



INCOME PRODUCING PROPERTY

FOR SALE

**1103 NW Broad Street
Murfreesboro, TN 37129**

THE PARKS GROUP
COMMERCIAL REAL ESTATE



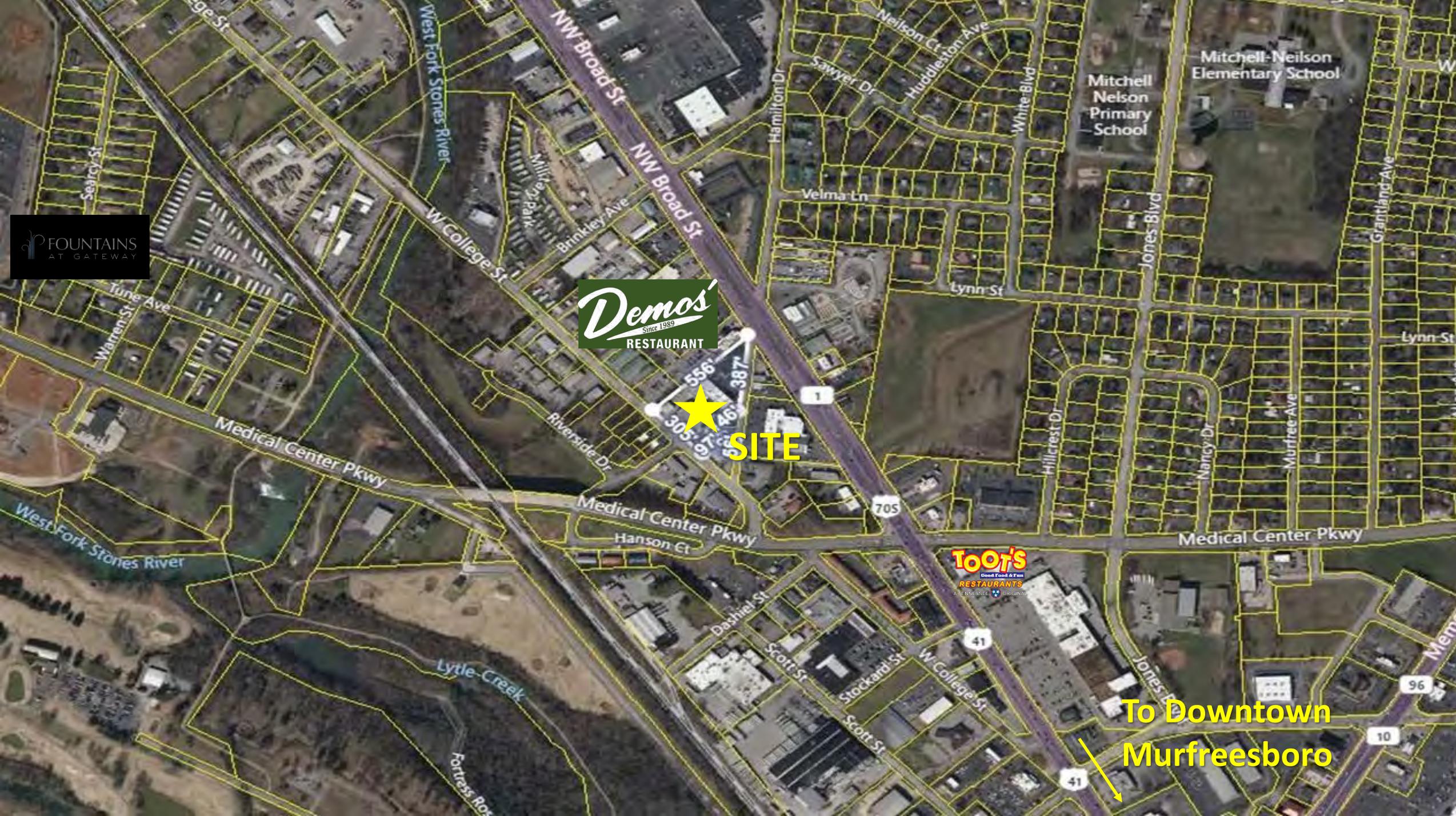
John Harney
615.542.0715 Cell
615.896.4045 Office
johnh@parks-group.com
TNLIC# 221569

- PRICE: \$3,695,000
- 2 buildings including 19,781 SF+/- on 1.64 Ac
- Frontage on both Hamilton Drive & College St
- Next to Demos' Restaurant
- Close to the Gateway corridor, off Broad Street & close to downtown Murfreesboro
- Traffic Count: Approx. 30,722+/-
- See Broker for More Details

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



To Downtown
Murfreesboro



Map for Parcel Address: 1103 NW Broad St Murfreesboro, TN 37129-2584 Parcel ID: 091B H 007.00



IN REAR, AND TO A POINT
ON BROAD STREET IN FRONT

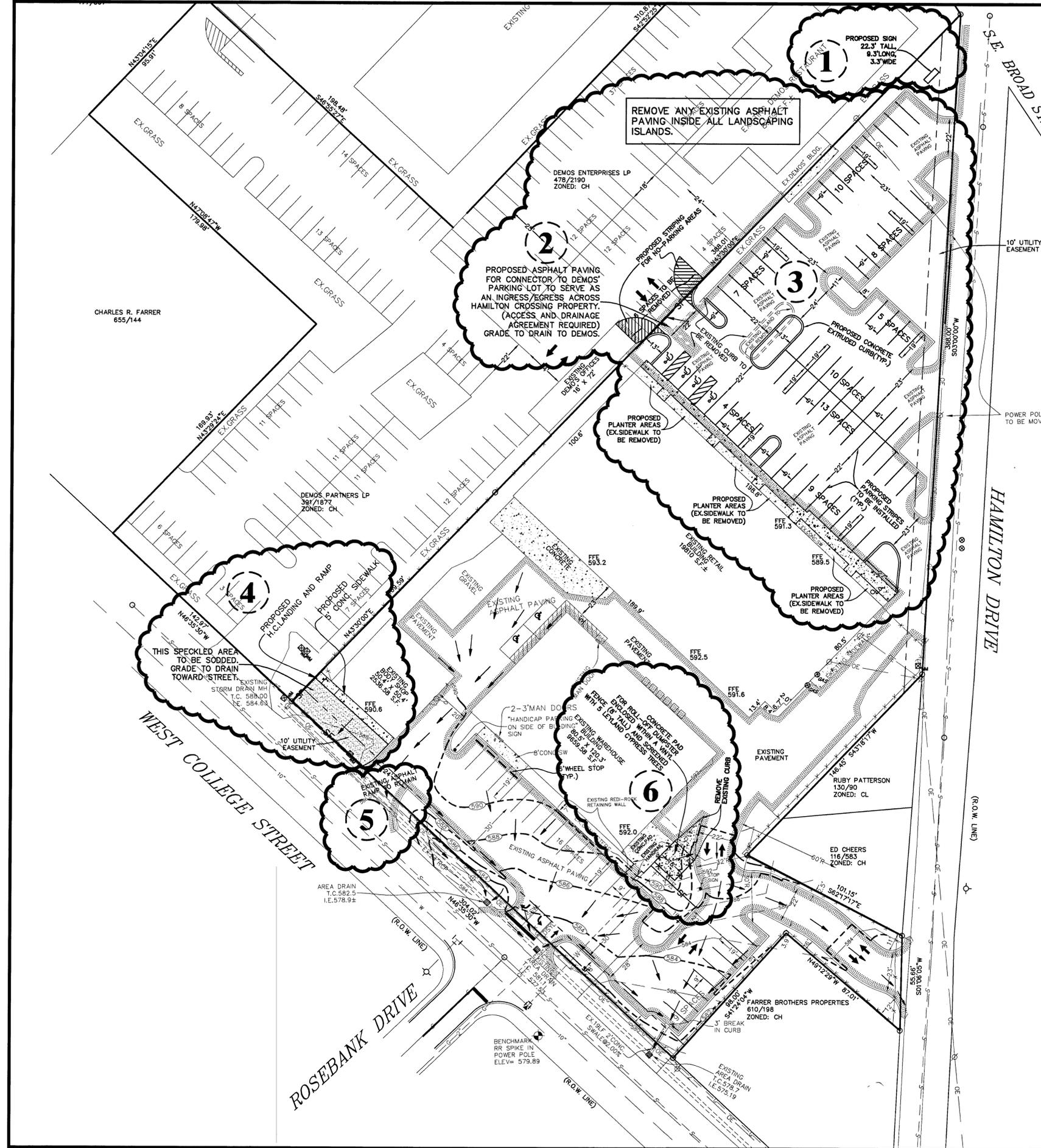
SECURITY FENCING



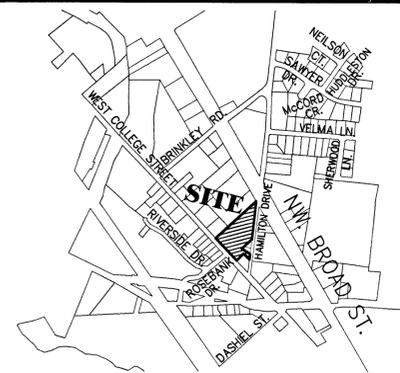
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Google Earth

C:\LAND PROJECTS 2004\AMBASSAD\DWG\SITE PLAN MAY2009.dwg, SITE PLAN



- NOTES:**
1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
 2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
 3. A SEPARATE R.O.W. EXCAVATION PERMIT ISSUED AT THE PLANNING DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION IN THE PUBLIC R.O.W.
 4. MAIN WATER LINE TAPS WILL BE MADE BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
 5. THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
 6. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.



LOCATION MAP
N.T.S.

LEGEND

- ⊗ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD— Sewer Line Check Dam
- OO— Existing Contours
- OO— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- E— Existing Telephone & Electric Line
- UG— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe

PARKING REQUIREMENTS HAMILTON CROSSING SITE ONLY

RETAIL: 1 SPACE PER 300 S.F. + 10%
(19809.97/300) X 1.1 = 73

WAREHOUSE: 1.5 SPACES PER 2 EMPLOYEES
ON LARGEST SHIFT
1.5 X .5 X 6 = 5

AUTOMOBILE BODY SHOP: 1 SPACE
PER BAY OR 5 SPACES
WHICHEVER IS GREATER
1 BAY = 5 SPACES

TOTAL SPACES REQUIRED = 83
H.C. PARKING: 1 H.C. SPACE PER 25 SPACES
83/25 = 4
TOTAL REQUIRED: 83 + 4 H.C.
TOTAL PROVIDED: 91 + 6 H.C.

THE PURPOSES OF THIS PLAN ARE:

1. INSTALL A SIGN AT THE NORTH END OF THE PROPERTY
2. INSTALL AN INGRESS/EGRESS RAMP TO CONNECT WITH DEMOS' PARKING LOT
3. PAINT PARKING STRIPES IN THE FRONT PARKING LOT AND INSTALL LANDSCAPING AS SHOWN (LANDSCAPING ON SHEET 3)
4. INSTALL A 5' CONCRETE SIDEWALK, H.C. LANDING AND RAMPS, AND A SODDED AND LANDSCAPED AREA ALONG WEST COLLEGE STREET AS SHOWN
5. LET THE WESTERNMOST EXISTING ASPHALT RAMP ONTO WEST COLLEGE STREET REMAIN
6. INSTALL A 16' WIDE CONCRETE PAD FOR A ROLL-OFF DUMPSTER AS SHOWN

FEDERAL FLOOD NOTE
This parcel is NOT included in areas designated as "special flood hazard area" on the National Flood Insurance Program Community-Panel No. 470165-260 H. Dated Jan 5, 2007 Zone: x

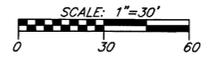
OWNER: HAMILTON CROSSING CENTER, LLC
ADDRESS: 625 BEESLEY ROAD
MURFREESBORO, TN 37128
TAX MAP: 91B, "H" PARCEL: 7.00

ZONED: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0'
REAR SETBACK: 20'

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

#	DATE	REVISION DESCRIPTION
1	06/08/09	ADDRESSED CITY STAFF COMMENTS
2	07/27/09	ADDRESSED ADDITIONAL CITY STAFF COMMENTS

TOTAL ACREAGE: 2.57 AC.±



- LEGEND FOR MONUMENTS**
- ⊕ IRON PIN SET
 - ⊕ IRON PIN FIND.
 - ⊕ RAILROAD SPIKE
 - ⊕ FENCE
 - ⊕ SURVEY POINT
 - ⊕ NAIL
 - ⊕ CONC. MARKER FIND.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.



SITE PLAN

HAMILTON CROSSING

13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MAY, 2009 SCALE 1"=30' SH. 2 OF 4

Demographic Summary Report

Hamilton Crossing, Phase III

1103 NW Broad St, Murfreesboro, TN 37129

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **23,398 SF**
 Year Built: **1965**

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,571	82,272	188,822
2022 Estimate	5,759	71,884	163,427
2010 Census	4,790	57,014	118,161
Growth 2022 - 2027	14.10%	14.45%	15.54%
Growth 2010 - 2022	20.23%	26.08%	38.31%
2022 Population by Hispanic Origin	509	6,515	13,068
2022 Population	5,759	71,884	163,427
White	4,215 73.19%	50,811 70.68%	120,055 73.46%
Black	1,133 19.67%	15,904 22.12%	30,650 18.75%
Am. Indian & Alaskan	52 0.90%	361 0.50%	819 0.50%
Asian	134 2.33%	2,360 3.28%	6,691 4.09%
Hawaiian & Pacific Island	2 0.03%	73 0.10%	206 0.13%
Other	222 3.85%	2,375 3.30%	5,005 3.06%
U.S. Armed Forces	3	52	324
Households			
2027 Projection	2,861	32,022	70,523
2022 Estimate	2,525	28,058	61,300
2010 Census	2,164	22,521	45,213
Growth 2022 - 2027	13.31%	14.13%	15.05%
Growth 2010 - 2022	16.68%	24.59%	35.58%
Owner Occupied	1,081 42.81%	12,929 46.08%	36,078 58.85%
Renter Occupied	1,444 57.19%	15,129 53.92%	25,222 41.15%
2022 Households by HH Income	2,523	28,059	61,298
Income: <\$25,000	680 26.95%	5,447 19.41%	9,111 14.86%
Income: \$25,000 - \$50,000	795 31.51%	7,039 25.09%	14,242 23.23%
Income: \$50,000 - \$75,000	497 19.70%	5,823 20.75%	12,287 20.04%
Income: \$75,000 - \$100,000	142 5.63%	3,395 12.10%	7,845 12.80%
Income: \$100,000 - \$125,000	149 5.91%	2,166 7.72%	5,678 9.26%
Income: \$125,000 - \$150,000	137 5.43%	1,435 5.11%	4,600 7.50%
Income: \$150,000 - \$200,000	57 2.26%	1,829 6.52%	4,693 7.66%
Income: \$200,000+	66 2.62%	925 3.30%	2,842 4.64%
2022 Avg Household Income	\$59,629	\$72,933	\$83,071
2022 Med Household Income	\$42,804	\$56,117	\$64,481

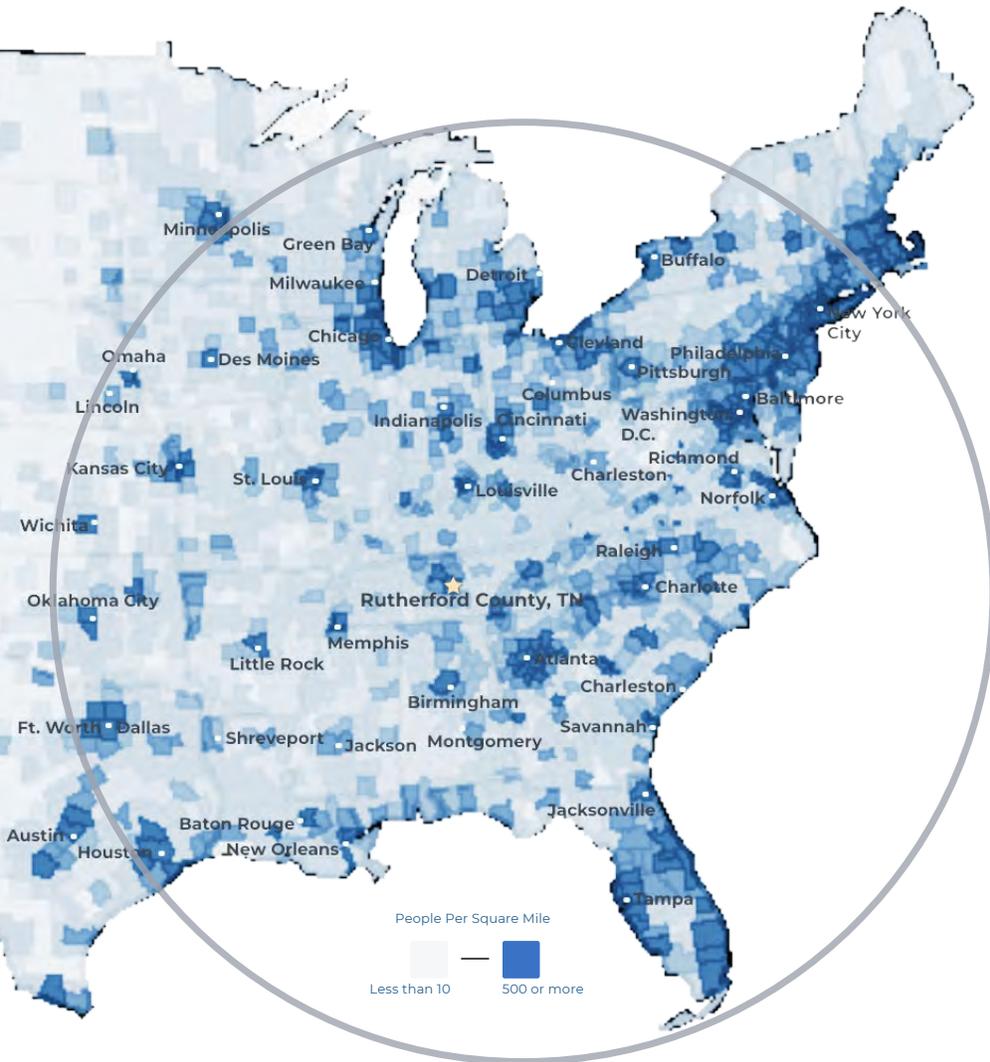
COMMUNITY
SNAPSHOT

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

369,868

Median Home Price

\$415,000

3 Colleges

25,000 students

Median Age

34

Median HH Income

\$81,505

College Degrees

43% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

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Chad Berringer
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