



FOR SALE

DOWNTOWN CORNER BUILDING

125 N. Maple Street - Murfreesboro

THE PARKS GROUP
COMMERCIAL REAL ESTATE



John Harney
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TNLIC# 221569

- PRICE: \$985,000
- 5,200 SF, 2 Story Brick Building
- 1st Floor presently occupied by Marina's Italian Restaurant with commercial kitchen & dining area
- 2nd Floor unfinished open area
- Great Downtown Murfreesboro Corner Location
- Re-Roofed in 2015
- Building Could Be Converted to Retail or Office Use

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129

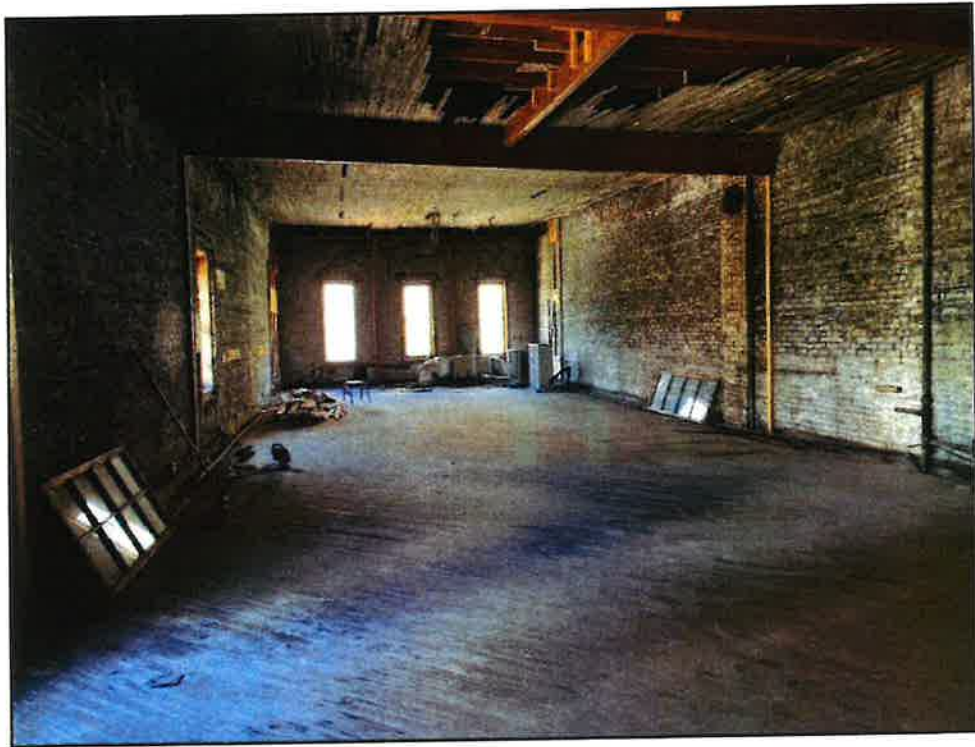
Interior of 125 N. Maple Street











Upstairs area



Reproduction of
a pioneer village

Linebaugh Public Library

Broad Street

City of Murfreesboro
- City Hall



MILLER | LOUGHRY | BEACH
INSURANCE SERVICES



Rutherford County
Clerk's Office

church

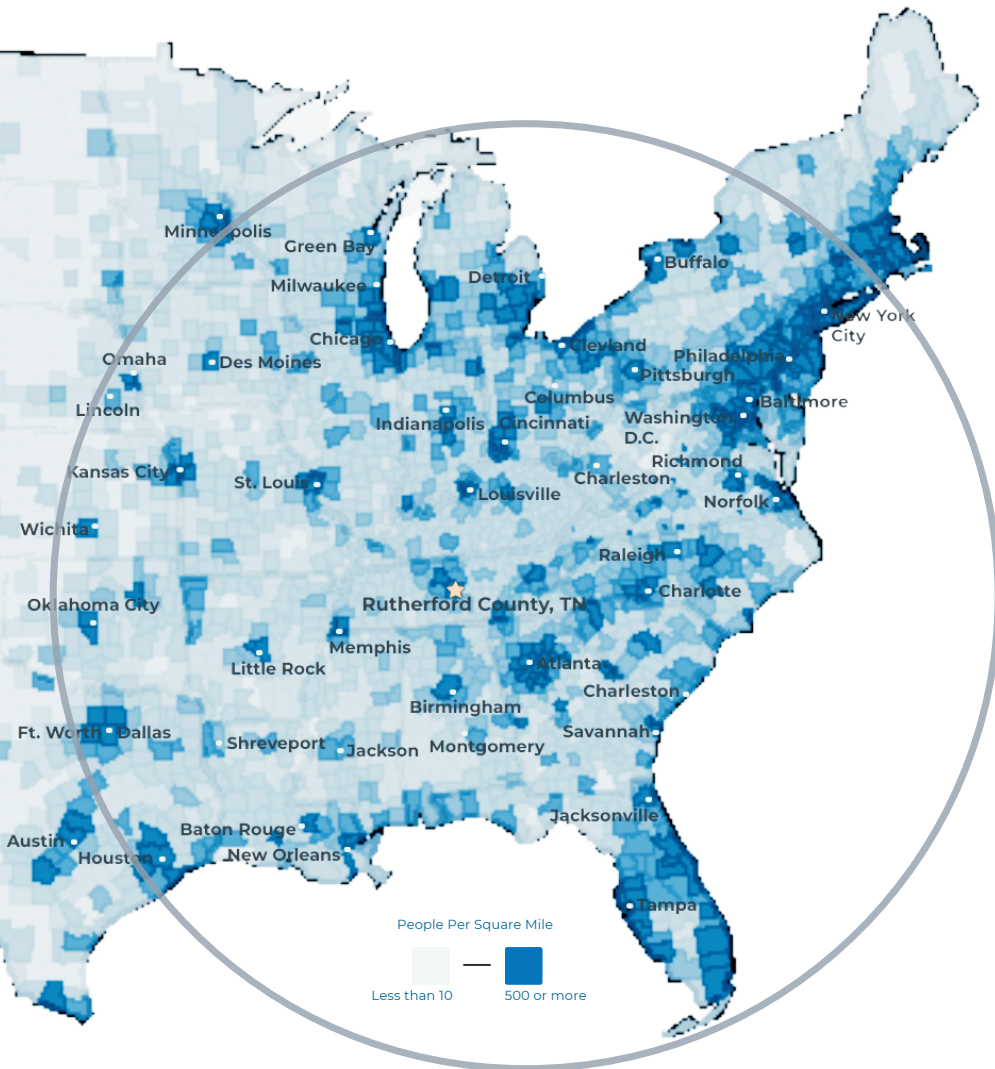
Presbyterian Church

Rutherford County
New Courthouse



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	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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