



## INCOME PRODUCING PROPERTY

### FOR SALE

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

**ParkTrust**  
COMMERCIAL

John Harney  
615.542.0715 Cell  
615.234.5020 Office  
john@parktrust.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

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129





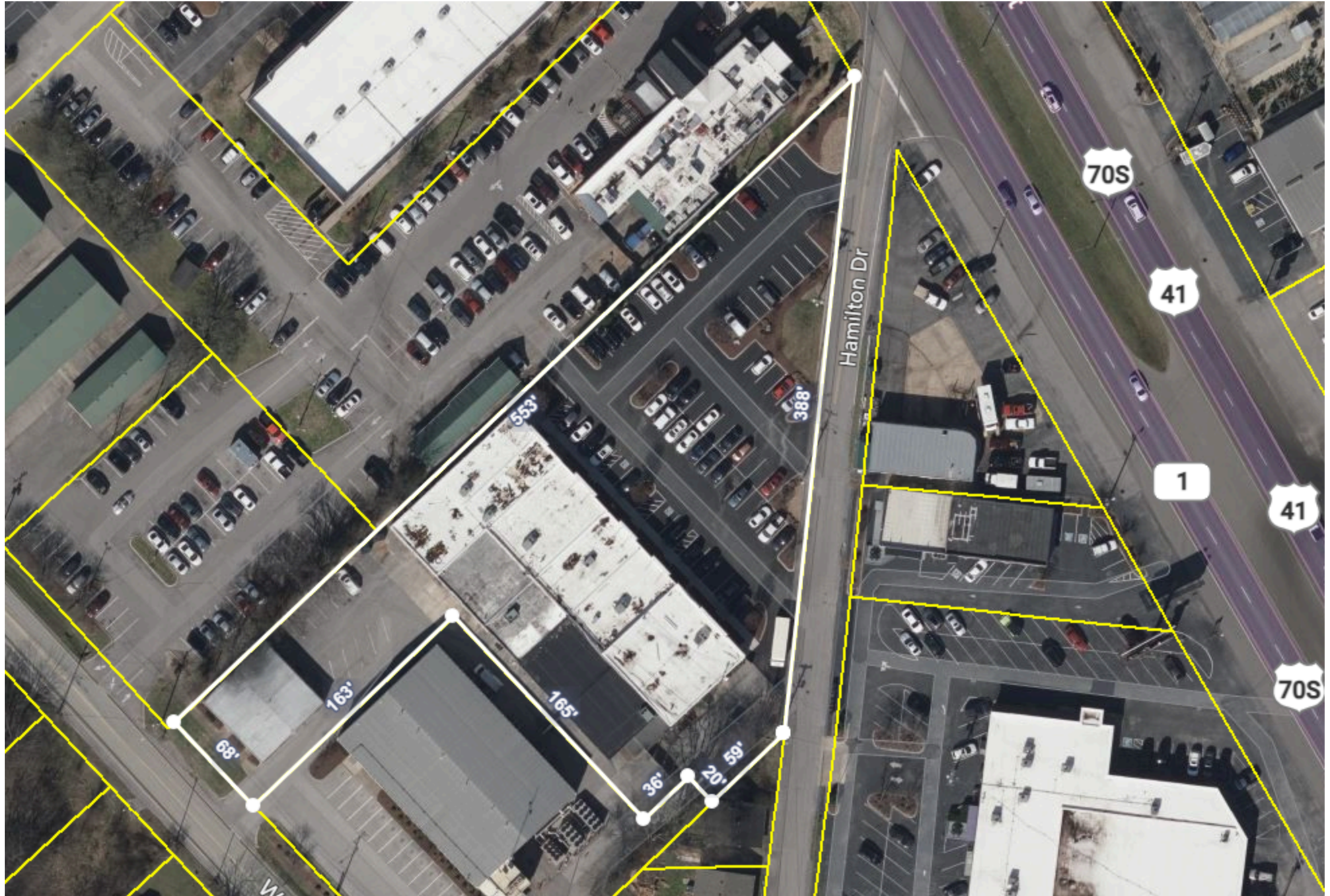
**SITE**



**To Downtown  
Murfreesboro**



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



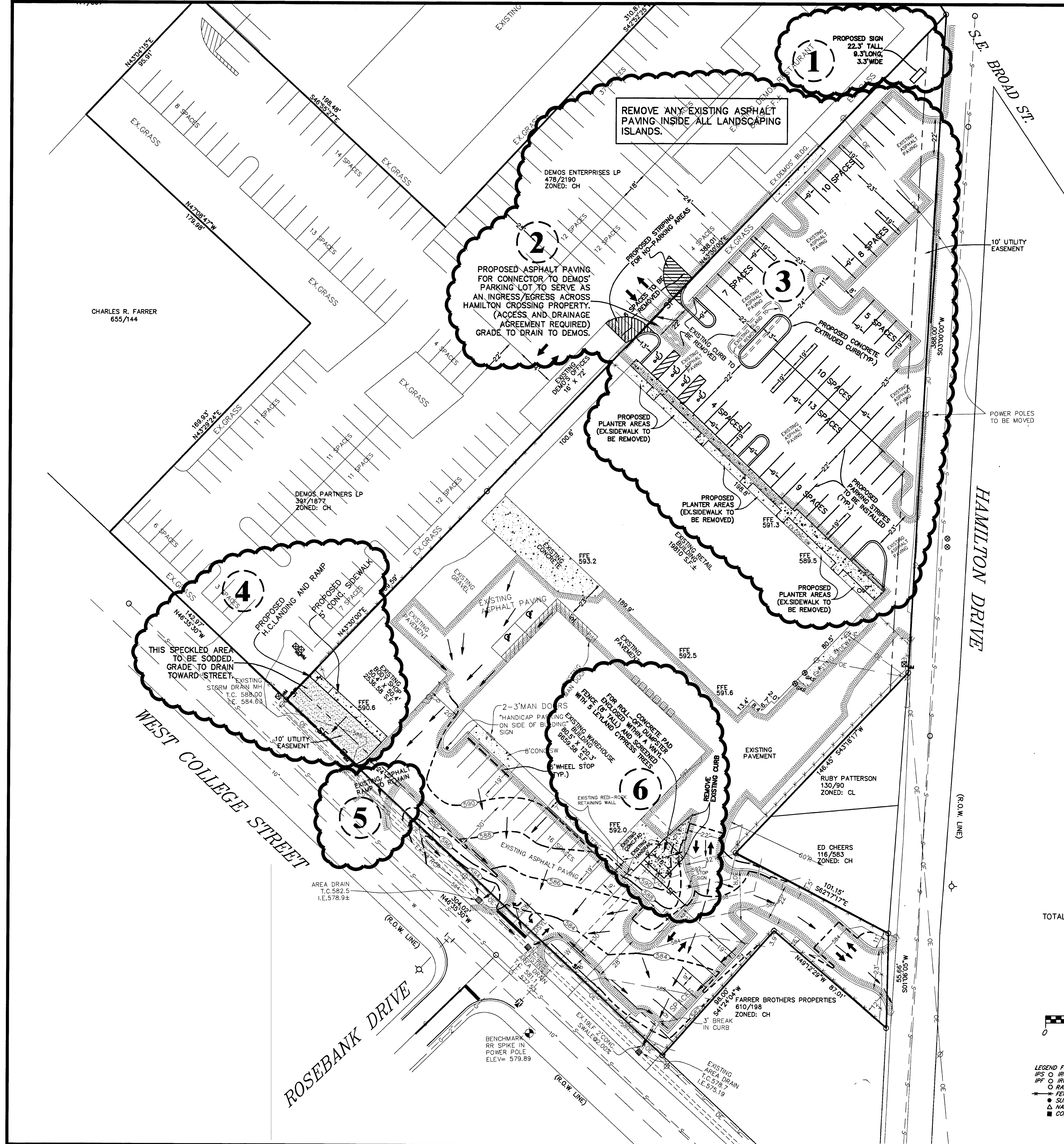


IN REAR, AND TO A POINT  
ON BROAD STREET IN FRONT

SECURITY FENCING







- 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 OF 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.

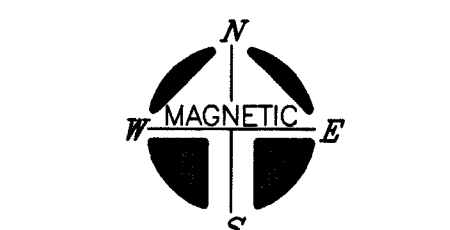
PARKING REQUIREMENTS HAMILTON CROSSING SITE ONLY

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:

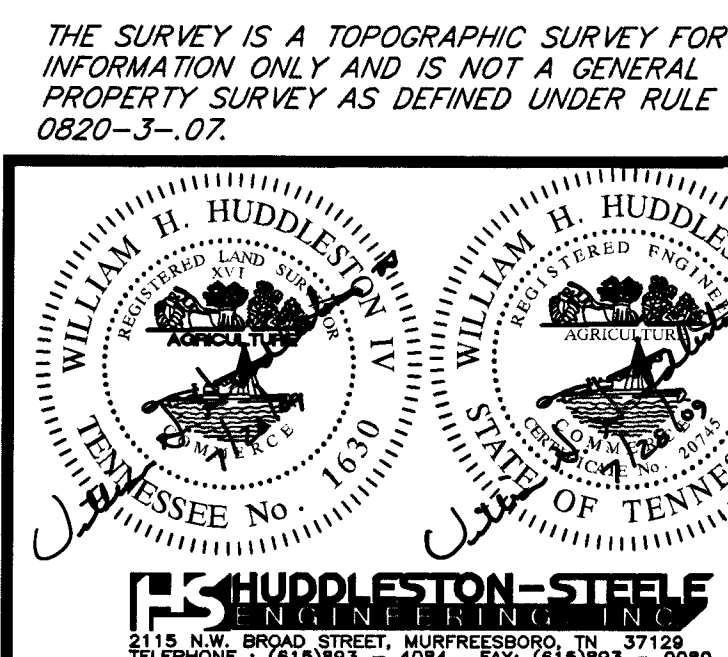
1. INSTALL A SIGN AT THE NORTH END OF THE PROPERTY
2. INSTALL AN INGRESS/EGRESS RAMP TO CONNECT WITH DEMOS' PARKING LOT
3. PAINT PARKING STRIPES IN THE FRONT PARKING LOT AND INSTALL LANDSCAPING AS SHOWN (LANDSCAPING ON SHEET 3)
4. INSTALL A 5' CONCRETE SIDEWALK, H.C. LANDING AND RAMPS, AND A SODDED AND 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

TOTAL ACREAGE: 2.57 AC.±



SCALE: 1"=30'

- LEGEND FOR MONUMENTS
- IFS ○ IRON PIN SET
  - IFP ○ IRON PIN FND.
  - RAILROAD SPIKE
  - SURVEY POINT
  - ▲ NAIL
  - CONC. MARKER FND.



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

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

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**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **23,398 SF**

Rent/SF/Yr: **-**

Year Built: **1965**



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	



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# COMMUNITY SNAPSHOT

Rutherford County, TN

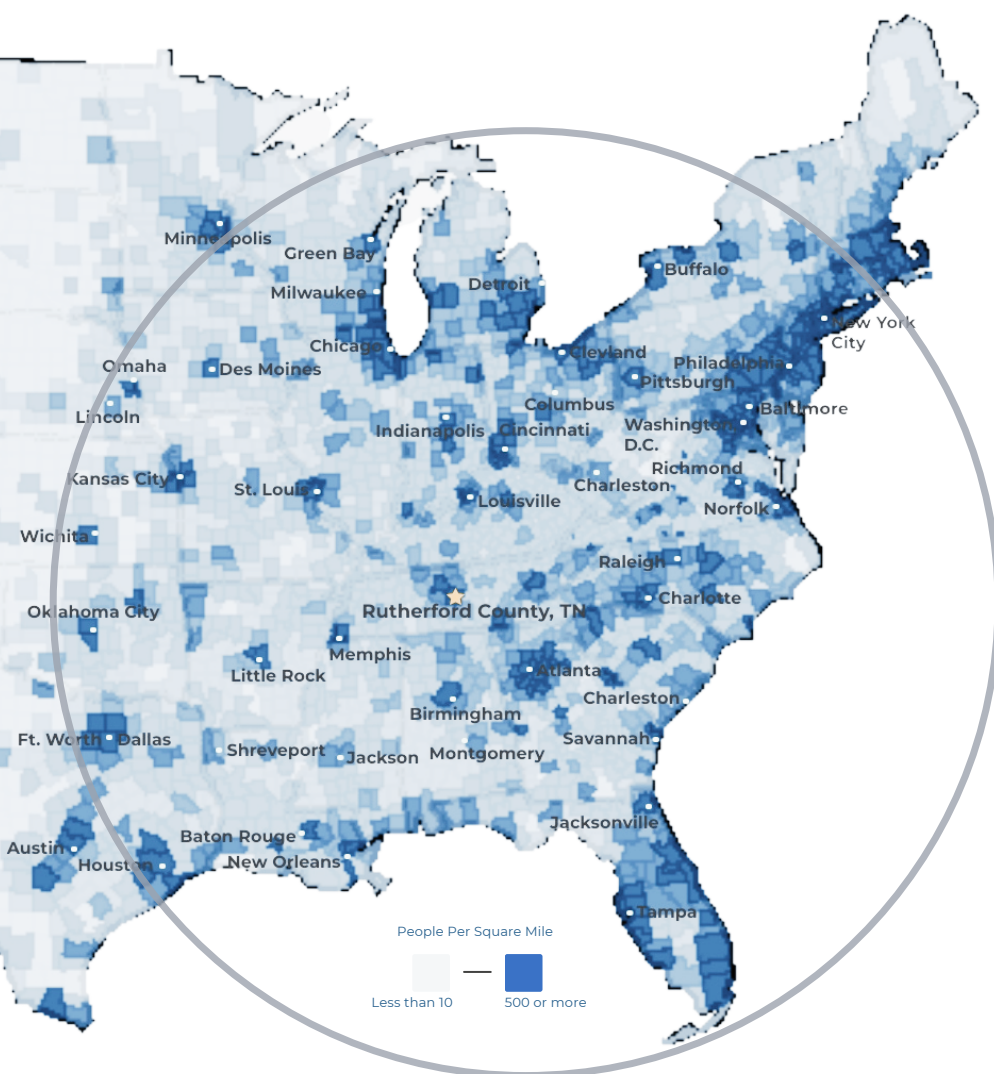
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# 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

**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	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

<b>Population</b> 369,868	<b>Median Home Price</b> \$415,000	<b>3 Colleges</b> 25,000 students
<b>Median Age</b> 34	<b>Median HH Income</b> \$81,505	<b>College Degrees</b> 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



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





