



FOR LEASE | RETAIL-OFFICE SPACE

1103 NW Broad Street - Murfreesboro

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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TNLIC# 221569

- \$22 PSF NNN
- 3,000 SF Retail Space Unit A Available
- 2,691 SF Retail Space Unit E Available
- Possibly more space available
- Next to Demos' Restaurant
- Close to the Gateway corridor, off Broad Street & close to downtown Murfreesboro
- Traffic Count: Approx. 30,722+/-

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



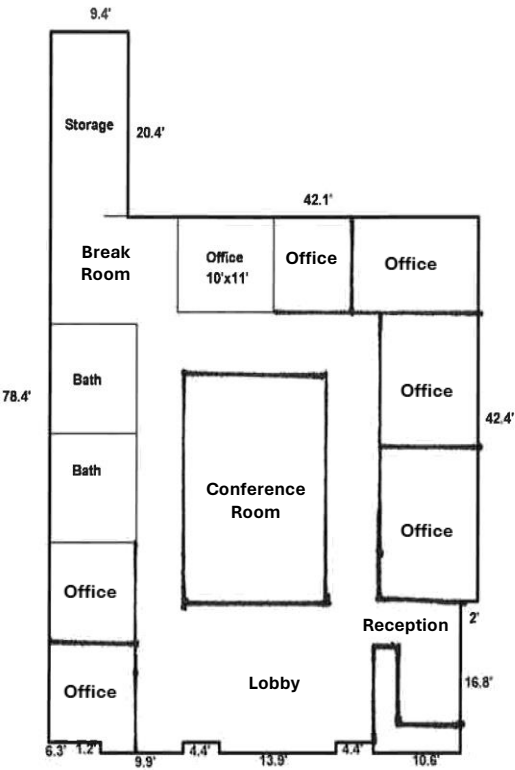
SITE



**To Downtown
Murfreesboro**

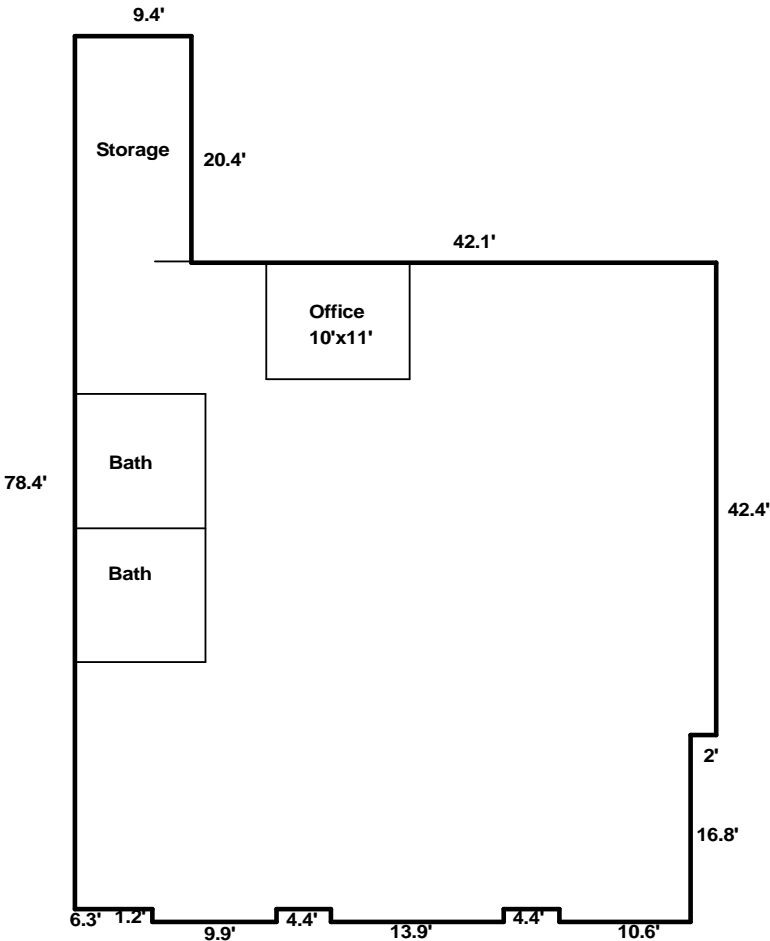
SKETCH ADDENDUM

Borrower or Owner				
Property Address 1103 NW Broad St. (Unit A)				
City	Murfreesboro	County	Rutherford	State Tn Zip Code 37129
Client	John Hamev			



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SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS		
Living Area First Floor	3189	267	First Floor		
			9.4 X 78.4 =	736.9	
			42.1 X 42.4 =	1785.0	
			40.1 X 15.6 =	625.5	
			3.1 X 1.2 =	3.7	
			6.8 X 1.2 =	8.1	
			13.9 X 1.2 =	16.6	
			10.6 X 1.2 =	12.7	
			Total	3188.5	

IN REAR, AND TO A POINT
ON BROAD STREET IN FRONT

SECURITY FENCING



Demographic Summary Report

Hamilton Crossing, Phase III

1103 NW Broad St, Murfreesboro, TN 37129

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **23,398 SF**

Rent/SF/Yr: **-**

Year Built: **1965**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,571	82,272	188,822
2022 Estimate	5,759	71,884	163,427
2010 Census	4,790	57,014	118,161
Growth 2022 - 2027	14.10%	14.45%	15.54%
Growth 2010 - 2022	20.23%	26.08%	38.31%
2022 Population by Hispanic Origin	509	6,515	13,068
2022 Population	5,759	71,884	163,427
White	4,215 73.19%	50,811 70.68%	120,055 73.46%
Black	1,133 19.67%	15,904 22.12%	30,650 18.75%
Am. Indian & Alaskan	52 0.90%	361 0.50%	819 0.50%
Asian	134 2.33%	2,360 3.28%	6,691 4.09%
Hawaiian & Pacific Island	2 0.03%	73 0.10%	206 0.13%
Other	222 3.85%	2,375 3.30%	5,005 3.06%
U.S. Armed Forces	3	52	324
Households			
2027 Projection	2,861	32,022	70,523
2022 Estimate	2,525	28,058	61,300
2010 Census	2,164	22,521	45,213
Growth 2022 - 2027	13.31%	14.13%	15.05%
Growth 2010 - 2022	16.68%	24.59%	35.58%
Owner Occupied	1,081 42.81%	12,929 46.08%	36,078 58.85%
Renter Occupied	1,444 57.19%	15,129 53.92%	25,222 41.15%
2022 Households by HH Income	2,523	28,059	61,298
Income: <\$25,000	680 26.95%	5,447 19.41%	9,111 14.86%
Income: \$25,000 - \$50,000	795 31.51%	7,039 25.09%	14,242 23.23%
Income: \$50,000 - \$75,000	497 19.70%	5,823 20.75%	12,287 20.04%
Income: \$75,000 - \$100,000	142 5.63%	3,395 12.10%	7,845 12.80%
Income: \$100,000 - \$125,000	149 5.91%	2,166 7.72%	5,678 9.26%
Income: \$125,000 - \$150,000	137 5.43%	1,435 5.11%	4,600 7.50%
Income: \$150,000 - \$200,000	57 2.26%	1,829 6.52%	4,693 7.66%
Income: \$200,000+	66 2.62%	925 3.30%	2,842 4.64%
2022 Avg Household Income	\$59,629	\$72,933	\$83,071
2022 Med Household Income	\$42,804	\$56,117	\$64,481

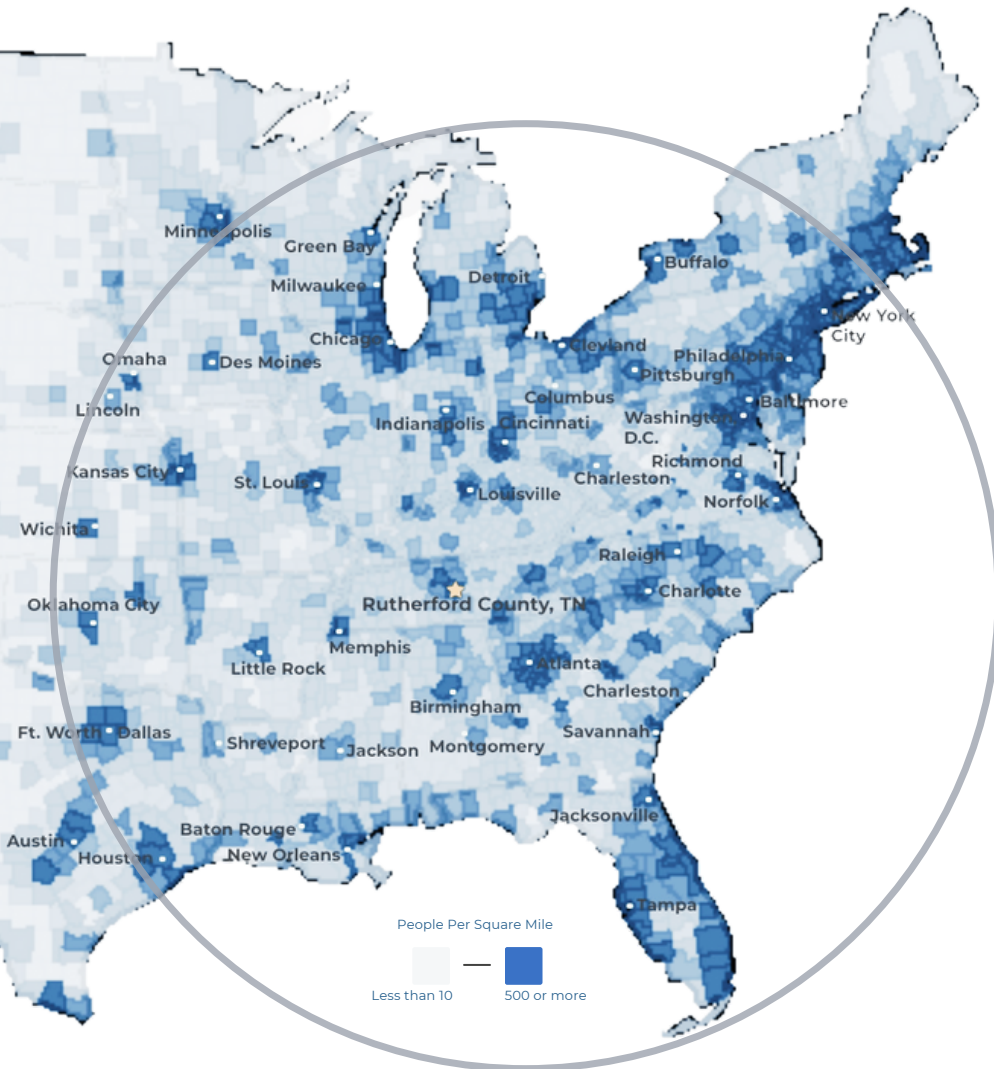
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

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

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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,875

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABOR FORCE DATA

Labor Force

Unemployment Rate

Labor Force Participation Rate

County

Tennessee

United States

199,377

3,359,776

166,818,000

2.8%

3.3%

3.7%

69.1%

59.2%

62.4%

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

RECENT ANNOUNCEMENTS



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



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



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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