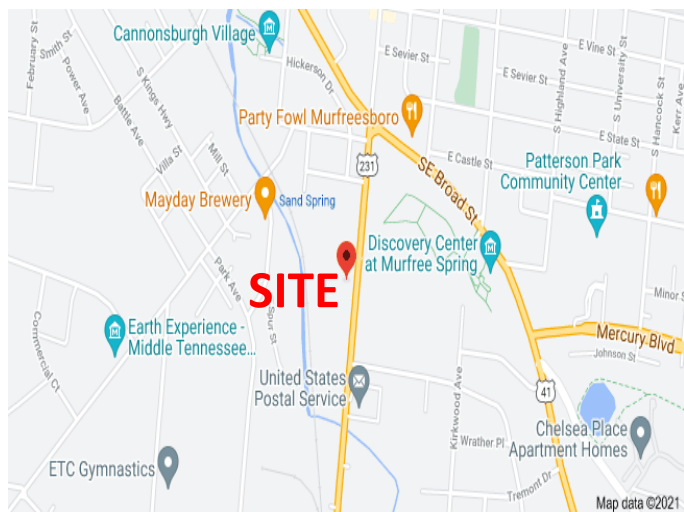




5,500 SF Office/Bank Buildings For Lease

750 S Church Street – Murfreesboro, TN



DETAILS:

- **LEASE RATE: \$17.00 PSF NNN**
- Former Bank Building w/ 3 drive-thru lanes & another 5,500+/- SF Separate Office Building
- Convenient to Downtown Murfreesboro & I-24
- 3 Mile Population: 72,316

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







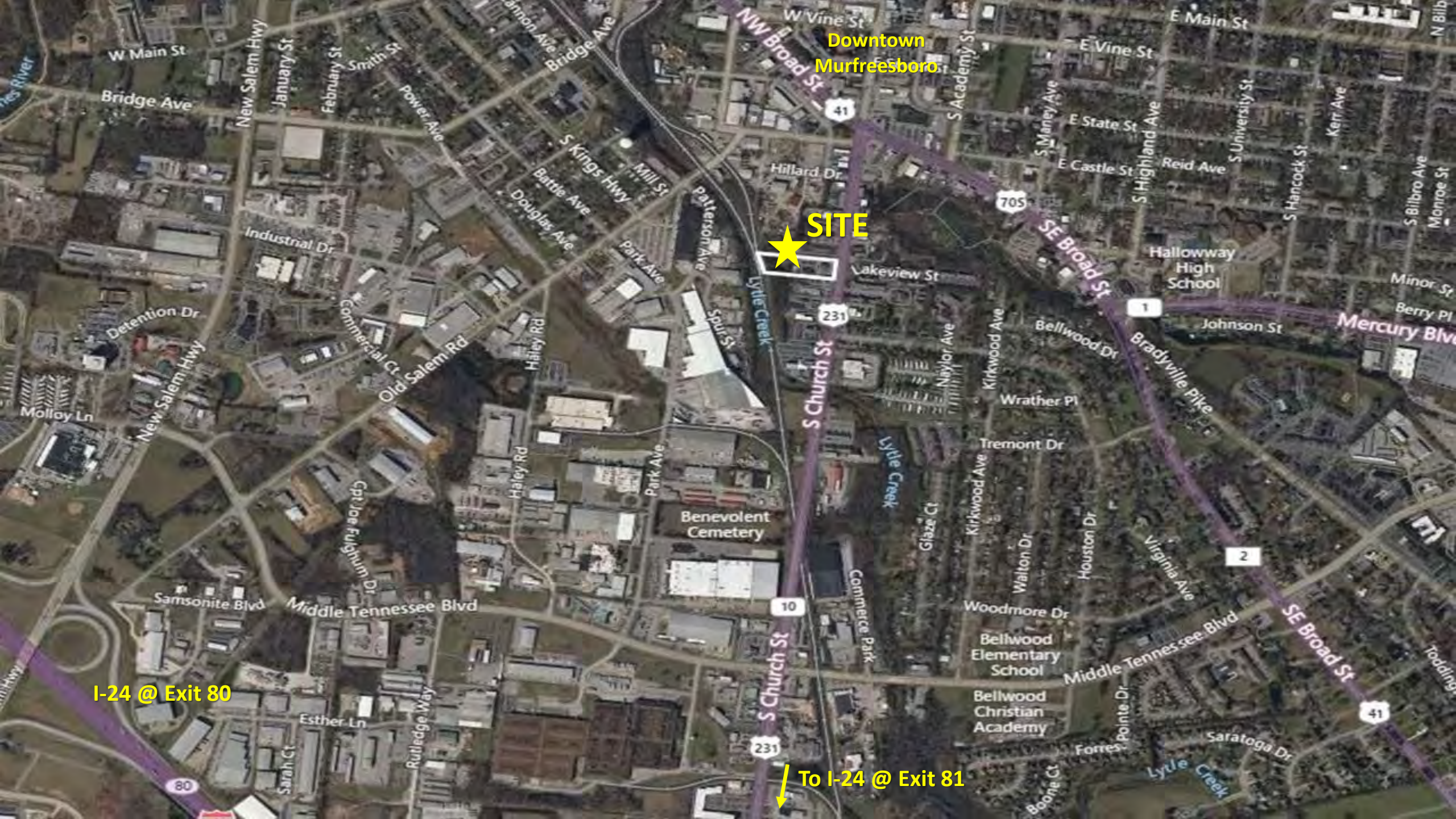
Downtown
Murfreesboro

SITE



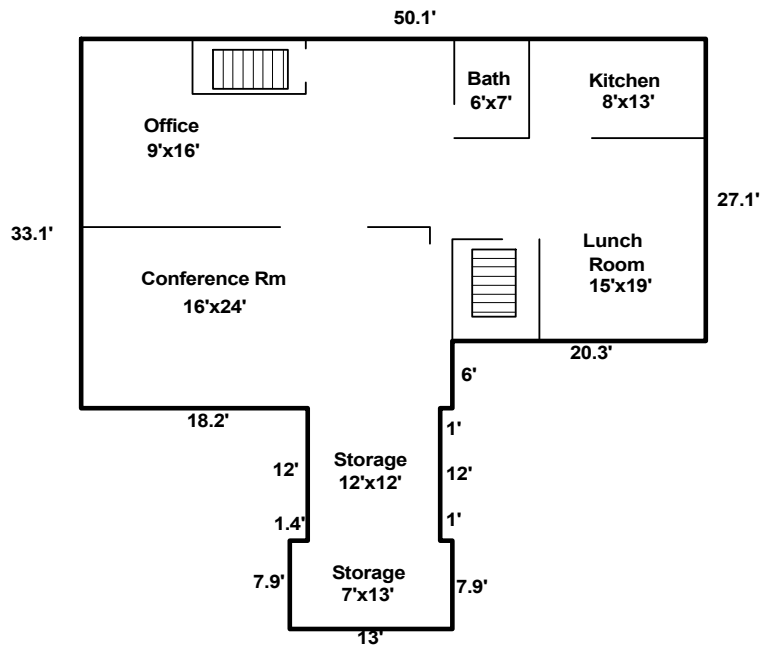
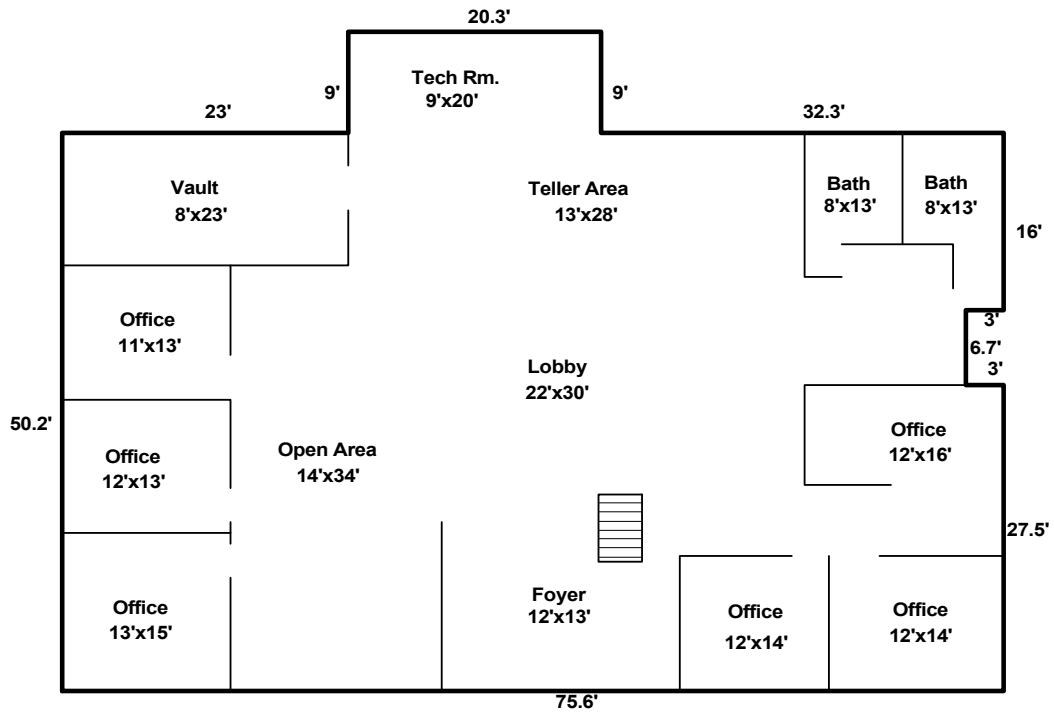
I-24 @ Exit 80

To I-24 @ Exit 81



SKETCH ADDENDUM

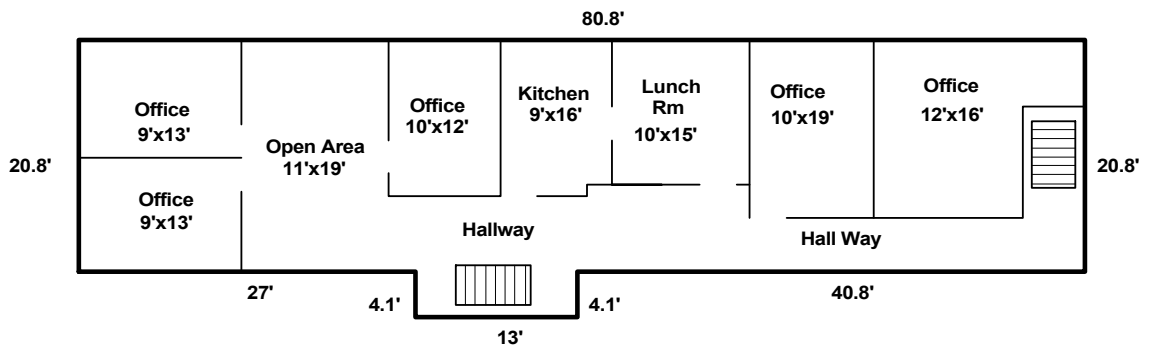
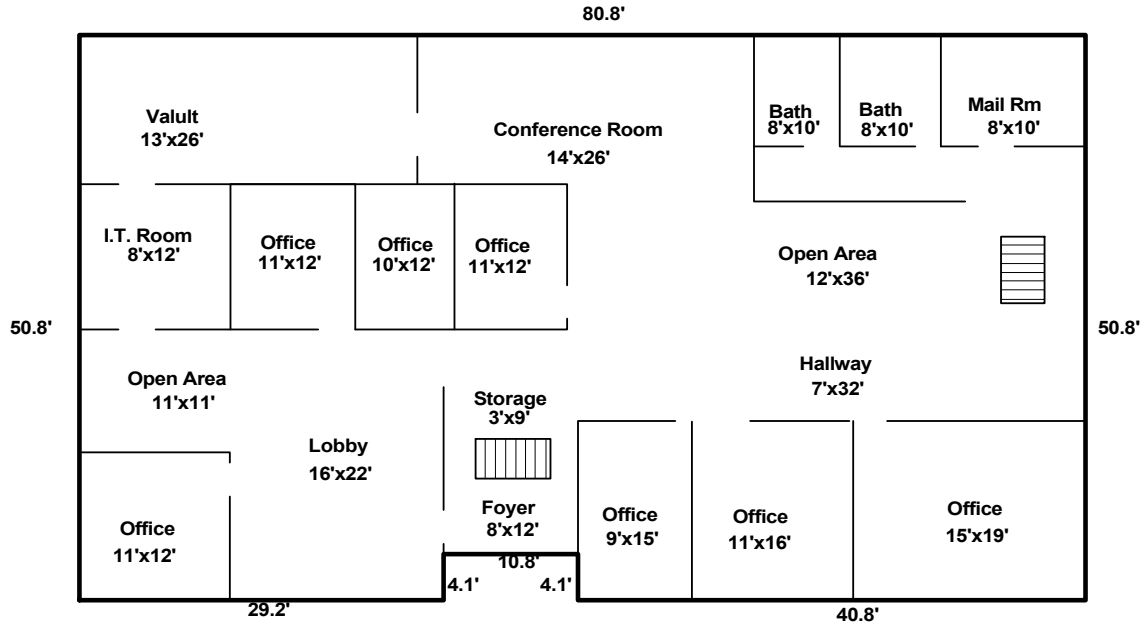
Borrower or Owner			
Property Address 750 S. Church St. A			
City Murfreesboro	County Rutherford	State Tn	Zip Code 37129
Client Donna Barrett			



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS		
Living Area			First Floor		
First Floor	3958	276	20.3 X 59.2 =		1201.7
Second Floor	1766	211	23.0 X 50.2 =		1154.6
Total	5724	487	32.3 X 16.0 =		516.8
			29.3 X 34.2 =		1002.0
			3.0 X 27.5 =		82.5
			Total		3957.6
			Second Floor		
			50.1 X 27.1 =		1357.7
			29.8 X 6.0 =		178.8
			10.6 X 19.9 =		210.9
			1.0 X 7.9 =		7.9
			1.4 X 7.9 =		11.0
			Total		1766.3

SKETCH ADDENDUM

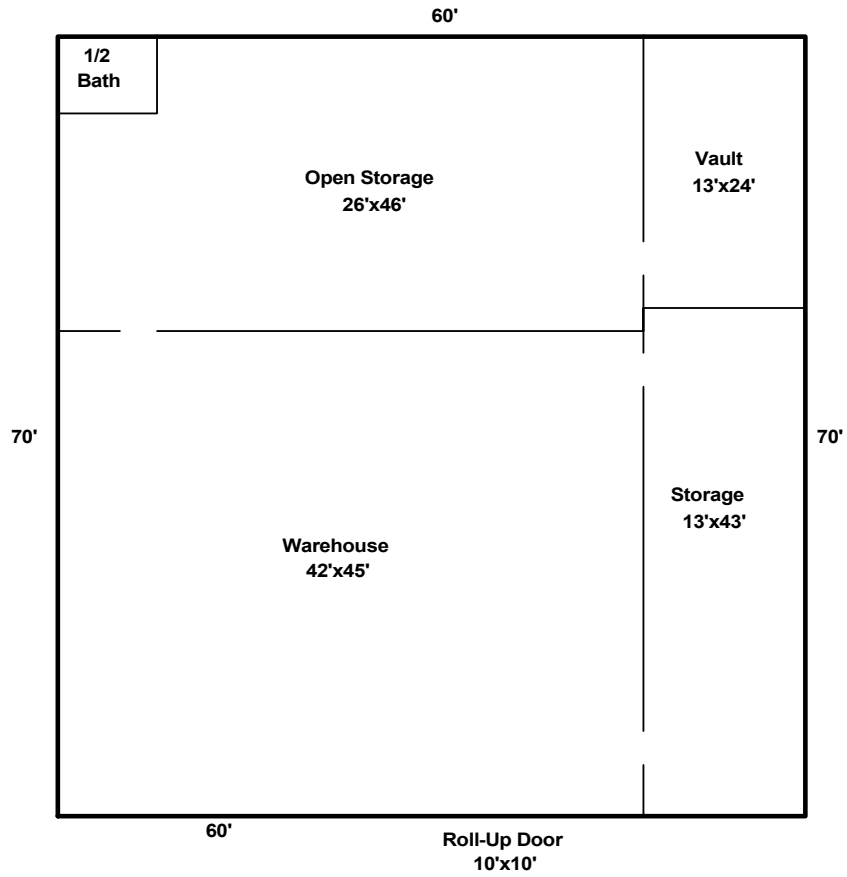
Borrower or Owner			
Property Address 750 S. Church St. B			
City Murfreesboro	County Rutherford	State Tn	Zip Code 37130
Client Donna Barrett			



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS		
Living Area			First Floor		
First Floor	4060	271	80.8 X 46.7 =		3773.3
Second Floor	1734	211	29.2 X 4.1 =		119.7
Total	5794	483	40.8 X 4.1 =		167.2
			Total		4060.2
			Second Floor		
			80.8 X 20.8 =		1680.6
			13.0 X 4.1 =		53.3
			Total		1733.9

SKETCH ADDENDUM

Borrower or Owner			
Property Address 750 S Church St. (Metal Bldg)			
City	Murfreesboro	County	Rutherford
State	Tn	Zip Code	37130
Client	Donna Barrett		

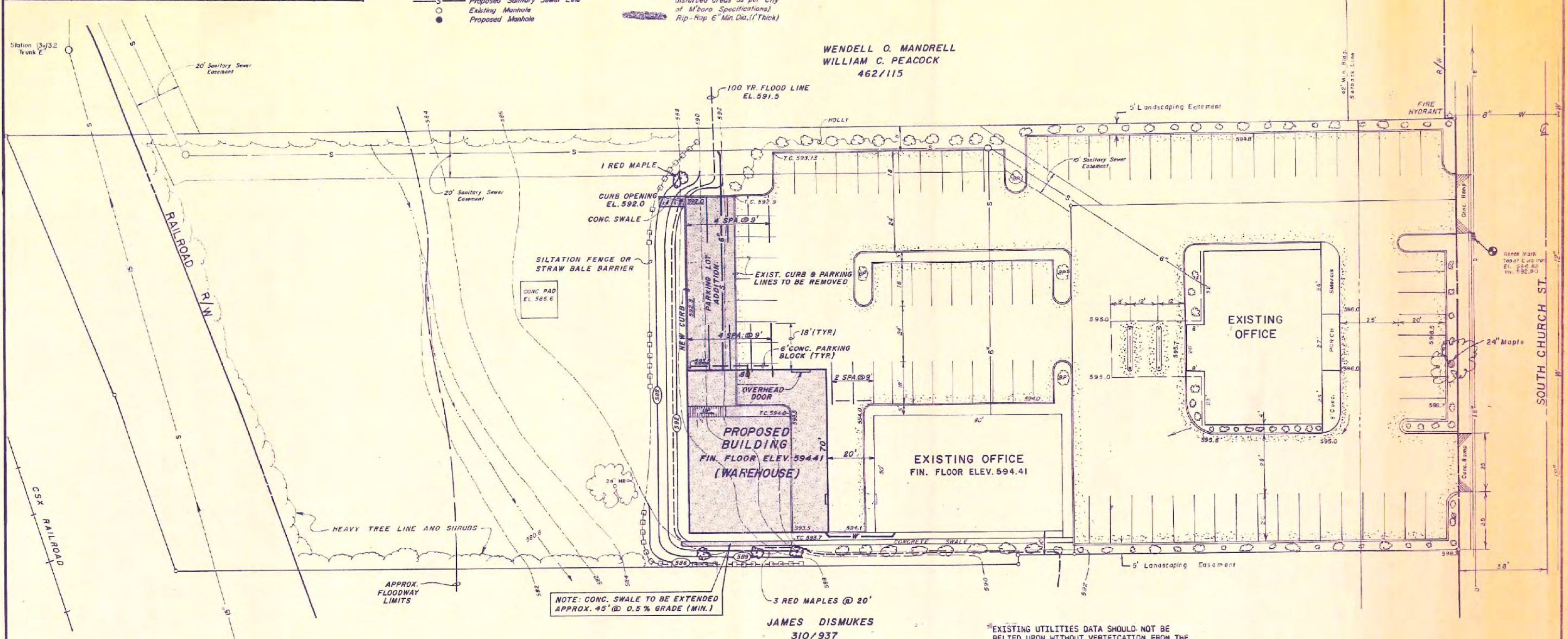


SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area First Floor	4200	260	First Floor 60.0 X	70.0 = 4200.0

PLANT MATERIALS SCHEDULE - PROPOSED						
KEY	QUANTITY	SCIENTIFIC NAME / COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
RM	4	ACER RUBRUM RED MAPLE	1 1/2"			

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Situation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas as per City of Murfreesboro Specifications)
- Rip-Rap 6" Min Dia. (1" Thick)

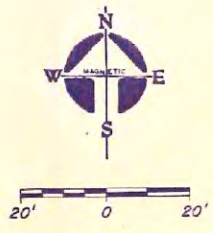
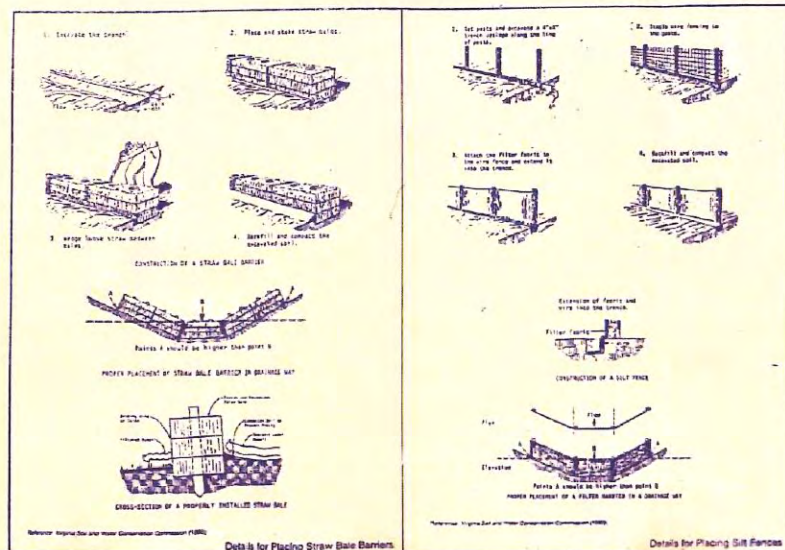


WENDELL O. MANDRELL
WILLIAM C. PEACOCK
462/115

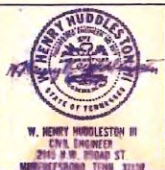
JAMES DISMUKES
3/10/93

*EXISTING UTILITIES DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.

OWNER: FIRST CITY BANK
ADDRESS: 750 So. CHURCH STREET
MURFREESBORO, TN, 37133
TAX MAP 102-C "6" PARCEL(S) NO.: 8
DEED BOOK: 354 PAGE 697
FLOOD MAP PANEL: 470168 0010C ZONE(S): AE B X
ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0
REAR SETBACK: 20'



○ DENOTES STEEL PIN
100 YR. FLOOD EL. 591.5
PARKING REQUIRED - 30 SPACES
PARKING PROVIDED - 84 SPACES

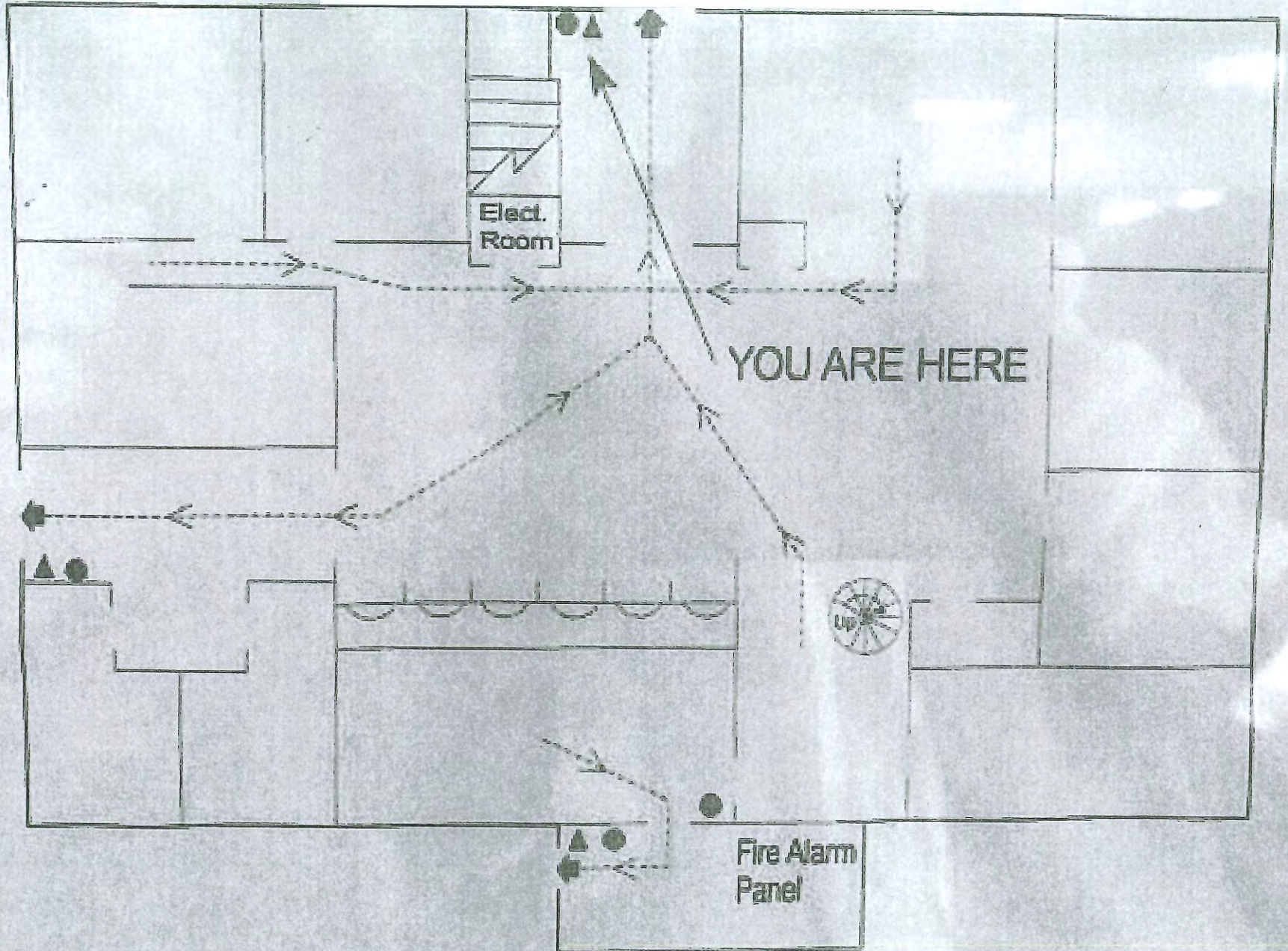


SITE PLAN
FIRST CITY BANK
SOUTH CHURCH STREET
Murfreesboro, Tennessee
DATE MAY, 1993 SCALE 1" = 20' SHEET 1 OF 1

received
4-22-93

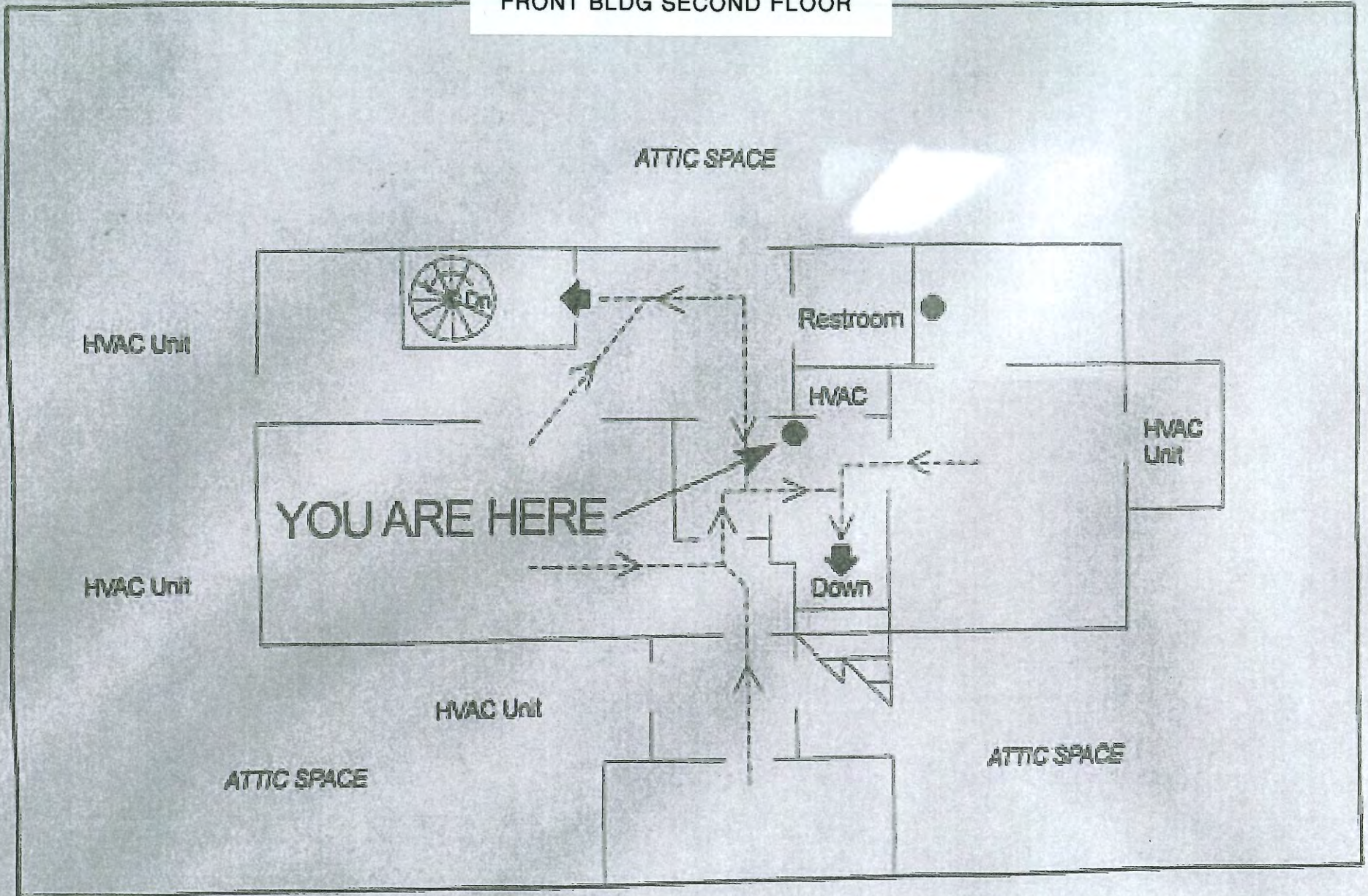
Ascend Federal Credit Union, 750 South Church Street, Murfreesboro, TN

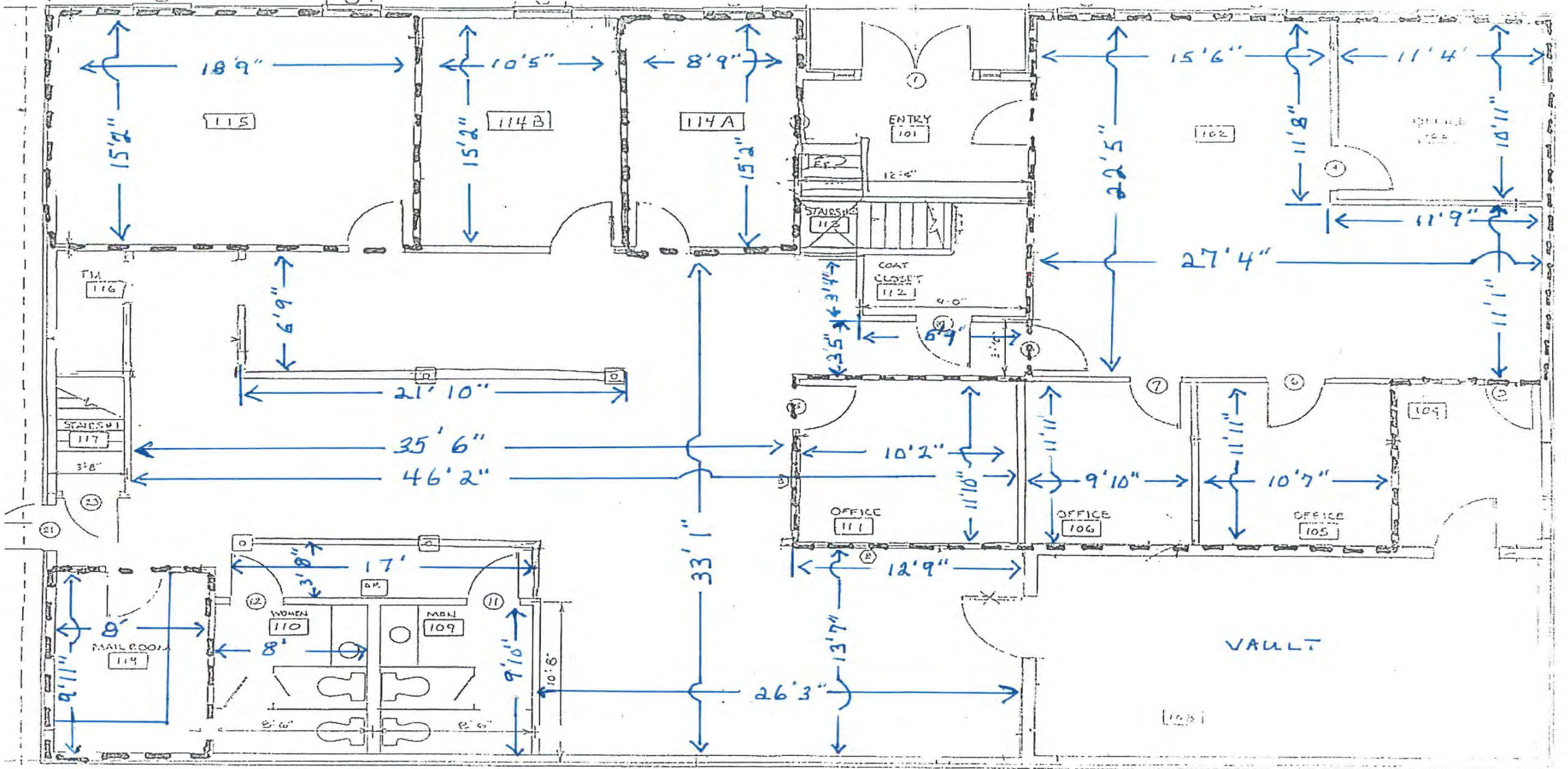
FRONT BLDG FIRST FLOOR



750 S CHURCH STREET

FRONT BLDG SECOND FLOOR





ASCEND FEDERAL CREDIT UNION
 OPS BLDG
 750B S. CHURCH STREET
 MURFREESBORO, TN 37130

Middle Building Floorplan

NOT TO SCALE

Demographic Summary Report

750 S Church St, Murfreesboro, TN 37130

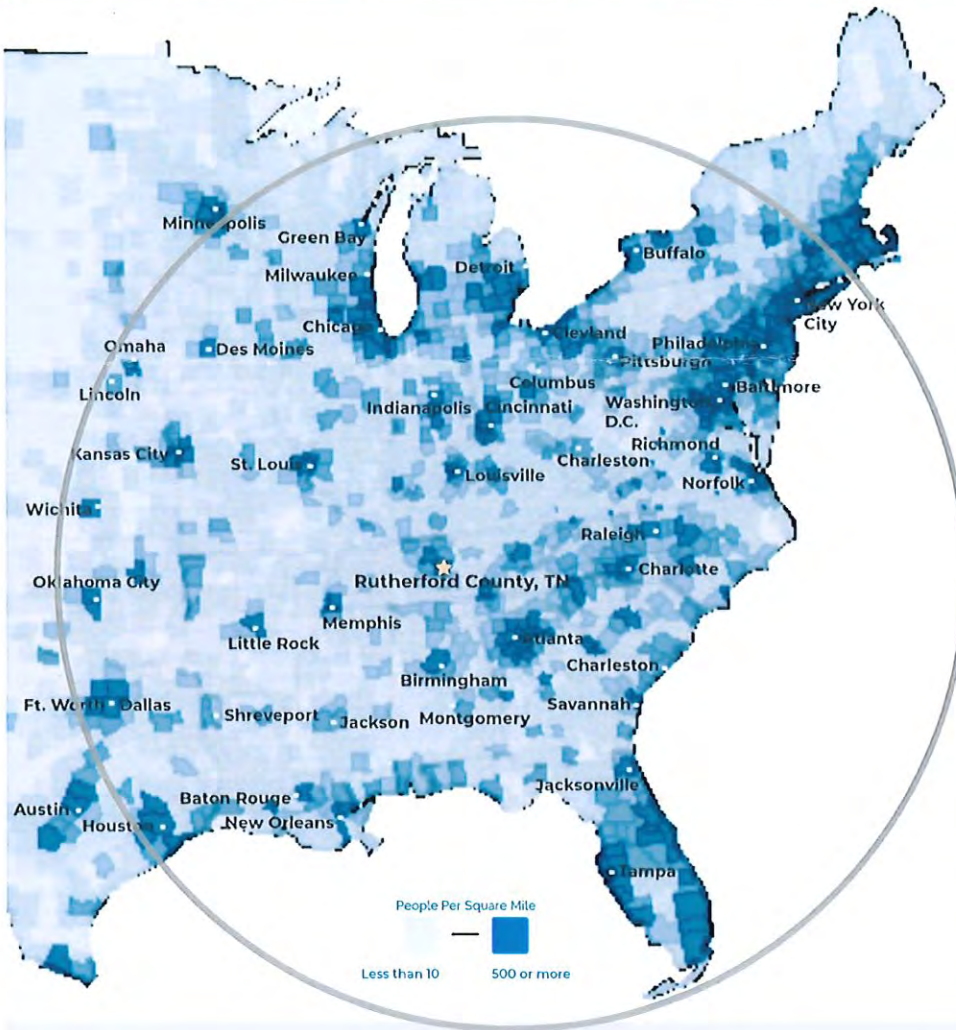
Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **15,258 SF** Rent/SF/Yr: **-**
 Year Built: **1986**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	8,630	79,333	169,060
2021 Estimate	7,933	72,316	152,401
2010 Census	7,171	60,461	115,171
Growth 2021 - 2026	8.79%	9.70%	10.93%
Growth 2010 - 2021	10.63%	19.61%	32.33%
2021 Population by Hispanic Origin	1,063	7,305	11,433
2021 Population	7,933	72,316	152,401
White	4,692 59.15%	49,091 67.88%	112,523 73.83%
Black	2,716 34.24%	17,597 24.33%	28,227 18.52%
Am. Indian & Alaskan	53 0.67%	412 0.57%	709 0.47%
Asian	176 2.22%	2,549 3.52%	6,191 4.06%
Hawaiian & Pacific Island	2 0.03%	90 0.12%	159 0.10%
Other	295 3.72%	2,578 3.56%	4,592 3.01%
U.S. Armed Forces	6	116	365
Households			
2026 Projection	3,736	31,270	64,538
2021 Estimate	3,433	28,492	58,223
2010 Census	3,091	23,800	44,311
Growth 2021 - 2026	8.83%	9.75%	10.85%
Growth 2010 - 2021	11.06%	19.71%	31.40%
Owner Occupied	957 27.88%	11,884 41.71%	33,965 58.34%
Renter Occupied	2,477 72.15%	16,608 58.29%	24,258 41.66%
2021 Households by HH Income	3,432	28,493	58,223
Income: <\$25,000	1,290 37.59%	6,720 23.58%	8,882 15.26%
Income: \$25,000 - \$50,000	977 28.47%	7,921 27.80%	13,305 22.85%
Income: \$50,000 - \$75,000	537 15.65%	5,744 20.16%	11,443 19.65%
Income: \$75,000 - \$100,000	243 7.08%	2,781 9.76%	7,356 12.63%
Income: \$100,000 - \$125,000	166 4.84%	2,065 7.25%	6,042 10.38%
Income: \$125,000 - \$150,000	73 2.13%	1,028 3.61%	4,082 7.01%
Income: \$150,000 - \$200,000	88 2.56%	1,337 4.69%	4,196 7.21%
Income: \$200,000+	58 1.69%	897 3.15%	2,917 5.01%
2021 Avg Household Income	\$50,499	\$66,017	\$83,530
2021 Med Household Income	\$37,794	\$48,858	\$64,535

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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org