



## FOR SALE DOWNTOWN BUILDING

123 N. Maple Street - Murfreesboro

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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TNLIC# 221569

- PRICE: \$935,000
- 5,000 SF, 2 Story Brick Building
- 1<sup>st</sup> Floor presently occupied by State Farm with 2,500 rentable space
- 2<sup>nd</sup> Floor is 2,500 unfinished area
- Great Downtown Murfreesboro Corner Location
- Re-Roofed in 2015
- Building Could Be Converted to Retail

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129

Interior of 123 N. Maple Street









Reproduction of  
a pioneer village

Broad Street

Linebaugh Public Library

City of Murfreesboro  
- City Hall



MILLER | LOUGHRY | BEACH  
INSURANCE SERVICES



Rutherford County  
Clerk's Office

Church

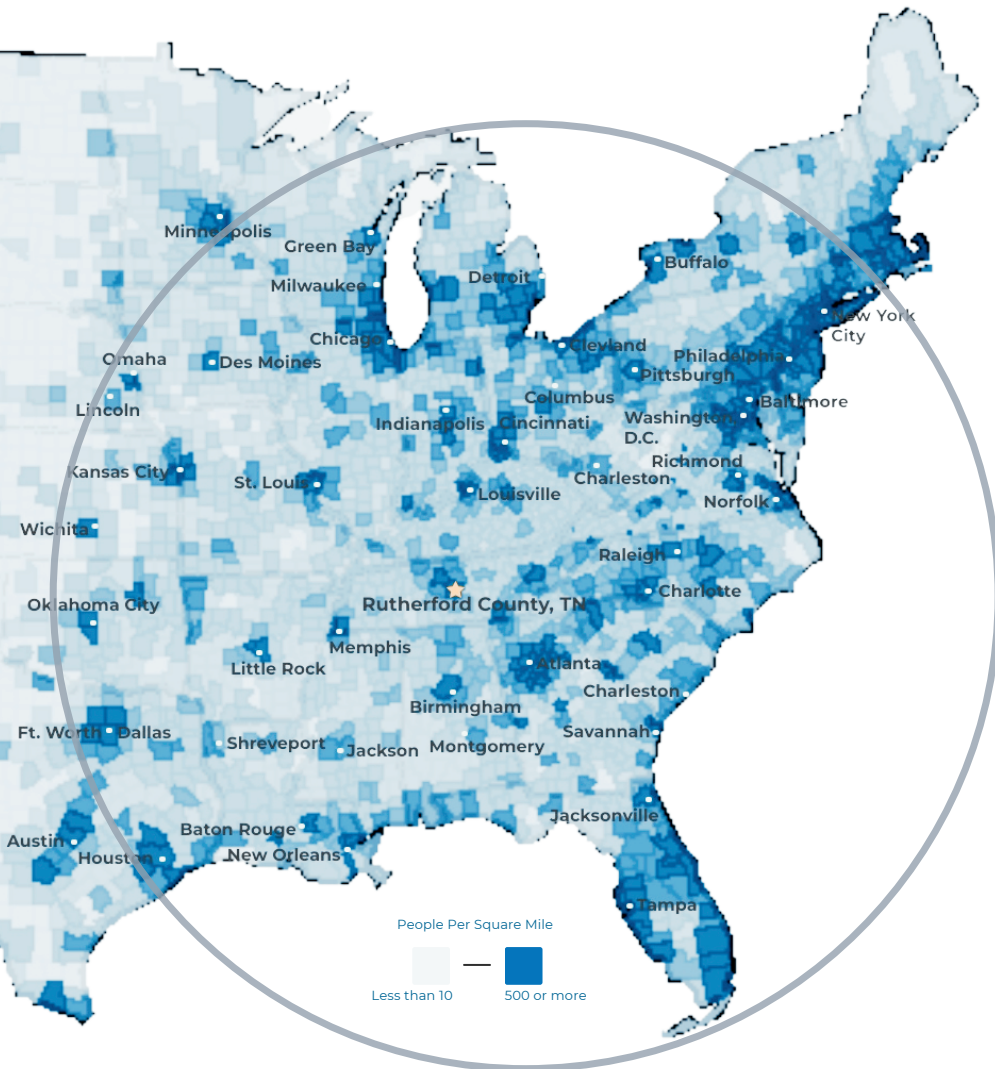
Presbyterian Church

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