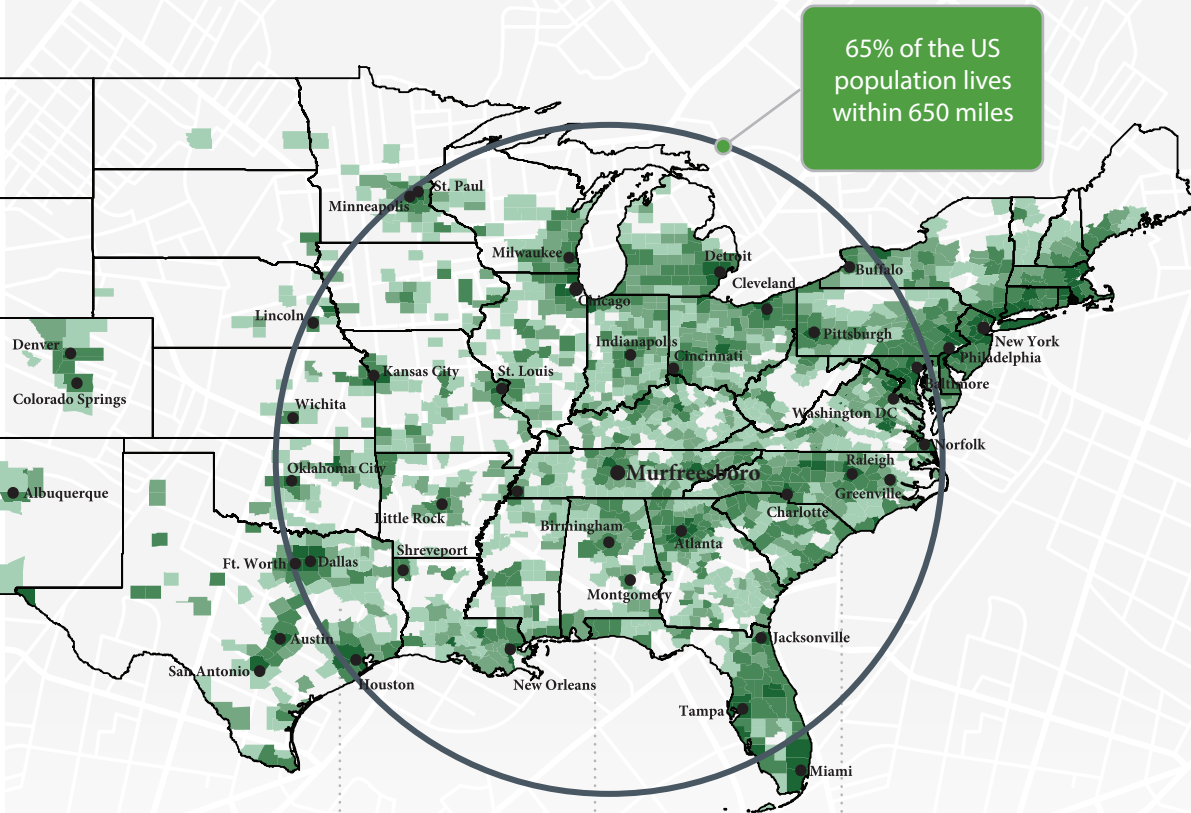


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	3,779	69,373	175,487
2021 Estimate	3,323	62,664	157,820
2010 Census	1,891	48,440	116,465
Growth 2021 - 2026	13.72%	10.71%	11.19%
Growth 2010 - 2021	75.73%	29.36%	35.51%
<b>2021 Population by Hispanic Origin</b>	216	4,952	12,192
<b>2021 Population</b>	3,323	62,664	157,820
White	2,684 80.77%	46,723 74.56%	117,555 74.49%
Black	424 12.76%	11,390 18.18%	28,525 18.07%
Am. Indian & Alaskan	10 0.30%	305 0.49%	780 0.49%
Asian	118 3.55%	2,287 3.65%	6,144 3.89%
Hawaiian & Pacific Island	0 0.00%	42 0.07%	174 0.11%
Other	87 2.62%	1,918 3.06%	4,643 2.94%
U.S. Armed Forces	5	87	390
<b>Households</b>			
2026 Projection	1,477	27,923	66,259
2021 Estimate	1,307	25,271	59,656
2010 Census	803	19,839	44,503
Growth 2021 - 2026	13.01%	10.49%	11.07%
Growth 2010 - 2021	62.76%	27.38%	34.05%
Owner Occupied	851 65.11%	13,428 53.14%	35,124 58.88%
Renter Occupied	456 34.89%	11,843 46.86%	24,532 41.12%
<b>2021 Households by HH Income</b>	1,307	25,270	59,655
Income: <\$25,000	263 20.12%	4,130 16.34%	8,908 14.93%
Income: \$25,000 - \$50,000	268 20.50%	5,805 22.97%	13,478 22.59%
Income: \$50,000 - \$75,000	334 25.55%	5,361 21.21%	11,595 19.44%
Income: \$75,000 - \$100,000	142 10.86%	3,393 13.43%	7,629 12.79%
Income: \$100,000 - \$125,000	102 7.80%	2,586 10.23%	6,079 10.19%
Income: \$125,000 - \$150,000	45 3.44%	1,326 5.25%	4,324 7.25%
Income: \$150,000 - \$200,000	131 10.02%	1,672 6.62%	4,651 7.80%
Income: \$200,000+	22 1.68%	997 3.95%	2,991 5.01%
<b>2021 Avg Household Income</b>	\$73,160	\$78,608	\$84,622
<b>2021 Med Household Income</b>	\$57,424	\$61,896	\$65,750

# 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

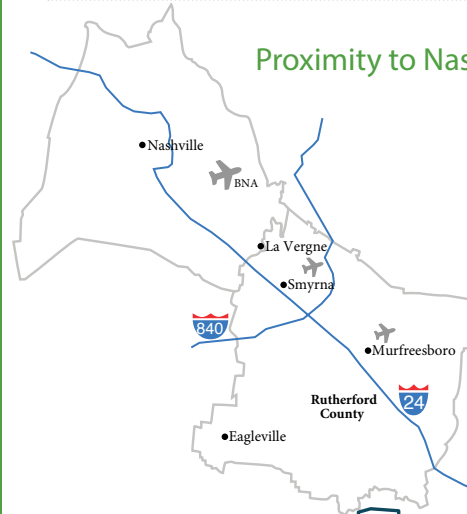
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:  
MTSU: 22,000  
Motlow: 3,000  
TCAT: 540



## 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



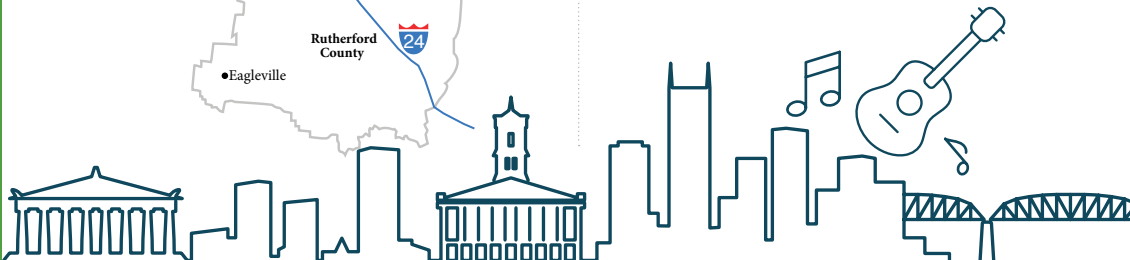
2020 Average Home Sale Price: \$291,250  
-Red Realty Annual Report

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