



FOR LEASE | OFFICE SPACE

410 New Salem Hwy
Murfreesboro, TN

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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TNLIC# 221569

- \$20 PSF with utilities (IT services not included)
- Suite 109: 975 SF Office Space
- Suite 102: 1,128 SF Office Space w/ private restroom
- All utilities provided
- Access to community restrooms
- Great visibility from New Salem Hwy/Hwy 99
- Close to I-24, Exit 80
- Traffic Count: Approx. 21,104

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129

Walmart
Save money. Live better.

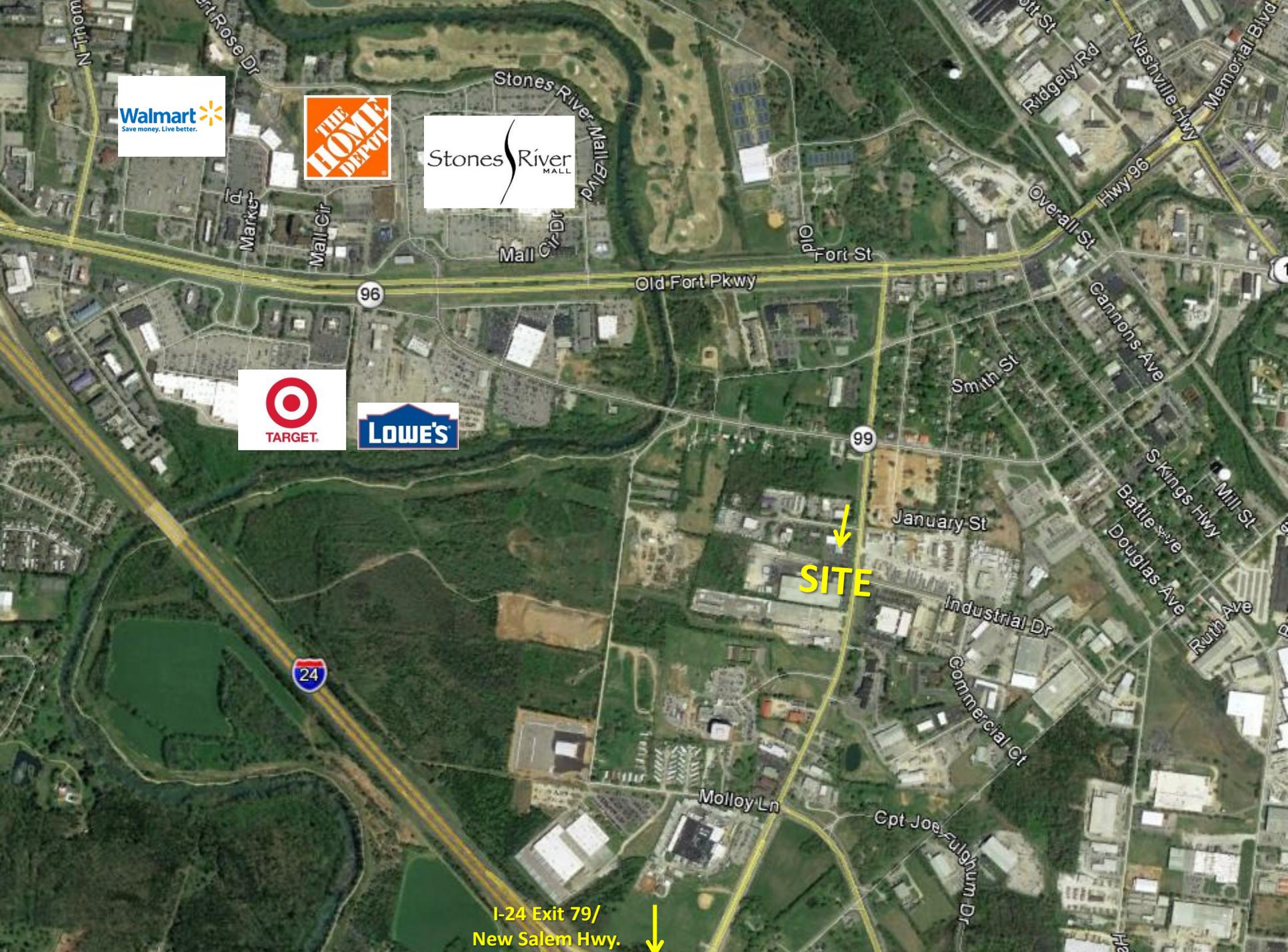


Stones River MALL



SITE

I-24 Exit 79/
New Salem Hwy.



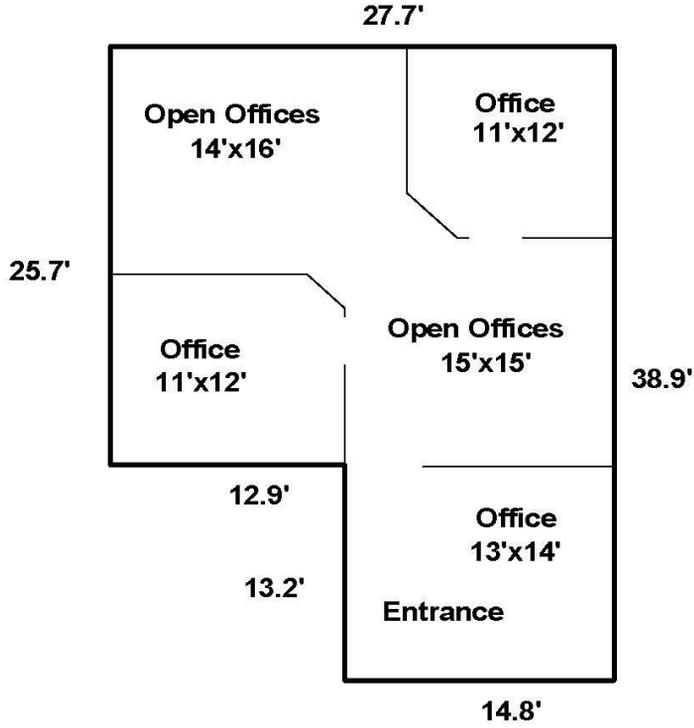
SKETCH ADDENDUM

Borrower or Owner

Property Address 410 New Salem Hwy. (Suite 109)

City Murfreesboro County Rutherford State Tn Zip Code 37129

Client Harney



Demographic Summary Report

Salem Business Park

410 New Salem Hwy, Murfreesboro, TN 37129

Building Type: **Class B Office**
 Class: **B**
 RBA: **9,000 SF**
 Typical Floor: **9,000 SF**

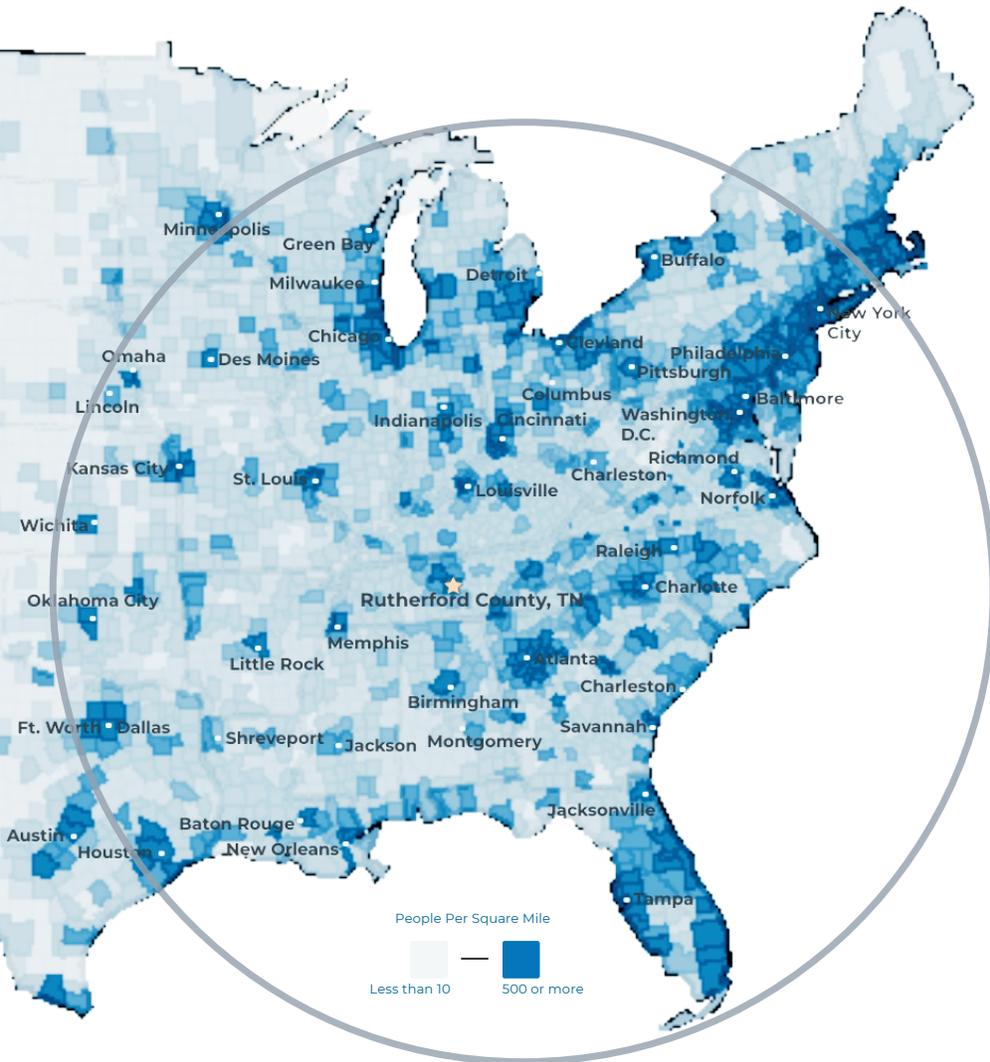
Total Available: **3,275 SF**
 % Leased: **63.61%**
 Rent/SF/Yr: **\$18.15**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,057	77,288	178,891
2023 Estimate	1,956	72,178	165,661
2010 Census	1,773	55,542	116,704
Growth 2023 - 2028	5.16%	7.08%	7.99%
Growth 2010 - 2023	10.32%	29.95%	41.95%
2023 Population by Hispanic Origin	255	6,952	13,321
2023 Population	1,956	72,178	165,661
White	1,025 52.40%	50,231 69.59%	120,985 73.03%
Black	707 36.15%	16,104 22.31%	31,357 18.93%
Am. Indian & Alaskan	30 1.53%	380 0.53%	798 0.48%
Asian	72 3.68%	2,793 3.87%	7,020 4.24%
Hawaiian & Pacific Island	0 0.00%	85 0.12%	199 0.12%
Other	121 6.19%	2,585 3.58%	5,302 3.20%
U.S. Armed Forces	6	127	416
Households			
2028 Projection	595	30,492	67,119
2023 Estimate	565	28,549	62,328
2010 Census	500	22,297	44,780
Growth 2023 - 2028	5.31%	6.81%	7.69%
Growth 2010 - 2023	13.00%	28.04%	39.19%
Owner Occupied	120 21.24%	13,590 47.60%	36,743 58.95%
Renter Occupied	445 78.76%	14,959 52.40%	25,585 41.05%
2023 Households by HH Income	563	28,550	62,329
Income: <\$25,000	240 42.63%	4,981 17.45%	8,715 13.98%
Income: \$25,000 - \$50,000	137 24.33%	7,235 25.34%	13,982 22.43%
Income: \$50,000 - \$75,000	112 19.89%	6,394 22.40%	12,910 20.71%
Income: \$75,000 - \$100,000	47 8.35%	3,556 12.46%	8,206 13.17%
Income: \$100,000 - \$125,000	12 2.13%	2,536 8.88%	6,033 9.68%
Income: \$125,000 - \$150,000	1 0.18%	1,340 4.69%	4,661 7.48%
Income: \$150,000 - \$200,000	13 2.31%	1,543 5.40%	4,846 7.77%
Income: \$200,000+	1 0.18%	965 3.38%	2,976 4.77%
2023 Avg Household Income	\$43,469	\$73,109	\$84,356
2023 Med Household Income	\$29,322	\$57,005	\$65,881

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

County

195,178

Tennessee

3,337,977

United States

164,462,618

Unemployment Rate

2.6%

3.2%

3.7%

Labor Force Participation Rate

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

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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