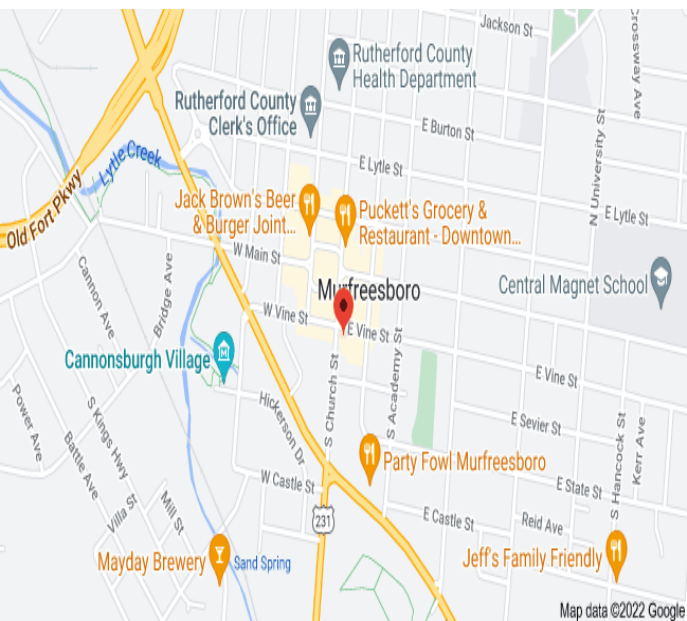




# FOR LEASE CLASS A OFFICE SPACE FULL SERVICE

The City Center – 100 Vine St. – Murfreesboro, TN



## DETAILS:

- **LEASE PRICE: \$19.50 PSF - Full Service Less Janitorial**
- 4<sup>th</sup> Floor 3,650 SF Available Space
- Beautiful Class A Office Tower
- In the Murfreesboro Central Business District Downtown
- Designated Parking Available
- Major Tenants: National Health Corp. and Regions Bank

**John Harney**  
AFFILIATE BROKER

615.542.0715  
johnh@parks-group.com  
TNLIC# 221569

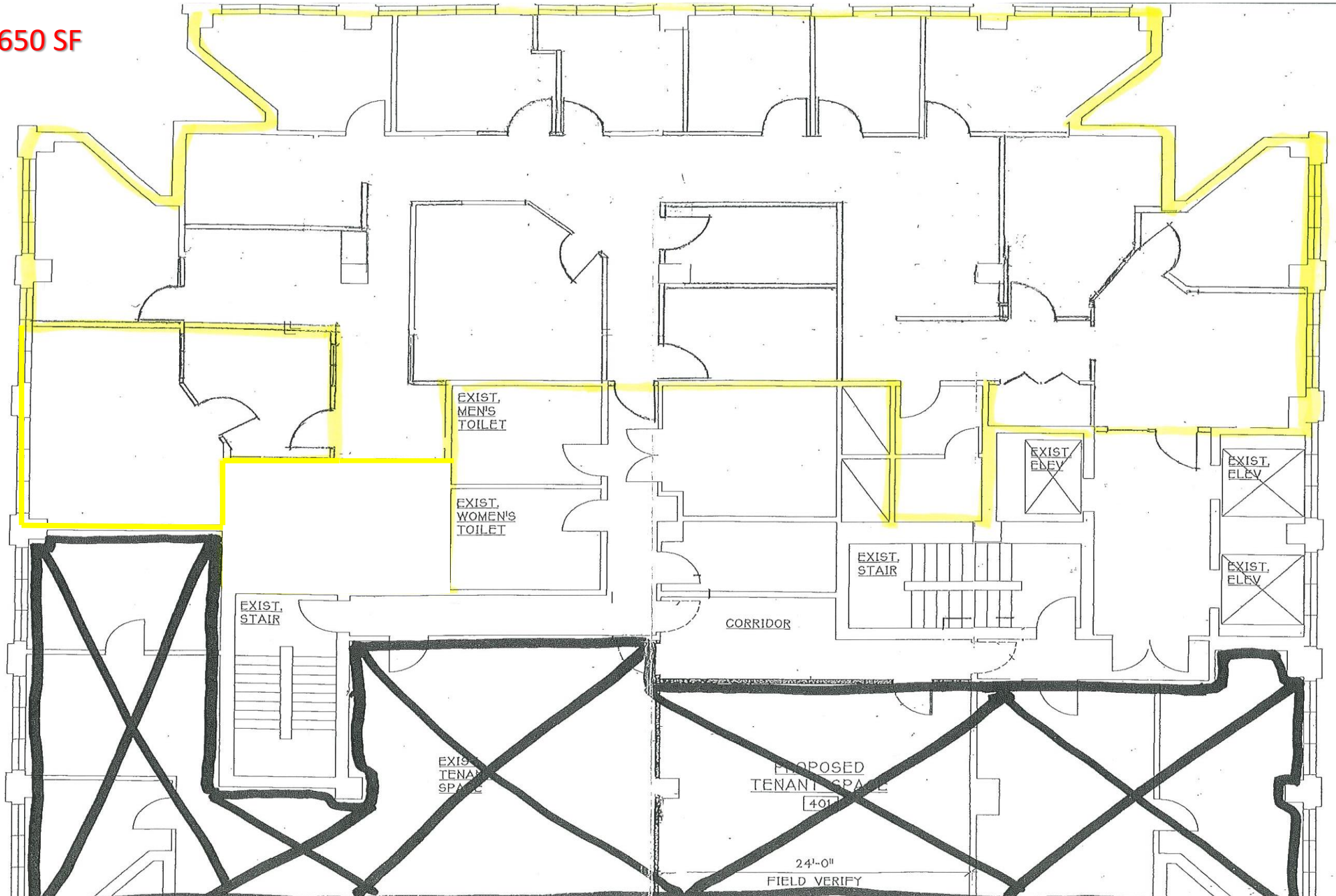
**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE

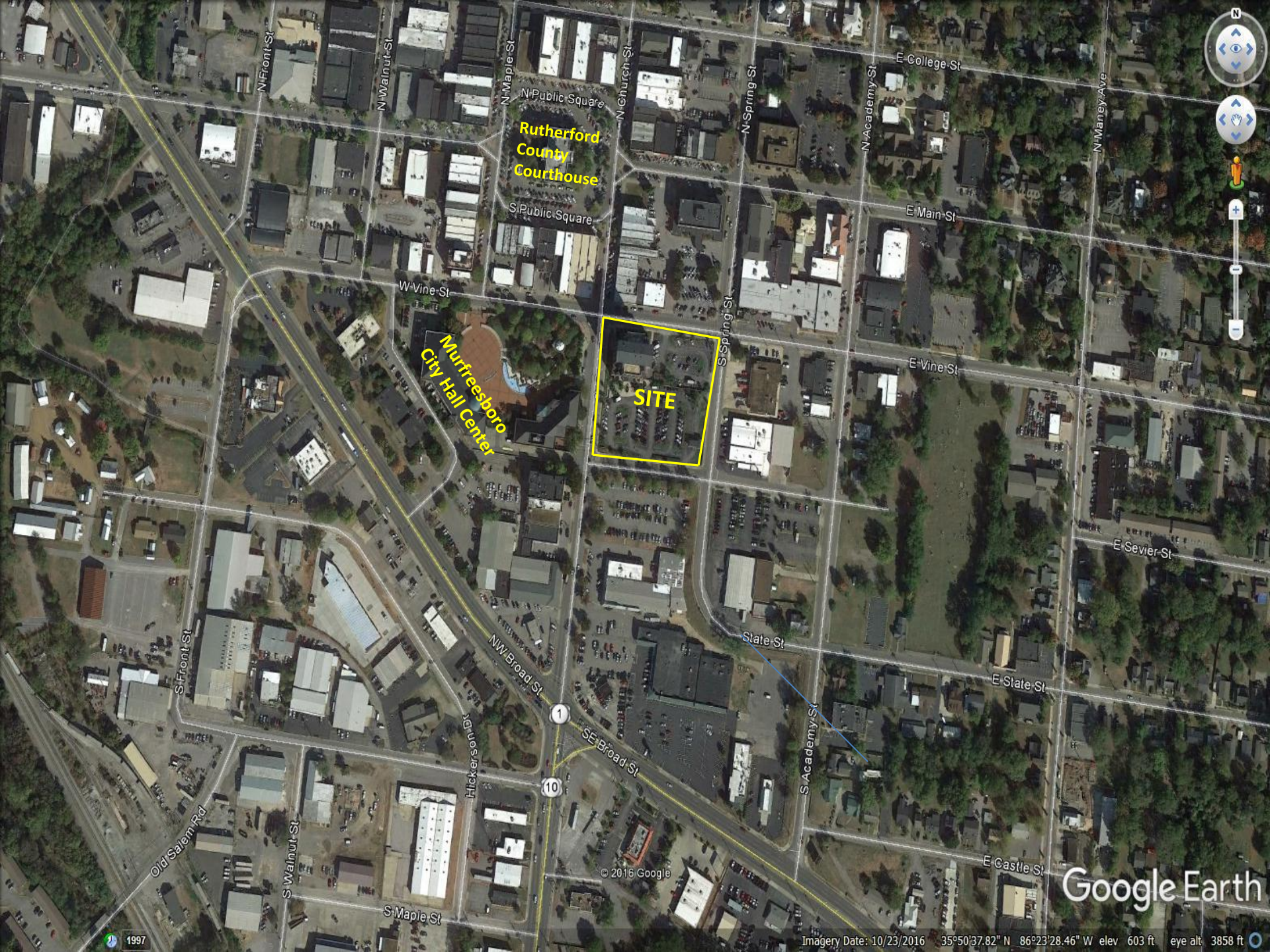


1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129

615.896.4045  
[www.parks-group.com](http://www.parks-group.com)

4<sup>th</sup> Floor – 3,650 SF  
Space





Rutherford County Courthouse

Murfreesboro City Hall Center

SITE

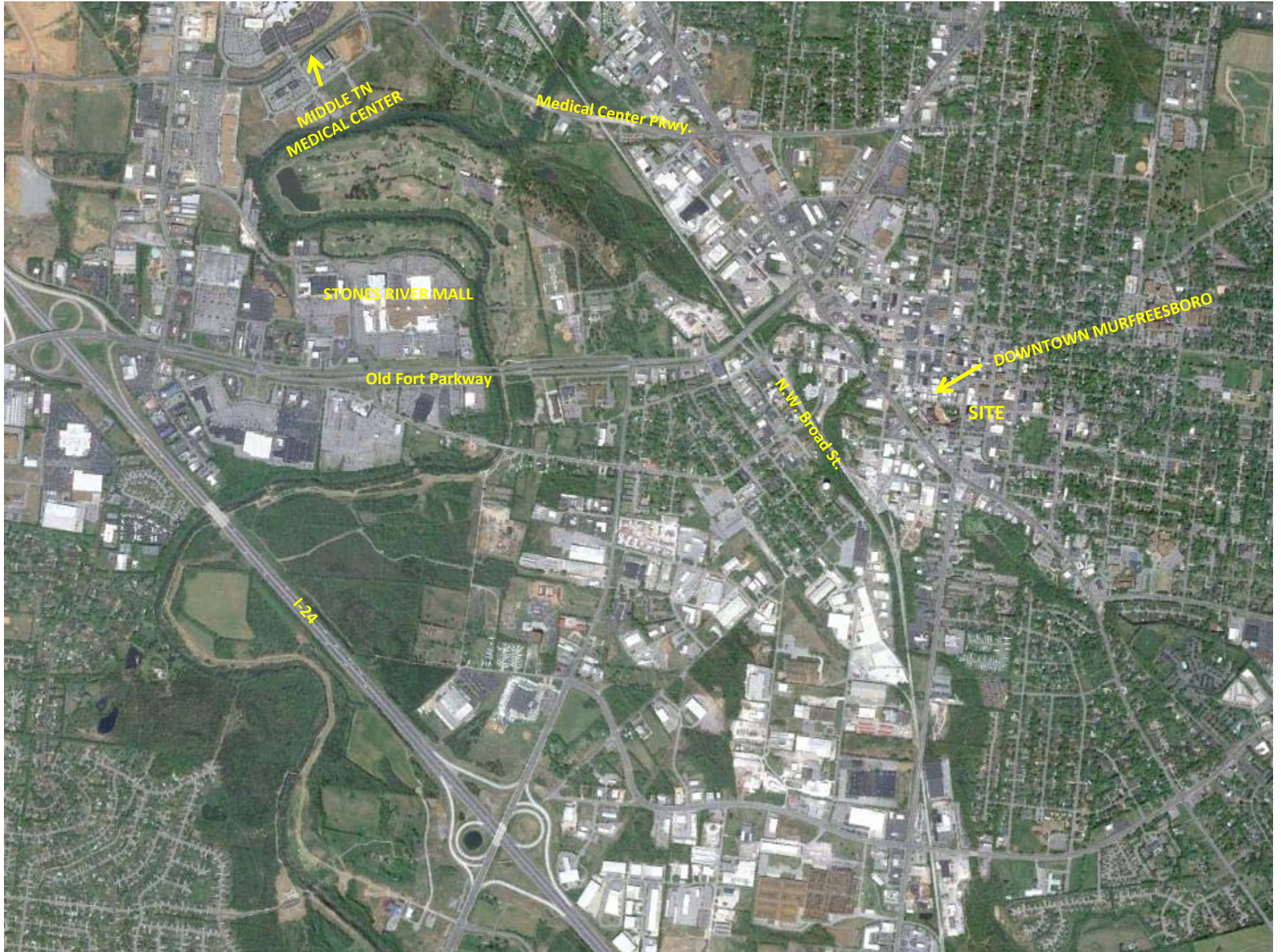
Google Earth

© 2016 Google

Imagery Date: 10/23/2016 35°50'37.82" N 86°23'28.46" W elev 603 ft eye alt 3858 ft

1997

N Front St, N Walnut St, N Maple St, N Church St, N Spring St, N Academy St, N Manley Ave, E College St, E Main St, E Vine St, E Sevier St, E State St, E Castle St, S Front St, S Walnut St, S Maple St, S Academy St, NW Broad St, SE Broad St, W Vine St, State St, Hickerson St, Old Salem Rd, S Front St, S Walnut St, S Maple St



MIDDLE TN  
MEDICAL CENTER

Medical Center Pkwy.

STONES RIVER MALL

Old Fort Parkway

I-24

N.W. Broad St.

DOWNTOWN MURFREESBORO

SITE

# Demographic Summary Report

## City Center 100 E Vine St, Murfreesboro, TN 37130

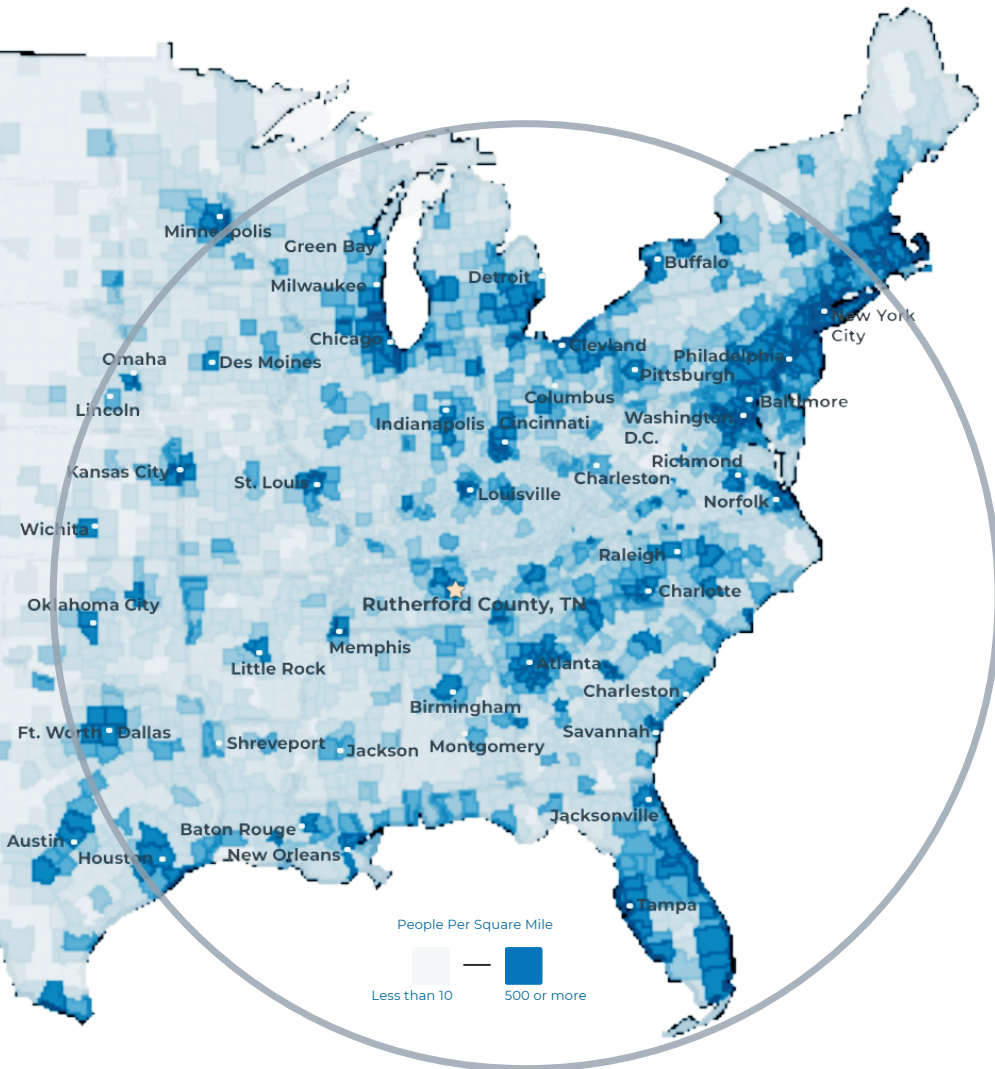
Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **133,482 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **8,899 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	11,217	83,816	180,322
2022 Estimate	9,870	73,400	156,444
2010 Census	8,525	59,589	116,156
Growth 2022 - 2027	13.65%	14.19%	15.26%
Growth 2010 - 2022	15.78%	23.18%	34.68%
<b>2022 Population by Hispanic Origin</b>	1,181	7,749	12,162
<b>2022 Population</b>	9,870	73,400	156,444
White	5,910 59.88%	49,330 67.21%	114,226 73.01%
Black	3,334 33.78%	18,375 25.03%	29,933 19.13%
Am. Indian & Alaskan	68 0.69%	421 0.57%	726 0.46%
Asian	184 1.86%	2,529 3.45%	6,513 4.16%
Hawaiian & Pacific Island	3 0.03%	102 0.14%	186 0.12%
Other	371 3.76%	2,641 3.60%	4,860 3.11%
U.S. Armed Forces	5	31	277
<b>Households</b>			
2027 Projection	4,880	32,510	67,951
2022 Estimate	4,311	28,547	59,187
2010 Census	3,748	23,407	44,647
Growth 2022 - 2027	13.20%	13.88%	14.81%
Growth 2010 - 2022	15.02%	21.96%	32.57%
Owner Occupied	1,100 25.52%	11,789 41.30%	34,463 58.23%
Renter Occupied	3,211 74.48%	16,758 58.70%	24,724 41.77%
<b>2022 Households by HH Income</b>	4,313	28,546	59,188
Income: <\$25,000	1,529 35.45%	6,569 23.01%	8,934 15.09%
Income: \$25,000 - \$50,000	1,228 28.47%	8,386 29.38%	13,965 23.59%
Income: \$50,000 - \$75,000	731 16.95%	5,756 20.16%	12,023 20.31%
Income: \$75,000 - \$100,000	317 7.35%	2,802 9.82%	7,571 12.79%
Income: \$100,000 - \$125,000	226 5.24%	1,736 6.08%	5,503 9.30%
Income: \$125,000 - \$150,000	80 1.85%	1,202 4.21%	4,218 7.13%
Income: \$150,000 - \$200,000	132 3.06%	1,303 4.56%	4,295 7.26%
Income: \$200,000+	70 1.62%	792 2.77%	2,679 4.53%
<b>2022 Avg Household Income</b>	\$51,608	\$64,542	\$81,861
<b>2022 Med Household Income</b>	\$38,547	\$47,904	\$63,486

# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America  
- SmartAsset 2022
- #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

357,835

### Median Home Price

\$402,162

### 3 Colleges

25,000 students

### Median Age

33

### Median HH Income

\$71,549

### College Degrees

42% hold Associate or above

## LABORFORCE DATA

### Labor Force

### Unemployment Rate

### Labor Force Participation Rate

### County

### Tennessee

### United States

195,178

3,337,977

164,462,618

2.6%

3.2%

3.7%

71.5%

58.8%

61.9%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

## RECENT ANNOUNCEMENTS

### McNeilus

Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.

### 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.

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Director, Economic Development  
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