



100% LEASED INVESTMENT PROPERTY

FOR SALE | DAY SCHOOL CENTER

1706 Blackman Road
Murfreesboro, TN 37128

THE PARKS GROUP
COMMERCIAL REAL ESTATE

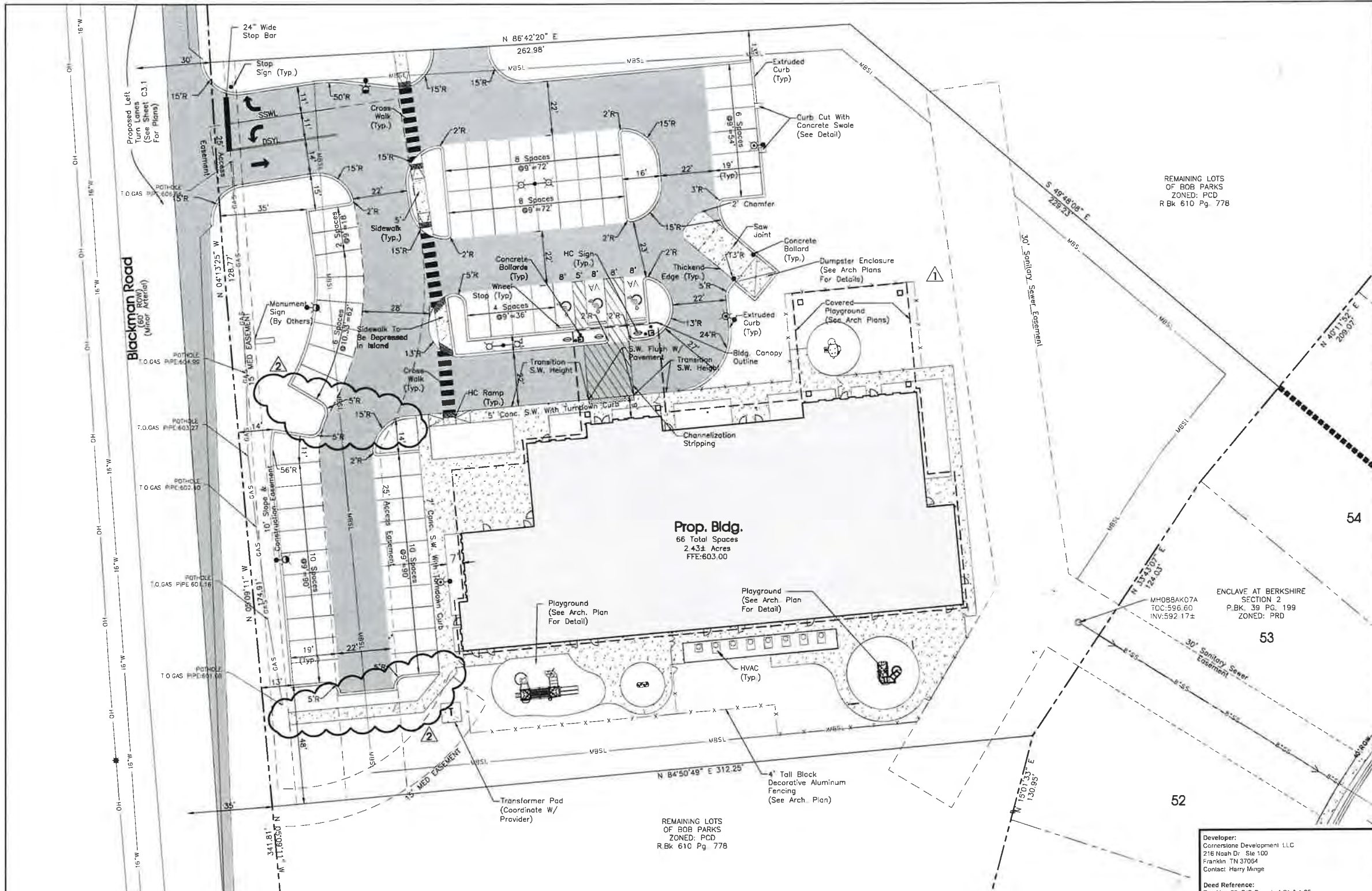


John Harney
615.542.0715 Cell
615.896.4045 Office
johnh@parks-group.com
TNLIC# 221569

- PRICE: \$7,225,000
- 15,648 SF Day School on 2.43 Acres
- 11 Years Remaining on Initial Lease Term
- Annual Average Income NNN \$469,560
- 6.25% Cap Rate
- Brand New Building Built in 2020

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129

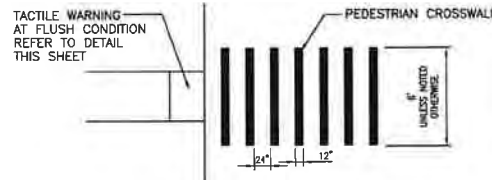




Pavement Hatch Legend

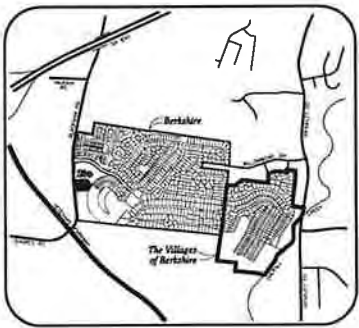
	- Concrete Pavement
	- Heavy Duty Asphalt Pavement
	- Light Duty Asphalt Pavement

Note:
 Planning Department Approval Of This Site Plan, May Or May Not Adequately Reflect The Latest Requirements And/Or Plans Approved By Murfreesboro Water Resources Department (MWRD) This Also Applies To Site Plans That Are Included In The Building Permit Set Contractor Must Verify With MWRD That They Are Using Approved Utility Plans



- NOTE:**
1. PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
 2. PEDESTRIAN CROSSWALK, SOLID WHITE THERMOPLASTIC MARKINGS ON ASPHALT (TYPICAL).
 3. THERMOPLASTIC 12" WIDE STRIPES AS INDICATED.

PEDESTRIAN CROSSWALK
 NOT TO SCALE



Developer:
 Cornerstone Development LLC
 216 Noah Dr. Ste 100
 Franklin, TN 37064
 Contact: Harry Minge

Deed Reference:
 Tax Map 93 PJO Parcels 1 D1 & 1 O5
 R Bk 610 Pg 778

Yard Requirements:
 Front 42
 Side 10
 Rear 20

Intended Use:
 Daycare Center

Land Use Data:
 Zoned: PCD
 1-Story Building
 Building Ht 25-8'²
 Total Floor Area 15,648 Sq Ft
 1 Lot on 2.43 ± Acres

Parking Requirement:
 100 Sq Ft x 10,860 Sq Ft + 5.5 Spaces x 16 Employees = 48 Spaces Required
 Provided 55 Regular + 3 H.C. = 58 Total Spaces Provided

Flood Map No.:
 This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0225H dated January 5, 2007

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		H.C. SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EGO		CONCRETE SRAILE
	MANHOLE		TYPE - X - HEADWALL

811
 Know what's below.
 Call before you dig.

Scale: 1" = 20'

0 20' 40'

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37120
 WWW.SEC-CIVIL.COM FAX: (615) 895-2587
 PHONE: (615) 891-7901
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

THE MURFREESBORO WATER RESOURCES DEPARTMENT
 STATE OF TENNESSEE

The Learning Center @ Berkshire
 Murfreesboro, Tennessee

Site Plan

C3.0

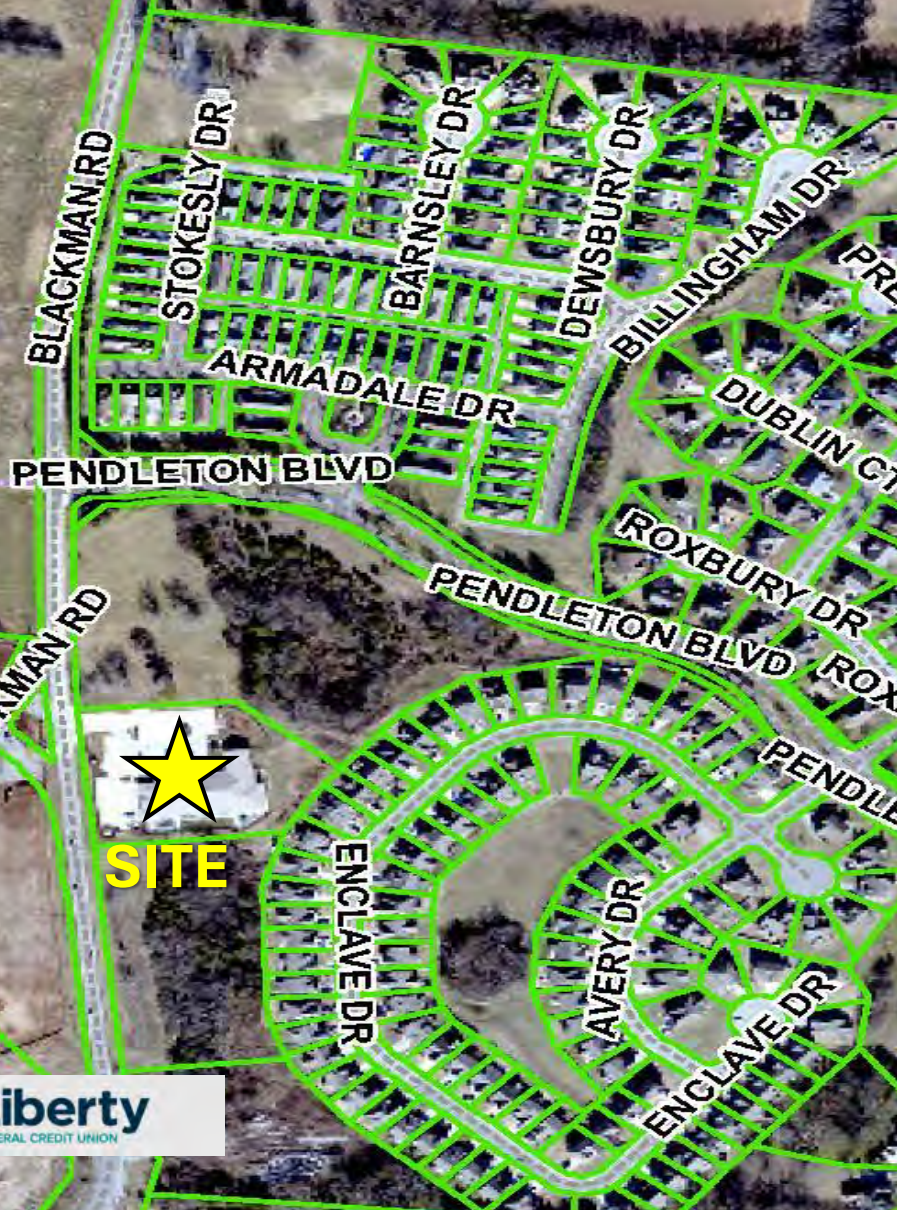
REVISIONS: 7-18-18: Start Comments
 9-28-18: Start Comments #2
 10-19-18: Start Comments #3
 11-29-18: Start Comments #4
 12-19-18: Start Comments #5

DRAWN: CRL/ah
 DATE: 6-28-18
 C-CHECKED: MAT
 F-CHECKED: MAT
 SCALE: 1" = 20'
 SCALE: 1" = 20'
 JOB NO: 18106
 SHEET

Map for Parcel Address: 1706 Blackman Rd Murfreesboro, TN 37128-4376 Parcel ID: 093 001.18

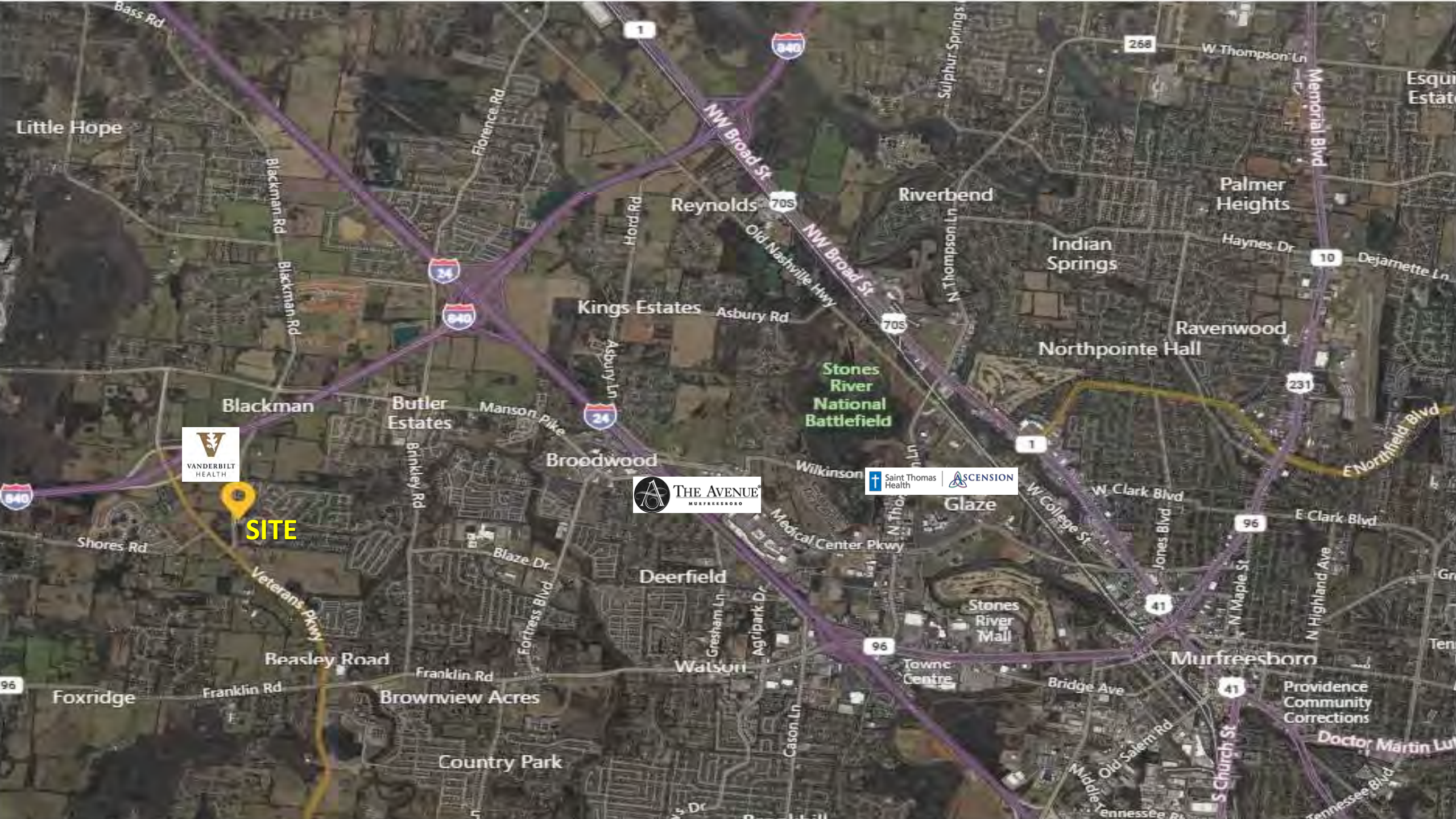


I-840 @ Exit 50

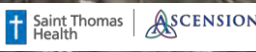


SITE





SITE



Demographic Summary Report

1706 Blackman Rd, Murfreesboro, TN 37128

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Day Care Center** % Leased: **100%**
 GLA: **18,648 SF** Rent/SF/Yr: **-**
 Year Built: **2019**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	6,699	42,659	92,551
2023 Estimate	5,999	38,504	84,443
2010 Census	2,639	19,368	49,691
Growth 2023 - 2028	11.67%	10.79%	9.60%
Growth 2010 - 2023	127.32%	98.80%	69.94%
2023 Population by Hispanic Origin	268	2,674	5,768
2023 Population	5,999	38,504	84,443
White	4,851 80.86%	30,862 80.15%	67,083 79.44%
Black	730 12.17%	4,561 11.85%	10,523 12.46%
Am. Indian & Alaskan	24 0.40%	220 0.57%	402 0.48%
Asian	226 3.77%	1,708 4.44%	3,940 4.67%
Hawaiian & Pacific Island	3 0.05%	48 0.12%	90 0.11%
Other	167 2.78%	1,105 2.87%	2,404 2.85%
U.S. Armed Forces	44	143	285
Households			
2028 Projection	2,047	14,628	32,600
2023 Estimate	1,836	13,228	29,819
2010 Census	830	6,787	17,946
Growth 2023 - 2028	11.49%	10.58%	9.33%
Growth 2010 - 2023	121.20%	94.90%	66.16%
Owner Occupied	1,675 91.23%	10,312 77.96%	22,683 76.07%
Renter Occupied	161 8.77%	2,916 22.04%	7,135 23.93%
2023 Households by HH Income	1,836	13,227	29,819
Income: <\$25,000	68 3.70%	823 6.22%	2,110 7.08%
Income: \$25,000 - \$50,000	118 6.43%	1,867 14.12%	5,131 17.21%
Income: \$50,000 - \$75,000	132 7.19%	2,566 19.40%	6,062 20.33%
Income: \$75,000 - \$100,000	289 15.74%	2,337 17.67%	4,791 16.07%
Income: \$100,000 - \$125,000	172 9.37%	1,626 12.29%	4,301 14.42%
Income: \$125,000 - \$150,000	308 16.78%	1,700 12.85%	3,039 10.19%
Income: \$150,000 - \$200,000	588 32.03%	1,694 12.81%	3,068 10.29%
Income: \$200,000+	161 8.77%	614 4.64%	1,317 4.42%
2023 Avg Household Income	\$138,531	\$102,354	\$96,429
2023 Med Household Income	\$136,282	\$89,521	\$83,383



RUTHERFORD COUNTY, TN

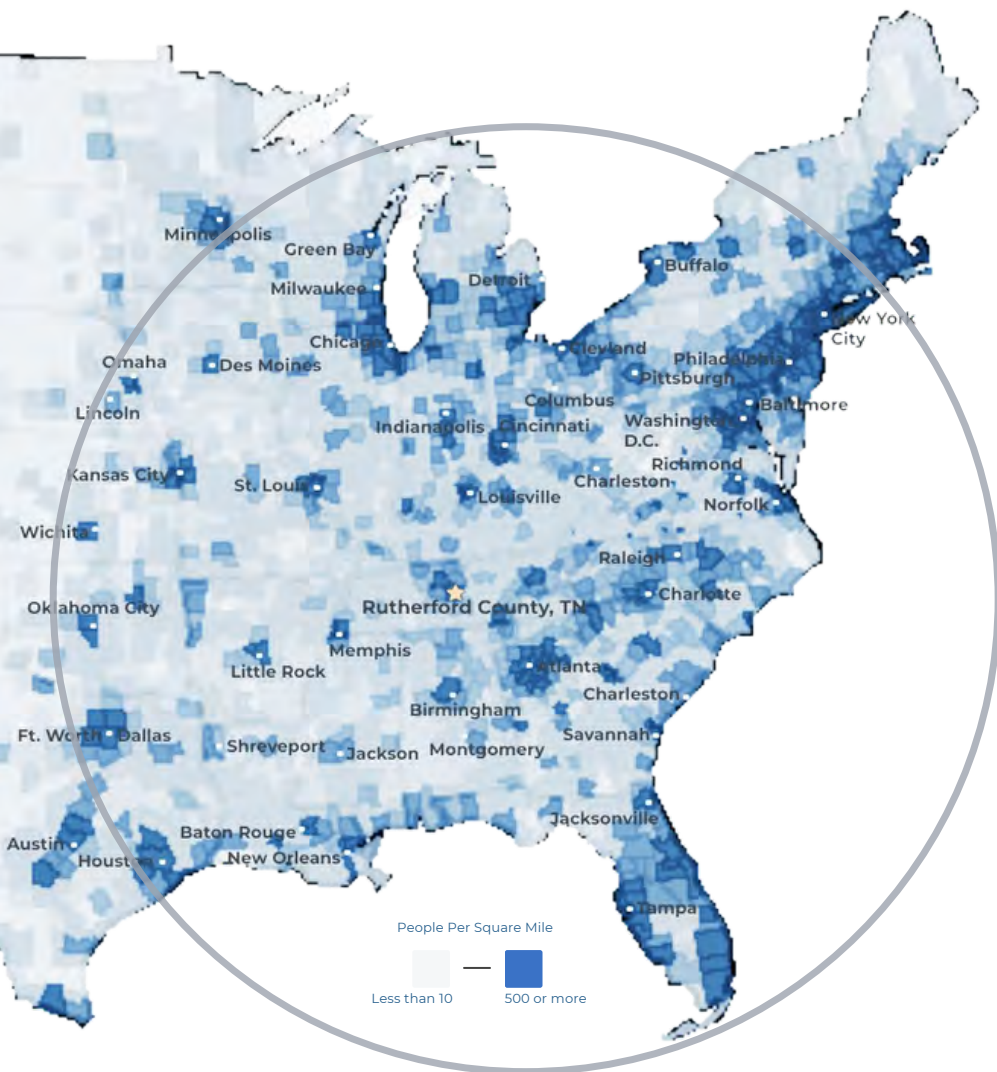
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,875

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,377	3,359,776	166,818,000
Unemployment Rate	2.8%	3.3%	3.7%
Labor Force Participation Rate	69.1%	59.2%	62.4%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of June 2023

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

