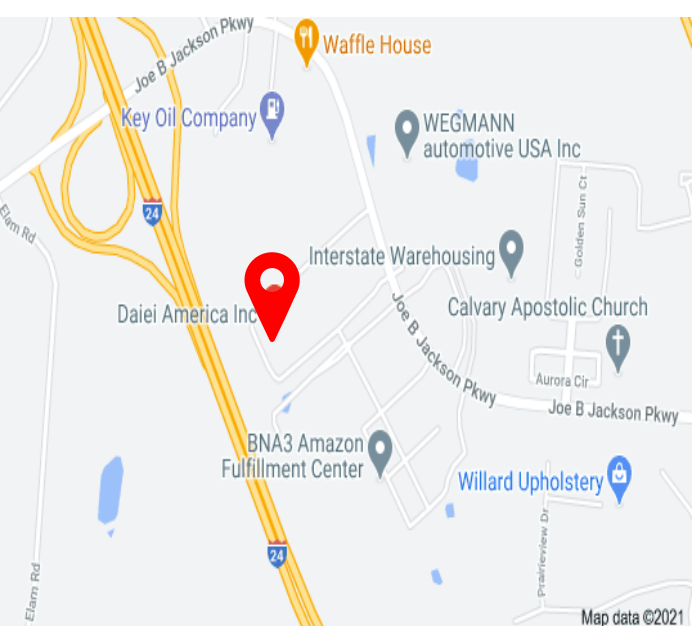




# Industrial Income Producing Investment

1836 Joe B Jackson Pkwy – Murfreesboro, TN



## DETAILS:

- **PRICE: \$5,500,000**
- Daiei America 53,000 SF Plant on 10 AC
- 7 years remaining on initial lease term
- \$370,000 Annual Income
- Easy Access to I-24, Exit 84
- Direct visibility to I-24
- Zoned light industrial

**John Harney**  
**BROKER**

**615.542.0715**  
johnh@parks-group.com  
TNLIC# 221569

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129

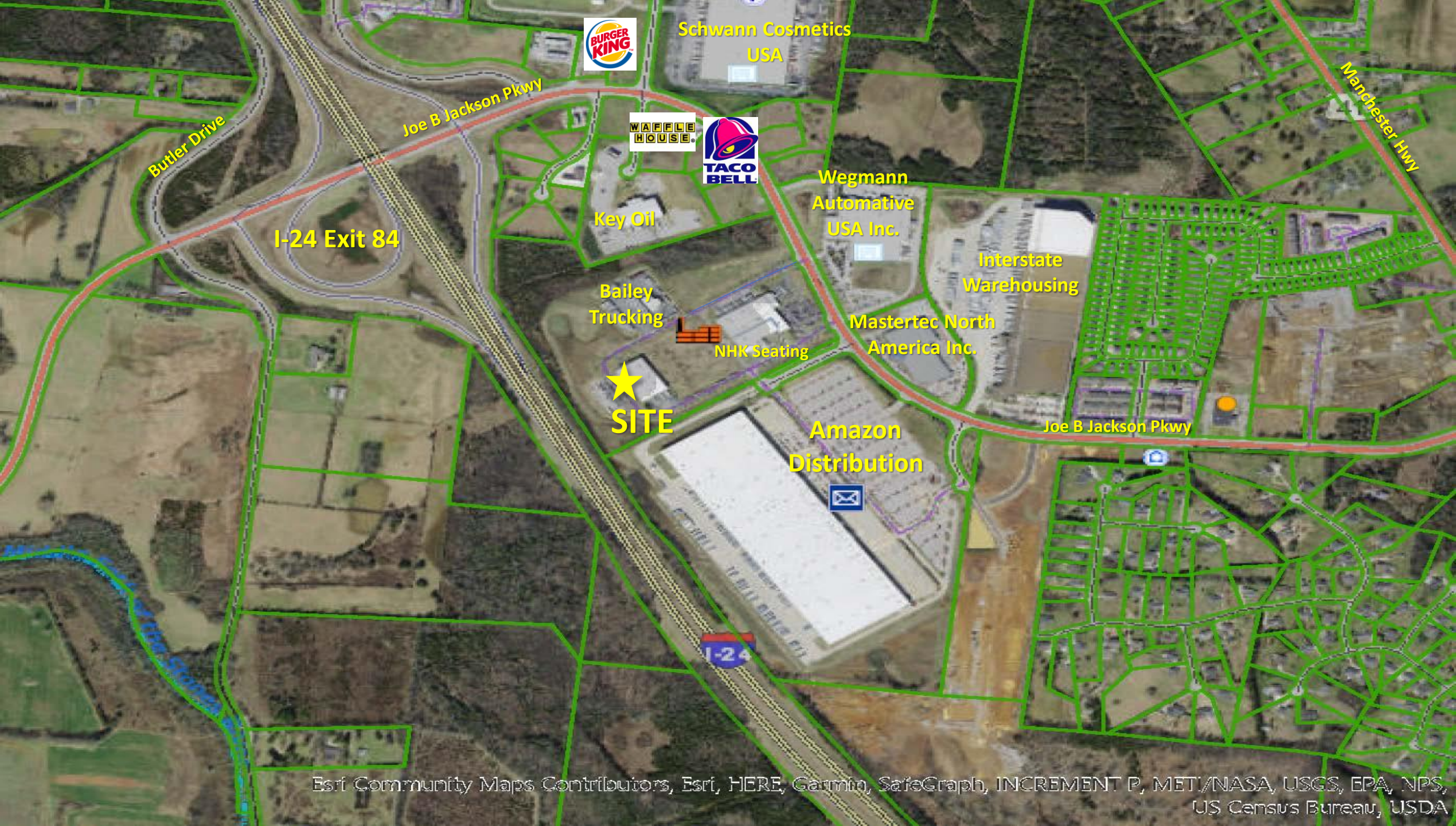
615.896.4045

**www.parks-group.com**











# Daiei America Inc. Plant Layout 2019



## Demographic Summary Report

1836 Joe B Jackson Pky, Murfreesboro, TN 37127

Building Type: **Industrial**  
 RBA: **55,056 SF**  
 Land Area: **21.6 AC**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -

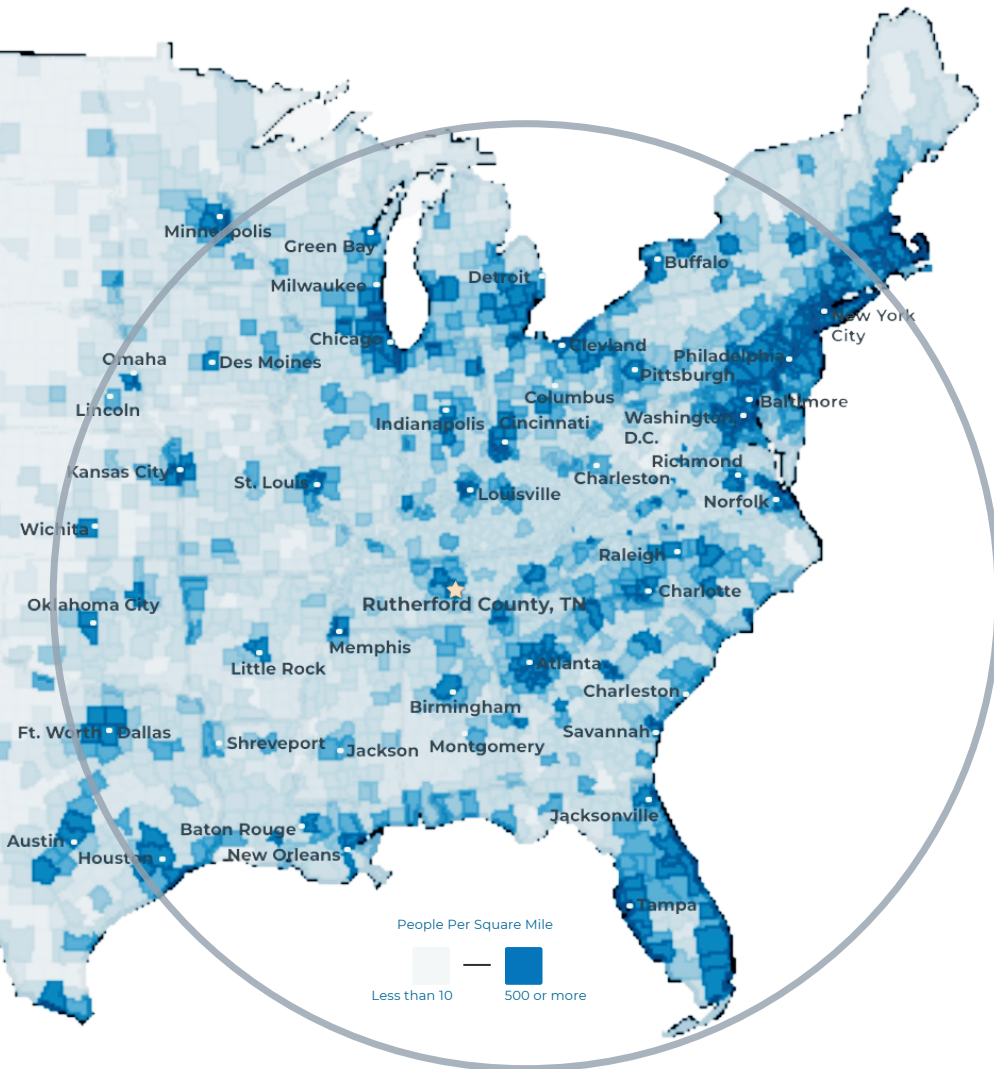


| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile        |
|---|--------------|---------------|---------------|
| <b>Population</b>                         |              |               |               |
| 2028 Projection                           | 1,960        | 28,051        | 76,060        |
| 2023 Estimate                             | 1,775        | 26,294        | 71,003        |
| 2010 Census                               | 934          | 20,986        | 54,430        |
| Growth 2023 - 2028                        | 10.42%       | 6.68%         | 7.12%         |
| Growth 2010 - 2023                        | 90.04%       | 25.29%        | 30.45%        |
| <b>2023 Population by Hispanic Origin</b> | 82           | 1,593         | 6,208         |
| <b>2023 Population</b>                    | 1,775        | 26,294        | 71,003        |
| White                                     | 1,423 80.17% | 19,234 73.15% | 49,952 70.35% |
| Black                                     | 258 14.54%   | 4,570 17.38%  | 15,003 21.13% |
| Am. Indian & Alaskan                      | 8 0.45%      | 159 0.60%     | 394 0.55%     |
| Asian                                     | 61 3.44%     | 1,392 5.29%   | 3,171 4.47%   |
| Hawaiian & Pacific Island                 | 0 0.00%      | 19 0.07%      | 79 0.11%      |
| Other                                     | 25 1.41%     | 919 3.50%     | 2,405 3.39%   |
| U.S. Armed Forces                         | 24           | 221           | 356           |
| <b>Households</b>                         |              |               |               |
| 2028 Projection                           | 679          | 10,419        | 28,036        |
| 2023 Estimate                             | 616          | 9,785         | 26,215        |
| 2010 Census                               | 328          | 7,871         | 20,216        |
| Growth 2023 - 2028                        | 10.23%       | 6.48%         | 6.95%         |
| Growth 2010 - 2023                        | 87.80%       | 24.32%        | 29.67%        |
| Owner Occupied                            | 522 84.74%   | 7,024 71.78%  | 16,159 61.64% |
| Renter Occupied                           | 93 15.10%    | 2,761 28.22%  | 10,056 38.36% |
| <b>2023 Households by HH Income</b>       | 614          | 9,784         | 26,216        |
| Income: <\$25,000                         | 10 1.63%     | 1,162 11.88%  | 4,134 15.77%  |
| Income: \$25,000 - \$50,000               | 85 13.84%    | 2,003 20.47%  | 6,447 24.59%  |
| Income: \$50,000 - \$75,000               | 181 29.48%   | 2,175 22.23%  | 5,233 19.96%  |
| Income: \$75,000 - \$100,000              | 93 15.15%    | 1,128 11.53%  | 2,952 11.26%  |
| Income: \$100,000 - \$125,000             | 90 14.66%    | 1,071 10.95%  | 2,575 9.82%   |
| Income: \$125,000 - \$150,000             | 51 8.31%     | 886 9.06%     | 1,910 7.29%   |
| Income: \$150,000 - \$200,000             | 102 16.61%   | 883 9.02%     | 1,929 7.36%   |
| Income: \$200,000+                        | 2 0.33%      | 476 4.87%     | 1,036 3.95%   |
| <b>2023 Avg Household Income</b>          | \$95,441     | \$89,372      | \$80,172      |
| <b>2023 Med Household Income</b>          | \$83,333     | \$69,977      | \$61,978      |



# 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



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.

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