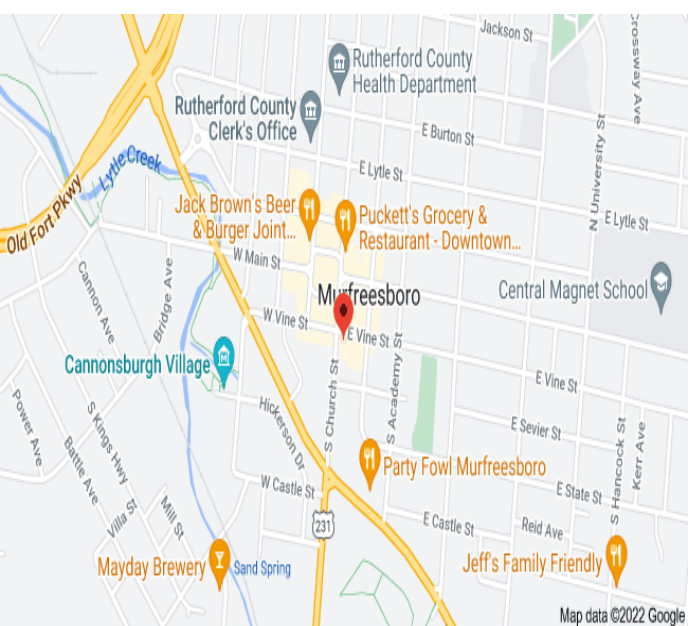




FOR LEASE CLASS A OFFICE SPACE FULL SERVICE

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



DETAILS:

- **LEASE PRICE: \$19.50 PSF - Full Service Less Janitorial**
- 4th Floor 3,350 SF Available Space
- 4th Floor 3,800 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

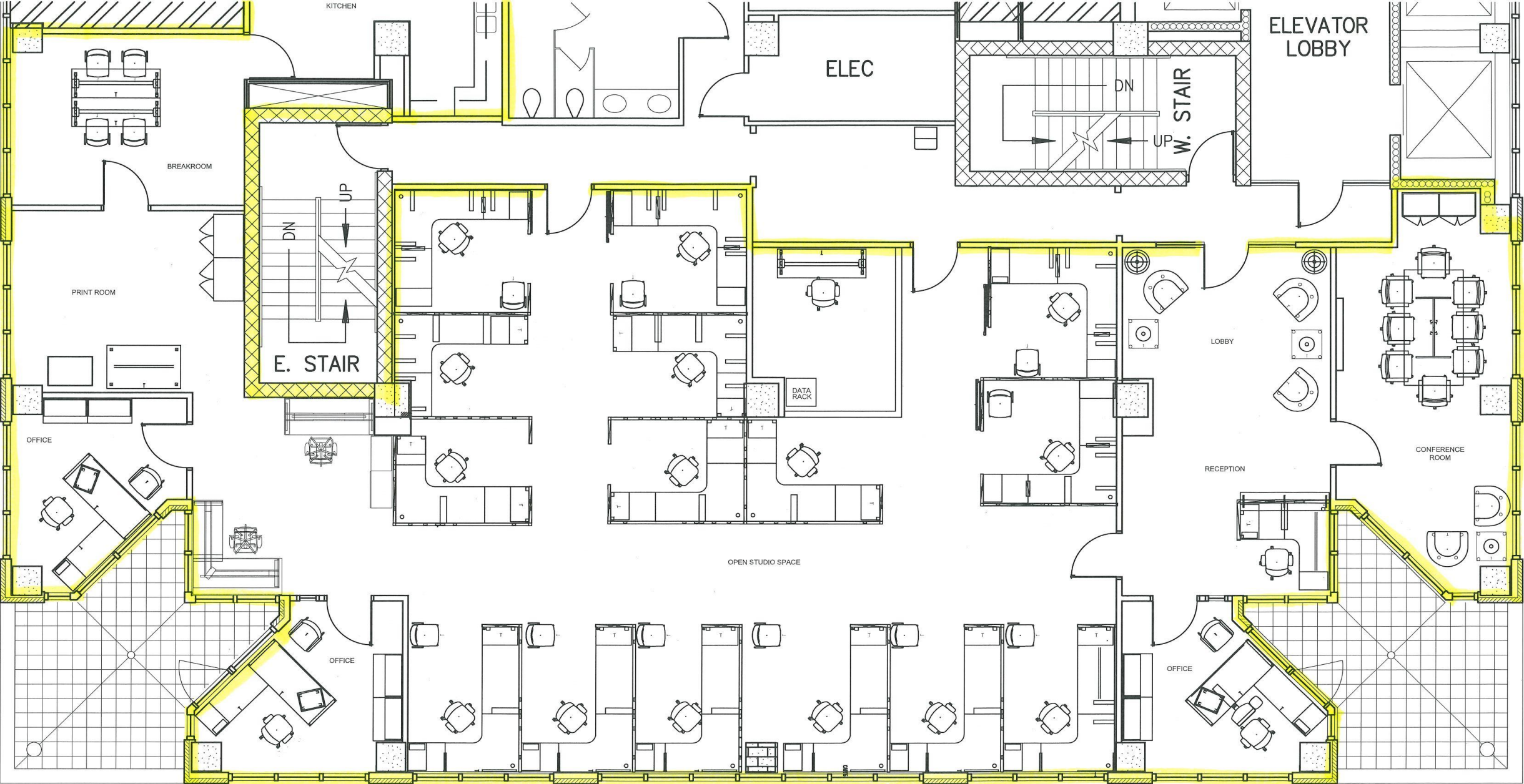
THE PARKS GROUP
COMMERCIAL REAL ESTATE



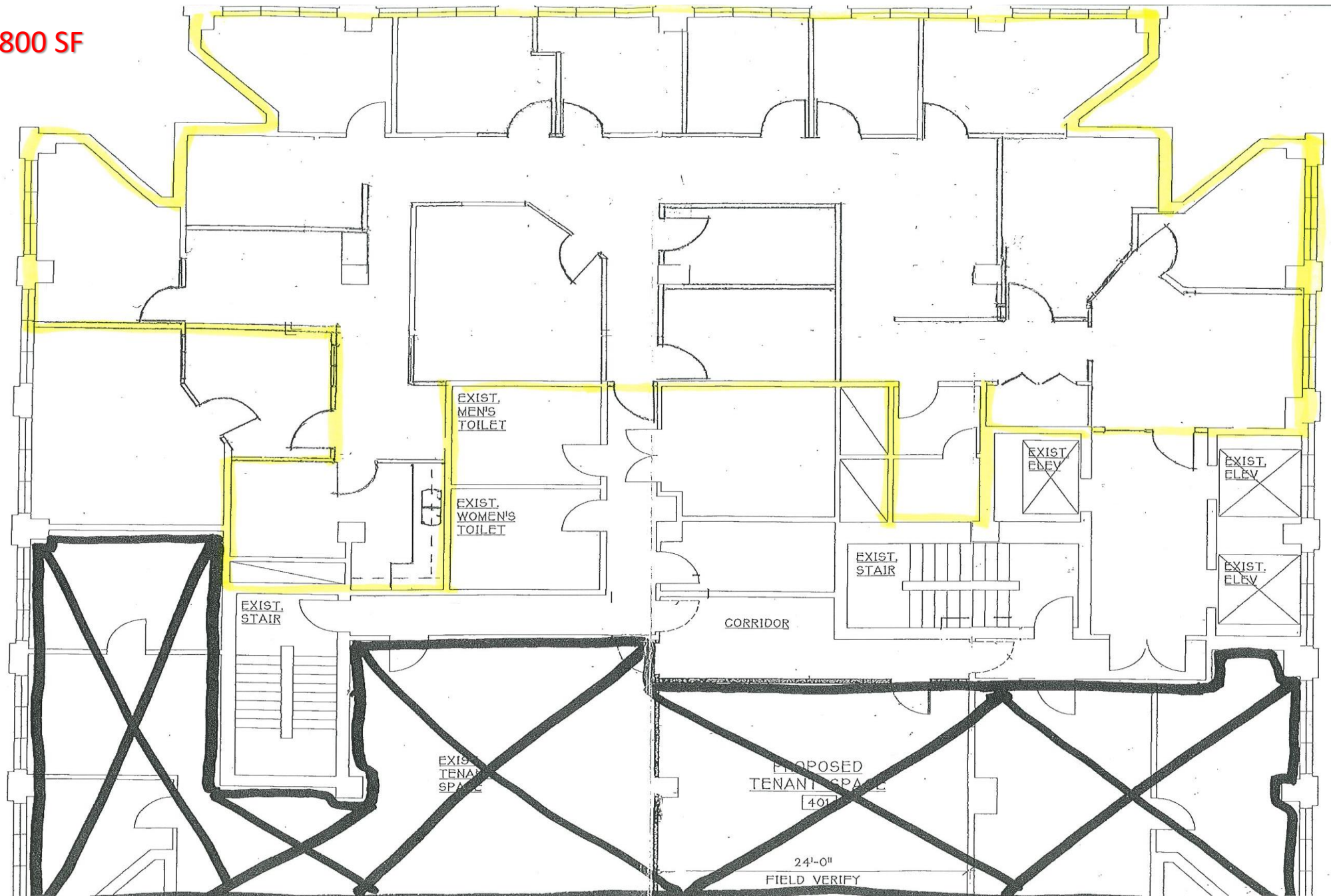
1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129

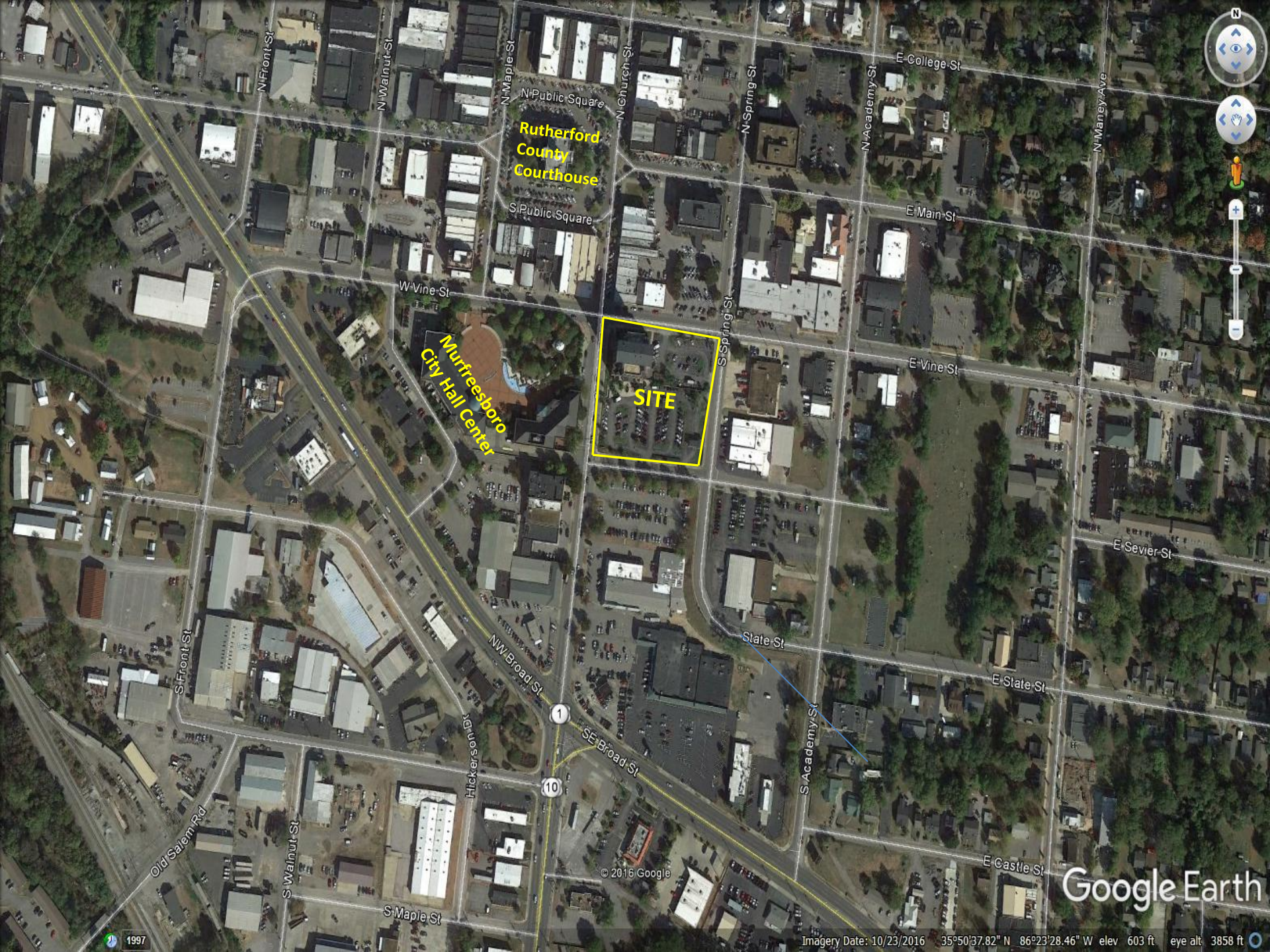
615.896.4045
www.parks-group.com

4th Floor – 3,350 SF Space



4th Floor – 3,800 SF
Space



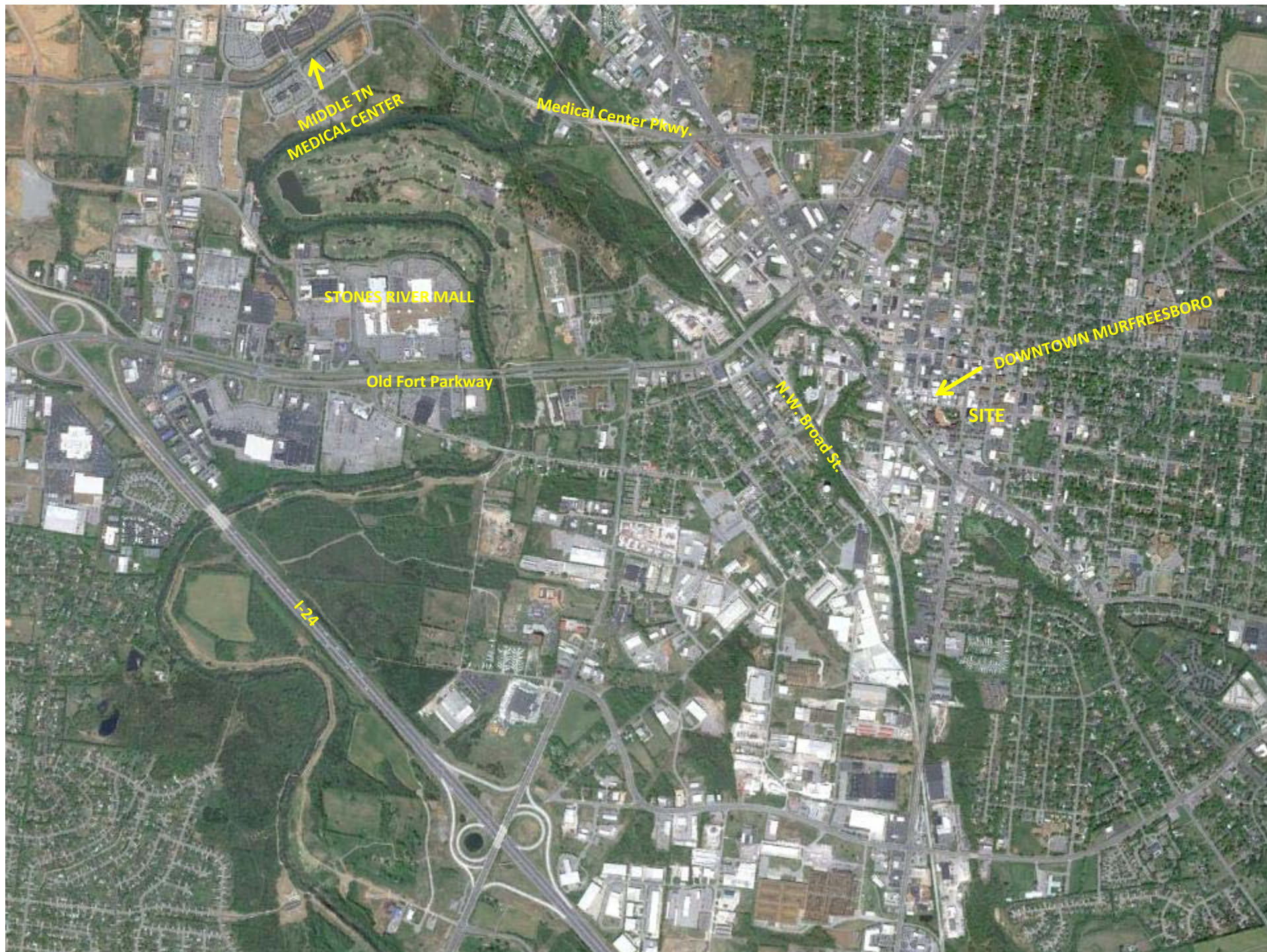


Google Earth

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1997

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



Demographic Summary Report

City Center

100 E Vine St, Murfreesboro, TN 37130

Building Type: **Class B Office**

Class: **B**

RBA: **133,482 SF**

Typical Floor: **8,899 SF**

Total Available: **0 SF**

% Leased: **100%**

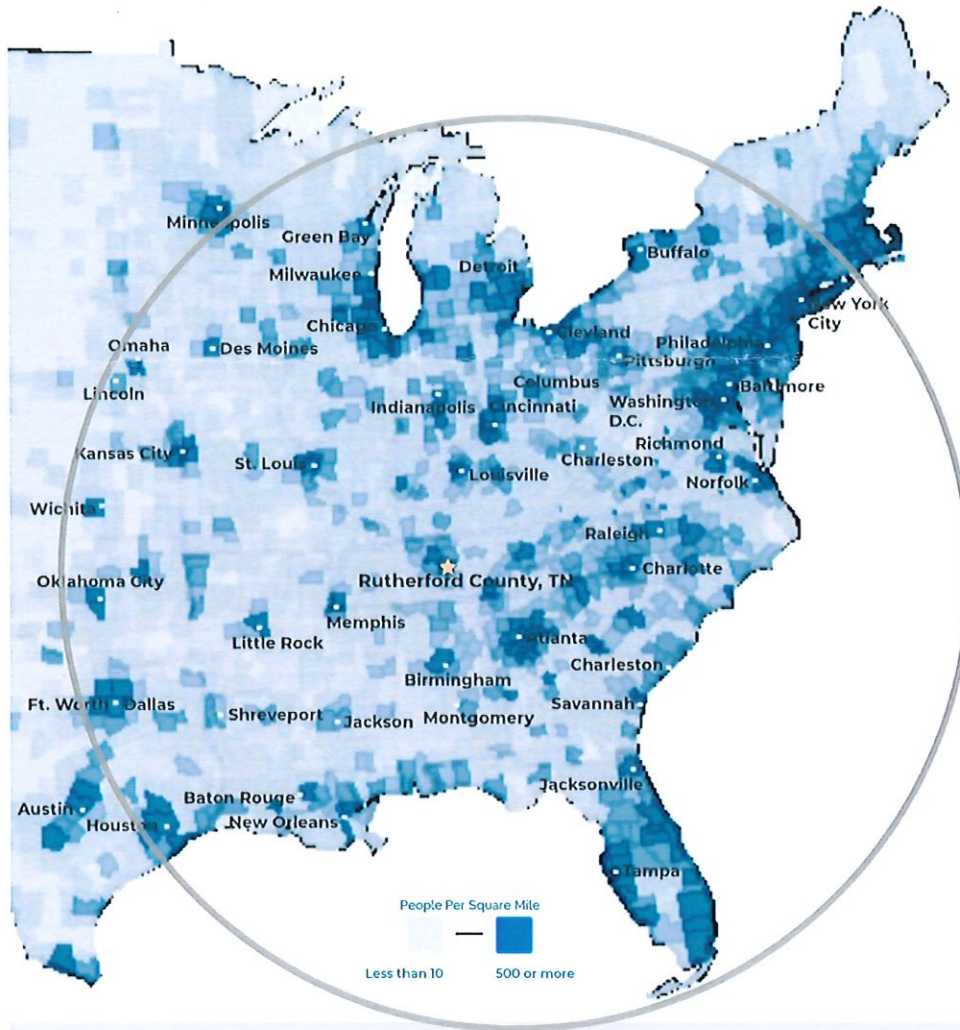
Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
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%	
2022 Population by Hispanic Origin	1,181		7,749		12,162	
2022 Population	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	
Households						
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%
2022 Households by HH Income	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%
2022 Avg Household Income	\$51,608		\$64,542		\$81,861	
2022 Med Household Income	\$38,547		\$47,904		\$63,486	

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
- 4th** best small city to buy a
home in the U.S.
- WalletHub 2021
- 8th** 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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