



FOR LEASE | OFFICE SPACE

410 New Salem Hwy
Murfreesboro, TN

THE PARKS GROUP
COMMERCIAL REAL ESTATE



John Harney
615.542.0715 Cell
615.896.4045 Office
johnh@parks-group.com
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



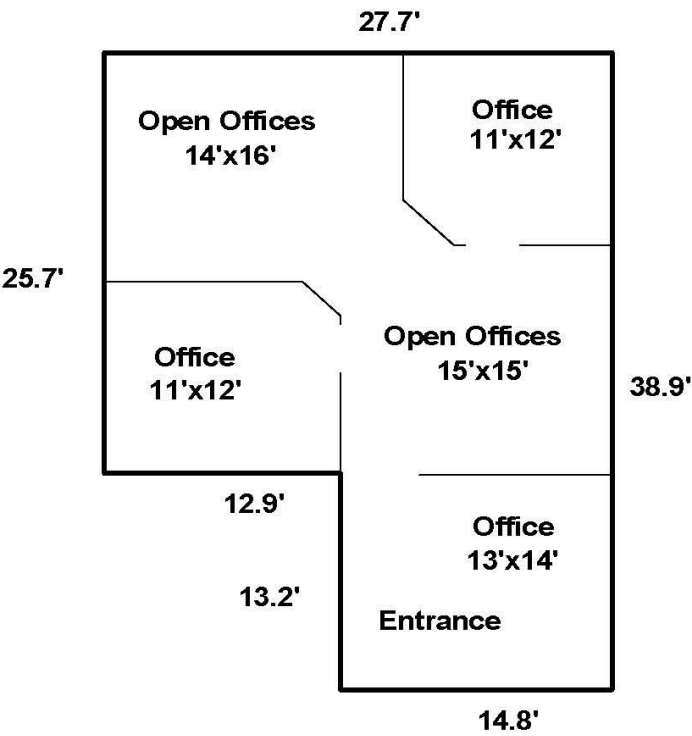
SITE

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	Harvey				



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%**

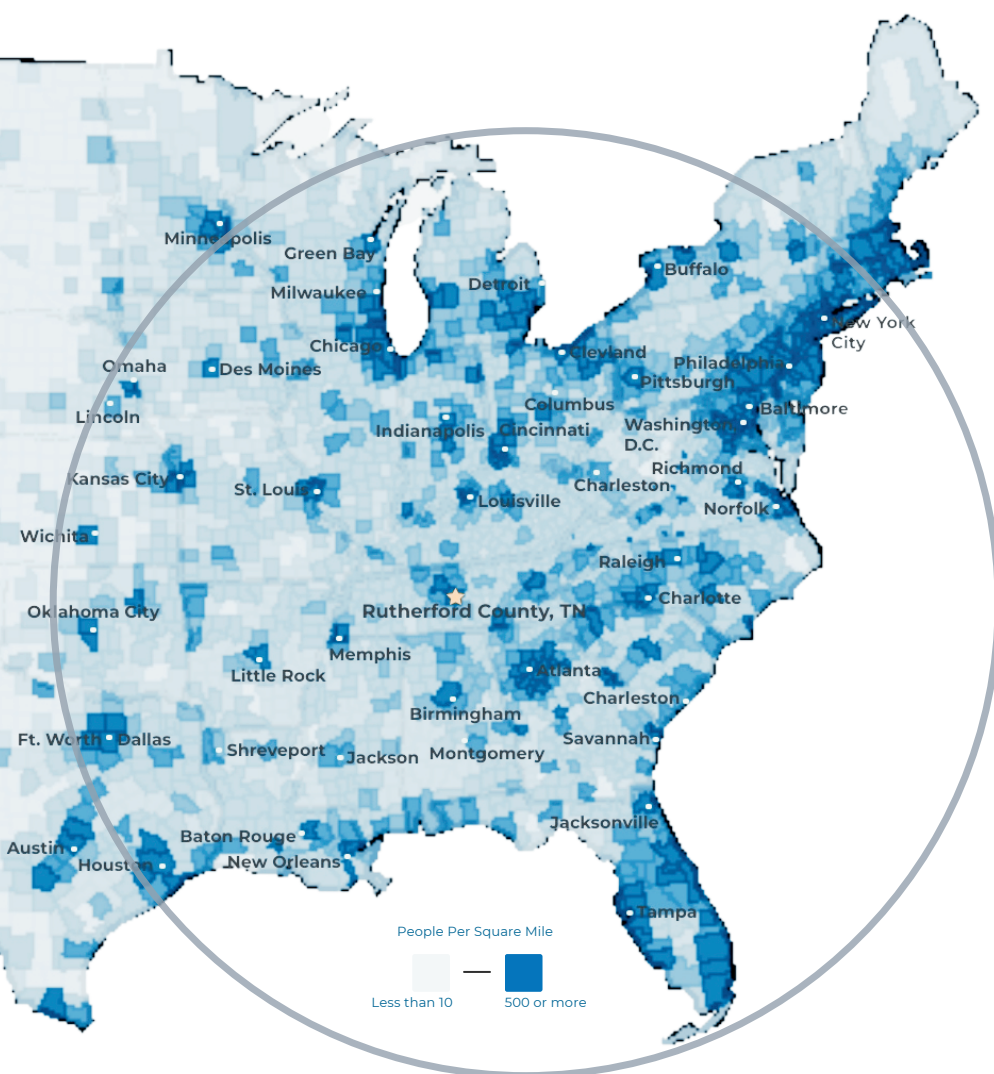
Rent/SF/Yr: **\$18.15**



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



Oshkosh Corporation subsidiary McNeilus creating 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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org