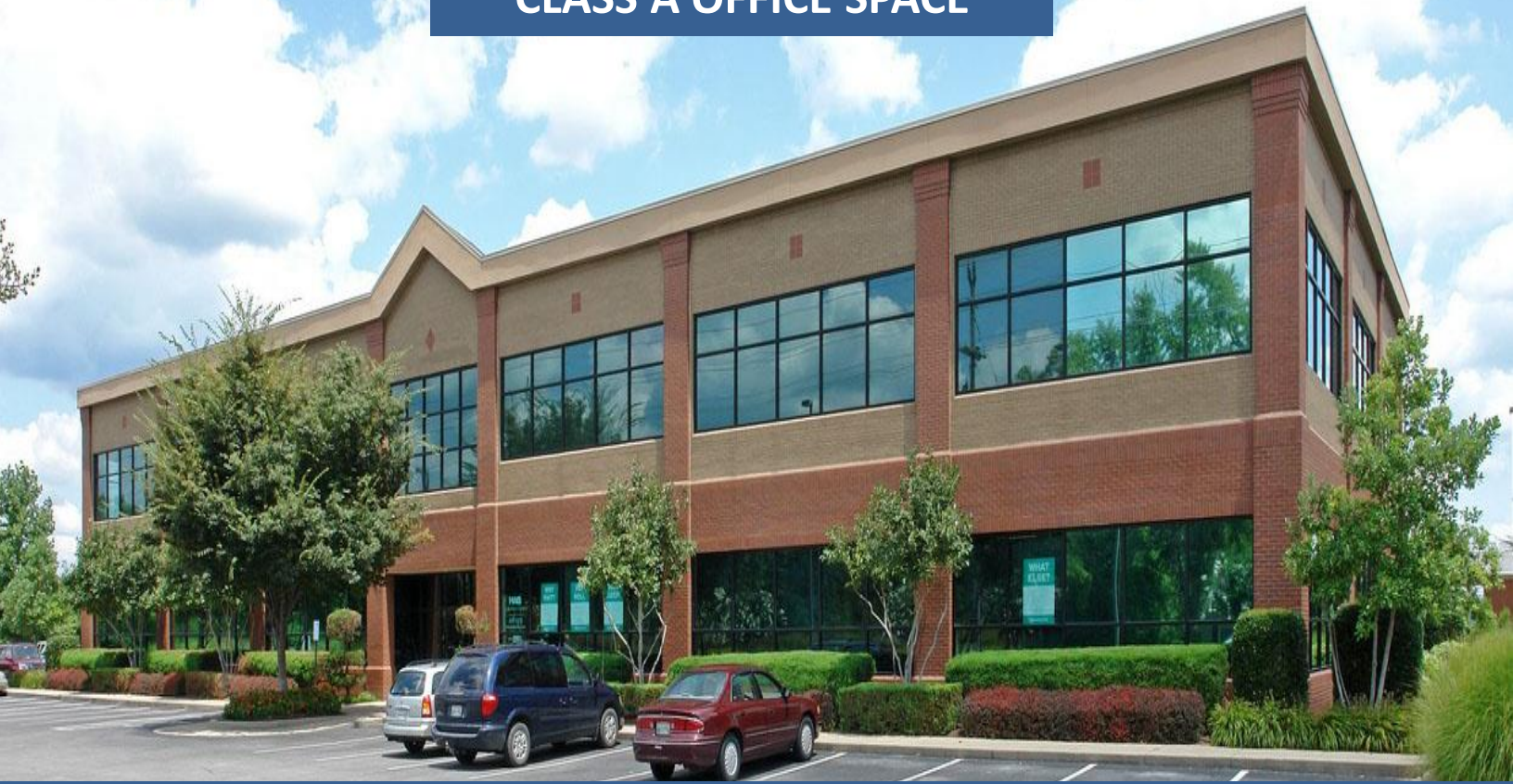


CLASS A OFFICE SPACE



FIRST PLACE – OFFICE SPACES FOR LEASE

237 Northfield Blvd. – Murfreesboro, TN



DETAILS:

- Lease Rate: \$22.50 PSF Full Service (less janitorial)
- First Floor: 2,920 SF Available
- Open work area with 2 small offices, work stations & private full bath
- Close to high traffic intersection @ Memorial & Northfield Blvd
- Monument Sign Availability

John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

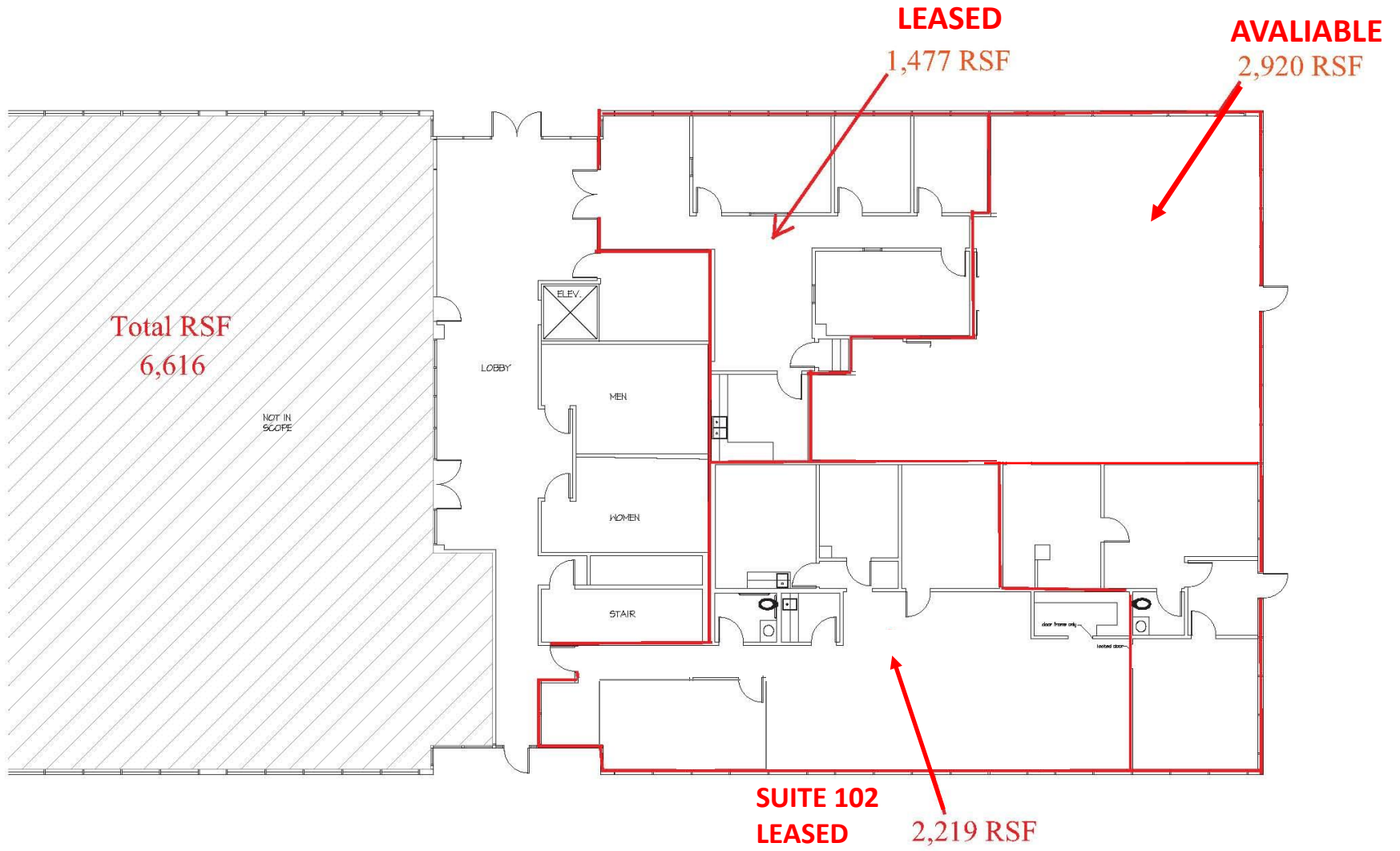
THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045

www.parks-group.com





Demographic Summary Report

First Place Office Bldg

237 W Northfield Blvd, Murfreesboro, TN 37129

Building Type: **Class B Office**
 Class: **B**
 RBA: **28,000 SF**
 Typical Floor: **14,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	11,254		81,985		153,109	
2023 Estimate	10,623		76,618		142,592	
2010 Census	9,047		59,375		106,700	
Growth 2023 - 2028	5.94%		7.00%		7.38%	
Growth 2010 - 2023	17.42%		29.04%		33.64%	
2023 Population by Hispanic Origin	918		6,760		12,271	
2023 Population	10,623		76,618		142,592	
White	7,784	73.27%	54,709	71.40%	102,659	71.99%
Black	2,131	20.06%	16,777	21.90%	28,695	20.12%
Am. Indian & Alaskan	69	0.65%	364	0.48%	676	0.47%
Asian	237	2.23%	2,327	3.04%	5,824	4.08%
Hawaiian & Pacific Island	6	0.06%	83	0.11%	176	0.12%
Other	396	3.73%	2,359	3.08%	4,562	3.20%
U.S. Armed Forces	0		15		169	
Households						
2028 Projection	4,864		31,573		58,124	
2023 Estimate	4,605		29,568		54,250	
2010 Census	3,978		23,150		41,078	
Growth 2023 - 2028	5.62%		6.78%		7.14%	
Growth 2010 - 2023	15.76%		27.72%		32.07%	
Owner Occupied	1,932	41.95%	14,190	47.99%	30,162	55.60%
Renter Occupied	2,673	58.05%	15,378	52.01%	24,088	44.40%
2023 Households by HH Income	4,605		29,569		54,253	
Income: <\$25,000	854	18.55%	5,652	19.11%	8,548	15.76%
Income: \$25,000 - \$50,000	1,266	27.49%	7,391	25.00%	12,987	23.94%
Income: \$50,000 - \$75,000	1,063	23.08%	5,960	20.16%	11,070	20.40%
Income: \$75,000 - \$100,000	500	10.86%	3,216	10.88%	6,690	12.33%
Income: \$100,000 - \$125,000	283	6.15%	2,009	6.79%	4,851	8.94%
Income: \$125,000 - \$150,000	197	4.28%	1,623	5.49%	3,633	6.70%
Income: \$150,000 - \$200,000	202	4.39%	2,177	7.36%	3,933	7.25%
Income: \$200,000+	240	5.21%	1,541	5.21%	2,541	4.68%
2023 Avg Household Income	\$72,873		\$77,975		\$81,109	
2023 Med Household Income	\$52,860		\$55,812		\$61,908	

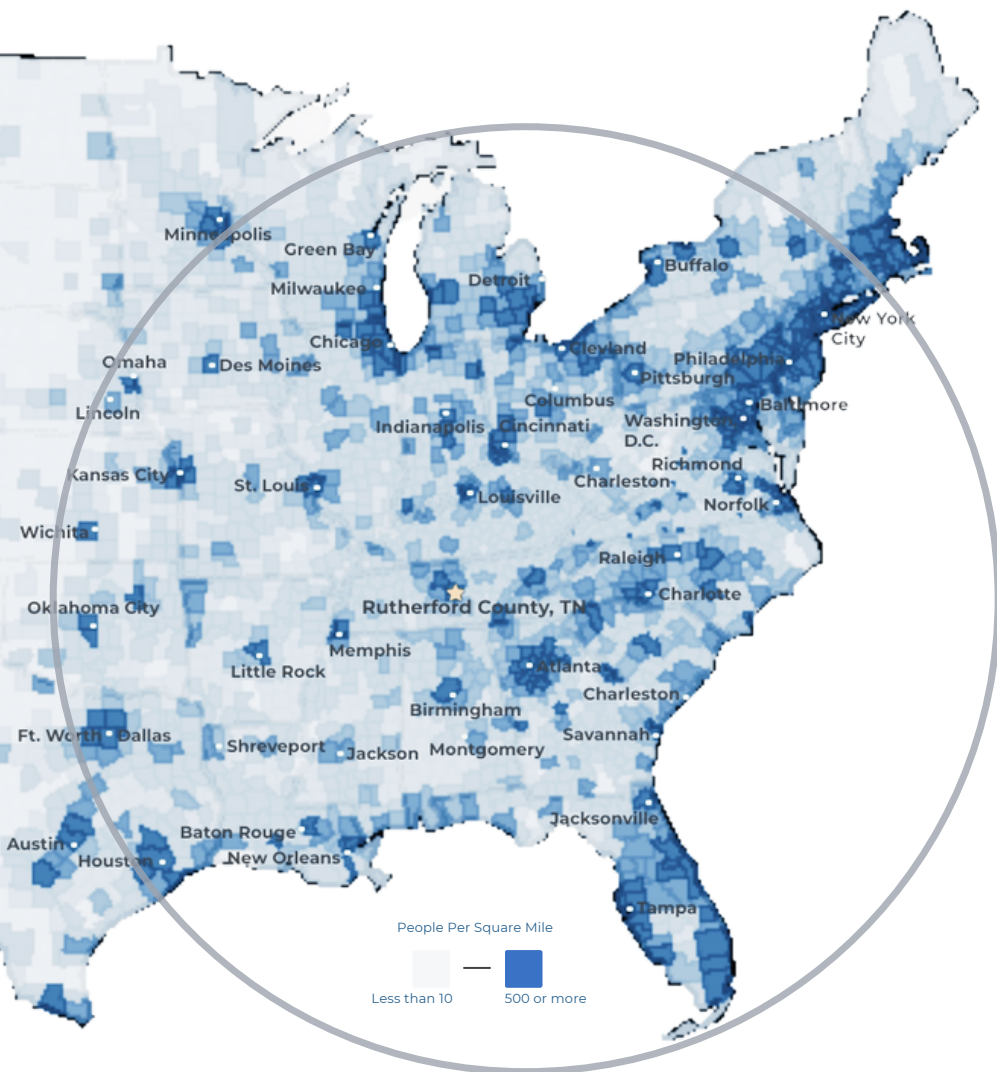
COMMUNITY
SNAPSHOT

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.

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